

REGULAR CITY COUNCIL MEETING

The Regular City Council Meeting was held on January 12, 2026, at 6:50 p.m. with Council President Neil presiding. Council members present were Ms. Hall (via Webex), Mr. Boggerty, Mr. Anderson, Dr. Pillsbury, Mr. Arndt, Mr. Rocha, and Mr. Lewis. Dr. Sudler was absent.

Staff members present were Police Chief Johnson, Ms. Marney (via Webex), Mr. Hugg, Mrs. Melson-Williams, Mr. Griffith, and Ms. Rivera. Mayor Christiansen was also present.

OPEN FORUM

The Open Forum was held at 6:15 p.m., prior to commencement of the Official Council Meeting. Council President Neil declared the Open Forum in session and reminded those present that Council was not in official session and could not take formal action.

William Faust, 136 Orchard Avenue, directed his comments to Mr. Anderson regarding statements made in email correspondence. He stated that on December 22, 2025, Mr. Anderson sent an email to all council members asserting that Mr. Faust was thin-skinned, lacked the temperament to serve on the Human Relations Commission, and should not be reappointed. He noted that council members are held to a higher standard than private citizens. He explained that when submitting opinion letters or emails to the City Clerk's Office, he does so as a private citizen and not as a Human Relations Commission member. He expressed his belief that the December 22, 2025, email was an attempt to suppress his First Amendment rights and to retaliate against him due to differing viewpoints. He stated that the email provided no evidence that he lacked the temperament to serve and noted that no complaints had been filed against him.

Larry Arellano, a Dover resident, shared concerns regarding public safety in the City of Dover. He referenced a shooting that occurred on June 14, 2025, in which Mr. Guzman was killed, noting that the incident occurred approximately 150 feet from his residence. He also described an incident on December 15, 2025, when he contacted the Dover Police Department about two (2) individuals in front of his home who were drinking and using drugs. He stated that responding officers did not take enforcement action and later informed him that there was no probable cause under current enforcement standards.

Vonda Smack, 1001 White Oak Road, expressed gratitude to the four (4) councilmembers who voted no on Proposed Ordinance #2025-21, noting that their vote reflected wisdom and recognition that social crises are not solved by criminalizing those already struggling. She urged council members who voted yes to reconsider and reflect on which problems the ordinance addressed and at whose expense. She stated that such laws do not reduce poverty or improve safety but increase police contact, fines, and court involvement for the most vulnerable. She emphasized that homelessness, addiction, and dignity in public spaces cannot be solved through tickets or arrests. She highlighted that the ordinance regulated how individuals stood, moved, and sought help, including in medians, under the guise of pedestrian safety, and expressed concern given Dover's affordable housing shortages and limited shelter capacity. She concluded that council should uphold the no votes and reconsider the yes votes, emphasizing that justice must work for all residents.

Martha Wright, 142 Reese Street, directed her comments to Police Chief Johnson, stating that her son was murdered 253 days ago at McGlynn's Pub. She expressed a need for closure and urged action to remove those responsible from the streets. She noted that no arrests had been made, with one (1) suspect held on a gun charge while another remained at large. She described the fear she experiences when encountering the suspect in public. Additionally, she mentioned that her nine (9) year old son helps feed the homeless and expressed concern about reports that individuals could face charges for providing food, emphasizing her frustration that such actions could be restricted for children trying to help those in need.

Ronald Eads, a Dover resident, stated that he was homeless and emphasized that restricting panhandling could increase the city's crime rate, as some individuals rely on panhandling to survive. He noted that while some people panhandle to support drug habits, many others do so simply to meet basic needs. He added that shelter space was limited, leaving some individuals to sleep on the streets, in tents, or in other makeshift locations. He expressed concern that council had made promises to address those issues, but little progress has been made. He asked what the council's main objective was in imposing fines or jail time for panhandling, emphasizing that many individuals were merely trying to survive day to day.

Ralph Taylor, Dover resident, explained that he was a former Safety Advisory and Transportation Chairman and he held the city to a standard that was one (1) that they should all hold accountable to. When that standard is low, the lifestyle of the citizens is low and when that standard is high, the lifestyle of the citizens is high. He noted that a city thrives when it is safe, clean, welcoming, and inclusive. He further explained that the case he would use as a standard against the city was to prove that the City of Dover knew that the conditions were adverse, unfavorable, and harmful, but openly allowed to practice to continue and even vote it down in an ordinance to stop it. Every motor vehicle at that point was at risk. He noted that the criteria for risk and risk assessment would be traffic patterns, volume of traffic, speeds obtained, adverse conditions and surfaces, and culpability. He added that one (1) of the solutions would be to contact Capital School District and join them with their food truck, contact Delaware State University and Del-Tech and do one (1) of those programs or have a benevolent fund where they could have refillable visa card and that way individuals could have those cards issued to them.

Omari Muhammad, 329 West Lookerman Street, stated that he had taken photographs of the sidewalk in front of his property and sent them to Dr. Sudler to request repairs due to it being damaged. He also noted that Mayor Christiansen and Police Chief Johnson have security at the meeting and expressed that he would appreciate similar security measures at Irish Mike's to help prevent ongoing violence. Additionally, he referenced the issue of homelessness, noting that it had already been discussed by other speakers.

George King, Dover resident, expressed concerns about accountability and conditions in the city. He noted that Delaware was one (1) of the richest states in the nation, the first state in the Union, yet the last state continuing a modern-day form of slavery against the underprivileged. He stated that the new court building, currently under construction cost approximately \$20 million and noted that many of the individuals who would pass through the facility are young, underprivileged, and uneducated black individuals affected because the system was failing. He emphasized that if resources could be allocated to construct such a facility, similar investments could be made to

create spaces focused on education and vocational training for individuals who cannot afford to attend college. He also proposed using vacant properties, such as former Rite Aid locations, for use as shelters. Additionally, he stated that there was a lack of community centers available for youth in the city.

INVOCATION

The invocation was given by Mayor Christiansen.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilman Anderson.

At the request of Mr. Lewis, Council observed a moment of silence for Dr. Kim Warfield, who served on the Dover Human Relations Commission and the Safety Advisory and Transportation Committee, and former Councilman Bill Hare.

ADOPTION OF AGENDA

Mr. Anderson requested that Item #1, Proclamation – Just Serve, Commitment to Volunteerism, be removed from the agenda.

Mr. Rocha made a motion to strike Item #1 from the agenda, seconded by Mr. Boggerty, and unanimously carried (Sudler absent).

Mr. Rocha moved for adoption of the agenda, as amended, seconded by Mr. Boggerty, and unanimously carried (Sudler absent).

ADOPTION OF CONSENT AGENDA

All Consent Agenda items are considered routine and non-controversial and will be acted upon by a single roll call vote of the Council. There will be no separate discussion of these items unless a member of Council so requests, in which event the matter shall be removed from the Consent Agenda and considered a separate item.

Ms. Arndt moved for adoption of the consent agenda, seconded by Mr. Rocha, and carried by a unanimous roll call vote (Sudler absent).

ADOPTION OF MINUTES - REGULAR COUNCIL MEETING OF DECEMBER 8, 2025

The Minutes of the Regular Council Meeting of December 8, 2025, were unanimously approved by motion of Ms. Arndt, seconded by Mr. Rocha, and bore the written approval of Mayor Christiansen (Sudler absent).

COUNCIL COMMITTEE OF THE WHOLE REPORT – DECEMBER 9, 2025

The Council Committee of the Whole met on December 09, 2025, at 6:00 p.m. with Council President Neil presiding. Members of Council present were Mr. Anderson, Ms. Arndt, Mr. Boggerty, Ms. Hall, Mr. Lewis (via WebEx), Dr. Pillsbury, and Mr. Rocha. Dr. Sudler was absent. Mayor Christiansen was also present. Civilian

members present for their Committee meetings were Mr. Cunningham, Mr. Lewis (*Parks, Recreation, and Community Enhancement*), Ms. Smack (*Safety, Advisory, and Transportation*), Mr. Iriowen (via WebEx), Mr. Wilson (*Utility*), Mr. Garfinkel, and Mr. Shevock (*Legislative, Finance, and Administration*). Ms. Jackson (*Safety, Advisory, and Transportation*) and Mr. Wilson (*Utility*) were absent.

ADOPTION OF AGENDA

Dr. Pillsbury moved for adoption of the agenda, seconded by Mr. Rocha and unanimously carried.

Mayor and Council Reports – November 2025

First District

Dr. Pillsbury reported attending the Capital Holiday Celebration for the annual tree lighting and the ordination of a bishop.

Mr. Rocha reported attending a Joint Pension meeting, the Habitat for Humanity Charity Ball, and discussions with the Delaware Thunder hockey team regarding the potential Dover Civic Arena. He also attended the Delaware Municipal Electric Corporation (DEMEC) end-of-the-year dinner, and he attended the Capital Holiday Celebration for the annual tree lighting, where he provided sound for all the choirs.

Second District

Ms. Hall reported attending many of the same events, addressing a number of constituent issues, and successfully orchestrating the repair of a pothole.

Mr. Lewis reported attending a number of holiday community events, which included the Capital Holiday Celebration for the annual tree lighting, the Delaware Multicultural and Civic Organization (DEMCO) holiday event, which provided toys to children. He also attended the Zeta Phi Beta Sorority, Inc. – Theta Zeta Zeta Chapter 50th Anniversary Gala at the Modern Maturity Center and addressed constituent concerns.

Third District

Ms. Arndt reported providing the opening remarks at the American Planning Association Delaware Chapter Annual Meeting held at Bally's Casino, with her remarks focused on the downtown redevelopment. She continued the ongoing coordination with the Capital School District, Dover Police Department, and the neighborhood regarding parking conflicts with bus loading zones at the elementary school. She attended the Capital Holiday Celebration for the annual tree lighting. She worked with Code Enforcement and Public Works to wrangle up abandoned shopping carts and thanked them for their efforts to clean up the city. She also responded to complaints about tree trimming in the third district, noting that there were concerns about the quality of work being performed by the company that does the tree trimming for the Electric Department. Lastly, she noted that the state's urban

forester will be taking a look at the trees, their health, and providing some recommendations to the contractor.

Fourth District

Mr. Anderson reported that during the month, he met and spoke with constituents regarding various issues, primarily related to public safety. He also discussed with the Chamber of Commerce the possibility of coordinating a Toys for Tots event in the coming year and explored ways to improve promotion of the food bank during the holiday tree lighting ceremony. Additionally, he attended the 72nd anniversary celebration of the historic First Baptist Church, which he noted was a positive event. Mr. Anderson further highlighted his attendance at the Hive event held on Small Business Saturday, describing it as a successful and positive initiative supporting local crafts and small businesses.

Dr. Sudler was absent; no report was given.

At-Large

Mr. Boggerty reported that the church's Thanksgiving outreach effort was conducted with the assistance of several council members and volunteers, during which approximately eighty individuals were provided meals. In addition, items such as socks, hand warmers, heated and thermal blankets, and other necessities were distributed. Any remaining items were donated to an appropriate organization for continued use. He stated that he looked forward to continuing similar community service efforts in the future.

He further reported that he met with representatives of the Boys & Girls Club regarding their forthcoming facility closer to the city to discuss effective use of the building and expanded services. He noted that the Boys & Girls Club was expected to provide a presentation to council in January outlining planned programs and activities for youth.

Mr. Boggerty also reported meeting with a property manager from ERA Harrington Realty to address concerns related to trespassing and vandalism, including a paintball incident, at certain properties. He thanked the Dover Police Department and Chief Johnson for their assistance and discussions regarding the matter. Additionally, he acknowledged and congratulated Delaware State University on its successful football season and MEAC Championship appearance.

Finally, Mr. Boggerty reported that he had conducted follow-up discussions regarding the potential installation of metal detectors in City Hall. He stated that a preliminary report was being prepared for review by the co-chairs or co-sponsors to evaluate available options and budget considerations prior to a formal presentation, which was anticipated in January.

Council President Neil

Council President Neil reported that on December 1, he attended a meeting at the invitation of the Central Delaware Chamber of Commerce Executive Committee for a candid discussion regarding public safety concerns in Dover. He provided the committee with copies of the Dover Police Quality of Life Initiative, which supported an article he wrote that was subsequently published in the Delaware State News and Bay to Beach online. He also attended the Dover Motor Speedway Children's Charity Luncheon, where funds were distributed to numerous nonprofit organizations supporting children.

Mr. Neil stated that, along with his colleagues, he participated in the December 4 tree lighting ceremony presided over by the Mayor. He attended the Wild Meadows Homeowners Association community and election meeting and held multiple discussions with leadership from the Delaware Manufactured Homeowners Association regarding issues related to leased-land housing.

He reported that he was sponsoring an ordinance scheduled for consideration in January that would require proof of title for new or used leased-land homes prior to licensing within a community. He thanked Mr. Eddie Kopp for his assistance in preparing the ordinance and explained that the intent was to protect buyers from purchasing homes lacking proper DMV licensing or with undisclosed liens.

Mr. Neil further reported that he continued working with Councilman Rocha and Councilwoman Pillsbury on efforts to renew a proposal to bring a civic arena/ice rink to Schutte Park, noting that the project would require legislative approval. He stated that he continued to respond to numerous emails regarding the proposed traffic safety ordinance, which was expected to be considered in January. Additionally, along with Councilman Rocha and City Principal Planner Dawn Melson-Williams, he attended a breakfast meeting hosted by the Housing Alliance focused on affordable housing.

PARKS, RECREATION, AND COMMUNITY ENHANCEMENT COMMITTEE

The Parks, Recreation, and Community Enhancement Committee met with Chairwoman Arndt presiding.

Adoption of Agenda

Mr. Neil moved for adoption of the agenda, seconded by Mr. Rocha and unanimously carried. *(Clerk's Office note: The meeting experienced a loss of internet connectivity, resulting in Councilman Lewis, committee members, and members of the public being disconnected from the WebEx.)*

Review of Revised Active Recreation Plan – The Old Post (Revised) (Located at 55 Loockerman Plaza: Site Plan/Architectural Review Certification S-25-07 Revised) (Dawn Melson-Williams, Principal Planner)

Ms. Dawn Melson-Williams, Principal Planner, reviewed the background and analysis regarding the revised active recreation plan for The Old Post.

Staff recommended approval of the revised active recreation area plan for the project, subject to the conditions outlined in the revised active recreation review report.

Mr. Neil noted that they will be located in an ideal area for recreation and a plethora of programs.

Ms. Arndt asked that they consider not placing the trees underneath power lines, if there are any power lines on or adjacent to the site. She also asked that they make sure the right tree is put in the right spot, and not place trees under the power lines. She noted that she would like to avoid the current issue of how the trees are being trimmed under electric lines, as previously stated.

Mr. Rocha moved to recommend accepting the staff recommendation to approve the revised active recreation area plan for the project. The motion was seconded by Dr. Pillsbury and unanimously carried.

By consent agenda, Ms. Arndt moved for approval of the Committee's recommendation, seconded by Mr. Rocha and carried by a unanimous roll call vote (Sudler absent).

Ms. Arndt moved for adjournment of the Parks, Recreation, and Community Enhancement Committee meeting, hearing no objection the meeting adjourned at 6:26 p.m.

SAFETY, ADVISORY, AND TRANSPORTATION COMMITTEE

The Safety, Advisory, and Transportation Committee met with Chairman Boggerty presiding.

Adoption of Agenda

Mr. Neil moved for adoption of the agenda, seconded by Ms. Hall and unanimously carried.

Update on Safety Concerns on East Loockerman Street (Jason Lyon, Water & Wastewater Director)

Mr. Jason Lyon, Water and Wastewater Director, reviewed the background and analysis regarding the update on the safety concerns on East Loockerman Street. Staff recommended seeking funding to stripe East Loockerman Street from South Edgehill Avenue to North Little Creek Road.

David Suiters, 791 East Loockerman Street, Dover, recalled a 1992 incident in which two houses were struck, and fatalities occurred when a motorcyclist being pursued by police entered a residence. He noted that the street width is 22 feet, below the recommended 24-foot minimum, and described ongoing traffic hazards, including speeding and distracted driving. He emphasized the risk to residents, children, and his own family, citing an incident involving a young child. Mr. Suiters

expressed frustration with petition processes, explaining that he had obtained additional signatures despite time constraints as a truck driver. He stressed that public safety and human life are more important than financial considerations and urged the Council to consider stricter enforcement and traffic safety measures on the street.

Responding to Ms. Smack, Mr. Lyon stated that the petition discussed during the July meeting was requested by the requester and not provided by the City of Dover. He clarified that the petition was received from Mr. Suiters, who took it upon himself to gather the signatures. The petition was not driven by the City of Dover; it was initiated by the requester, according to the minutes.

Responding to Ms. Smack, Mr. Boggerty said that because the request includes a petition, the committee cannot help gather signatures because it would suggest they support a cause, and they must remain neutral.

Responding to Mr. Anderson, Mr. Lyon stated they could accommodate his request for a temporary closure by adding an Emergency Access Only sign and then surveying residents in the spring to gauge their opinions about the closure. He mentioned that they could use a trailblazer sign with three different panels held down by sandbags. Mr. Lyon explained that, as an engineering practice, the Delaware Manual on Uniform Traffic Control Devices (MUTCD) does not have specific recommendations for road closures since it is generally at the municipality's discretion. As an engineer, he is tasked with providing data. While he understands the passion behind the request, he must assess it objectively and consider the potential precedent it could set for future developments.

Mr. Lyon also noted that everything east of Route 13, including where Burger King is, and East Loockerman Street, are city owned. However, after speaking with DelDOT, they have stated that if the city were to put any sort of notification of a temporary closure on Route 13, it would require their approval. For example, if the city chose to place a variable message sign, it would need to be approved by DelDOT.

Responding to Mr. Anderson, Mr. Lyon stated that the fire department is not in favor of the closure because it limits emergency response time. However, mechanized equipment could be used for the closure. He noted that it would need to be maintained and monitored to make sure it is working correctly. Bollards could be put in, similar to what is used at Delaware State University's downtown campus, which retract into the ground. He noted that the fire department would have to get out of the truck, unlock, and lower the bollards.

Responding to Mr. Rocha, Mr. Lyon stated that in reviewing the memo included in the meeting packet, the Fire Marshal had provided a comment. He explained that the memo did not contain hard data but rather indicated that significant damage could occur approximately every 30 seconds. He advised that he did not have a

definitive answer at that time and added that staff would be willing to research the difference in response times if requested.

Responding to Mr. Rocha, Mr. Lyon stated that the road was changed from a two-way to a one-way street many years ago. When traveling from Little Creek, going down East Lockerman Street towards Burger King, you have to make a right at Edgehill Drive because it becomes one-way.

Responding to Ms. Smack, Mr. Lyon stated that he could provide the requested data to the committee and advised that the timing of the data might not be ideal. He noted that certain developments within the city, including Emerald Point, were constructed with the expectation of a future connector street that had not been completed, resulting in only one means of egress. He explained that developments with a single means of egress could present additional concerns, particularly if roadway access were obstructed. He emphasized that these were additional considerations for the committee and concluded by stating that he would provide the requested data to the committee within one day.

Mayor Christiansen stated that, approximately 33 years earlier, while serving as Council President, traffic and safety concerns on East Lockerman Street were addressed following a motorcycle accident. He explained that conditions were further impacted by the development of "Heartburn Alley," which increased traffic associated with nearby restaurants and created issues in the alley behind the Edgehill Shopping Center. He noted that corrective actions were taken at that time, including changes to traffic patterns and restricting access onto East Lockerman Street from a previously two-way segment near the tree farm. He indicated that no significant improvements had been made since those changes and requested Mr. Jason Osika to come forward.

Jason Osika, Deputy Director of Emergency Management, stated that fires could double in size every 30 seconds, particularly due to modern materials. He noted that he was not present at the original meeting but referenced an internal staff meeting with police, fire, and EMS. He explained that during a recent fire, the fire company used East Lockerman Street to respond, though alternative routes were available but more time-consuming. He highlighted that rapid response, including CPR within 10 seconds, was critical. He noted that the committee was being provided information on possible mechanisms, such as bollards or gates. He stated that consensus among emergency services was that any such mechanisms might delay response, and emergency personnel would likely take alternative routes.

William Garfinkel stated that Independence Boulevard, which runs from Route 8 to Walker Road, had become increasingly dangerous over the years due to rising traffic. He noted that drivers often ignored traffic rules, including passing on double yellow lines and struggling to navigate the roundabout. He praised the traffic calming measures, including chicanes and roundabouts designed by DelDOT, which effectively reduced vehicle speeds and improved safety for pedestrians,

particularly children. He concluded that without these measures, the street would have become unlivable and extremely hazardous.

Mayor Christiansen recommended reaching out to DelDOT to look at what kind of traffic calming devices could be utilized on East Loockerman Street, as they did on Independence Boulevard. He then recommended reaching out to the local representatives for Community Transportation Funds to accommodate the solution recommended by DelDOT.

Responding to Dr. Pillsbury, Mr. Lyon noted that while certain traffic improvements were possible, Independence Boulevard was significantly wider than the subject road, and the right-of-way was much narrower. He explained that constructing traffic circles to meet proper vehicle radius could be challenging, referencing Mifflin Road's undersized roundabout as an example. He mentioned that other options, such as curb bump-outs similar to those on North State Street near the cemetery, could be considered, but cautioned that potential drainage issues would need to be addressed through a study.

Responding to Ms. Hall, Mr. Lyon stated that a right-of-way acquisition would be necessary to make the necessary adjustments, specifically to the sidewalk, or a permanent easement would be required, which would necessitate approval from every property owner on the street.

Mr. Suiters expressed his continued frustration with the excessive speeding on his road. He noted that he did not want to see anyone injured or killed.

Ms. Arndt stated that speeding in city neighborhoods had been a concern raised by many constituents. She acknowledged the validity of complaints but expressed that closing streets based on petitions from a limited number of residents could set a concerning precedent. She noted that the petition should reflect the majority of the neighborhood, as residents from adjacent streets also used the affected roads. She indicated that there was insufficient evidence that most neighbors supported closing the street and observed that narrower streets could act as natural traffic calming measures, whereas widening streets could encourage higher speeds. She suggested alternatives such as striping, permanent speed signs, and "no throughway" signage to deter cut-through traffic. Ms. Arndt emphasized the importance of maintaining multiple access points for traffic flow and emergency situations. She expressed support for reviewing other options and commended Mr. Lyon, the police department, and the fire department for their analyses and data collection.

Belinda Main, City of Dover, stated that although she did not live in the affected neighborhood, she frequently traveled through it and wanted to address ongoing safety concerns. She noted that she had been told by a city official that action often occurred only after a fatality, citing multiple incidents on the street that had not been addressed until a child's death. She emphasized that while she continued to advocate for her own neighborhood, she was currently supporting this

neighborhood to prevent further tragedies. Ms. Main encouraged the council to address this neighborhood first and then extend solutions to others, ensuring strict enforcement of speed limits to protect all children in the city. She commended Mr. Neils' proposal to review the issue and offered her support to advocate for broader neighborhood safety initiatives.

Mr. Rocha moved to recommend referring the item back to staff so that they may reach out to DelDOT to do a study with their traffic calming division so that staff can present the committee with more options as to what can be done on East Lockerman Street. The motion was seconded by Ms. Hall.

Mr. Anderson stated that he agreed with the motion but expressed concern about delaying action while the matter was being studied, particularly given that conditions were outside the city's control for part of the year. He recommended the temporary installation of delineators to restrict the area to emergency access only and requested that staff return at the next meeting with a proposed temporary solution that would allow access for emergency vehicles, including appropriate signage designating the area for emergency use only.

Mr. Anderson moved to amend the motion to include that staff come back the following month with a recommendation to achieve temporary emergency access only. The motion was seconded by Mr. Neil.

Mr. Rocha and Ms. Hall were amenable to the amendment.

Mr. Rocha moved to recommend referring the item back to staff so that they may reach out to DelDOT to do a study with their traffic calming division, and to bring back the following month a recommendation to achieve temporary emergency access only. The motion was seconded by Ms. Hall and unanimously carried.

By consent agenda, Ms. Arndt moved for approval of the Committee's recommendation, seconded by Mr. Rocha and carried by a unanimous roll call vote (Sudler absent).

Mr. Boggerty moved for adjournment of the Safety Advisory and Transportation Committee meeting, hearing no objection the meeting adjourned at 7:33 p.m.

UTILITY COMMITTEE

The Utility Committee met with Chairman Rocha presiding.

Adoption of Agenda

Ms. Hall moved for adoption of the agenda, seconded by Dr. Pillsbury and unanimously carried.

Evaluation of Bids – Water Quality Improvements (Jason Lyon, Water & Wastewater)

Mr. Jason Lyon, Water and Wastewater Director, reviewed the background and analysis of the evaluation of bids for the water quality improvements.

Staff recommended awarding the contract to Richard E. Pierson Construction Company, Inc. for the Water Quality Improvements Project ITB #26-0005WW, for \$2,110,312.

Responding to Ms. Hall, Mr. Lyon stated that the federal law with the current package did not require subcontractor opportunities. He noted that there are other federal funds that are provided that require a solicitation of at least fifteen percent of the subcontracting work. However, that was not a part of the presented package.

Mr. Lyon noted that Mr. Wilson was at the pre-bid meeting, and he received a list of all the companies that asked for bid documentation.

Ms. Hall moved to recommend accepting the staff recommendation to award the contract to Richard E. Pierson Construction Company for the water improvement project. The motion was seconded by Ms. Arndt and carried by a unanimous roll call vote.

By consent agenda, Ms. Arndt moved for approval of the Committee's recommendation, seconded by Mr. Rocha and carried by a unanimous roll call vote (Sudler absent).

Mr. Rocha moved for adjournment of the Utility Committee meeting, hearing no objection the meeting adjourned at 7:39 p.m.

LEGISLATIVE, FINANCE, AND ADMINISTRATION COMMITTEE

The Legislative, Finance, and Administration Committee met with Chairman Anderson presiding.

Adoption of Agenda

Mr. Garfinkel moved for adoption of the agenda, seconded by Dr. Pilsbury and unanimously carried.

Proposed Ordinance #2025-25 – Amending Appendix F – Fees and Fines, Chapter 46 – Fire Prevention and Protection (Jason Osika, Deputy Director of Emergency Management and Communications)

Mr. Jason Osika, Deputy Director of Emergency Management and Communications, reviewed Proposed Ordinance #2025-25.

Staff recommended forwarding Proposed Ordinance #2025-25 to City Council for approval.

Ms. Hall moved to recommend accepting the staff recommendation to forward Proposed Ordinance #2025-25 to City Council for approval. The motion was seconded by Mr. Boggerty and unanimously carried.

By consent agenda, Ms. Arndt moved for approval of the Committee's recommendation, seconded by Mr. Rocha and carried by a unanimous roll call vote (Sudler absent).

Quarterly Budget Review (David S. Hugg, III, City Manager)

Mr. David S. Hugg, III, City Manager, and Jeff Dill, Budget Analyst, presented the quarterly budget update.

This item was informational; committee action was not required.

Responding to Mayor Christiansen, Mr. Dill confirmed that \$400,000 was budgeted for legal expenses.

Responding to Mayor Christiansen, Mr. Hugg confirmed that the city has been involved in one comparatively large matter that has resulted in a substantial bill. He mentioned that, because the matter is in litigation, he cannot describe what it is.

Responding to Mayor Christiansen, Mr. Hugg stated that about half of the budget has been used for the single litigation item. He mentioned signing a reimbursement of \$98,000 for the firm handling the case. He explained that part of the claim will be covered by the insurance company, and they may need to pursue additional litigation to recover some expenses attributed to a third party.

Responding to Ms. Arndt, Mr. Hugg stated that the matter is related to an initial appeal by an applicant to the Board of Adjustment.

Responding to Mr. Anderson, Mr. Dill stated that the budget was generally on course as planned for FY 2026, with a few minor revenue items that were unexpected. He noted that wastewater revenues were not meeting projections, which was unexpected, and stated that further review would be necessary.

Responding to Mr. Anderson, Ms. Marney, Controller/Treasurer, stated that the issue did not involve refunds, but rather billing adjustments being processed by the customer service billing department related to high water bills. She explained that multiple factors were under review to determine the root cause of the adjustments, which were impacting revenues.

Responding to Mr. Anderson, Mr. Dill stated that it was too early to determine whether any projects would need to be deferred due to the revenue issues.

Responding to Mr. Anderson, Ms. Marney stated that an official written opinion from the Controller General's Office had not yet been received. She explained that while there had been discussion about using the \$1.6 million as an offset to the

City's budget, the grant language specified use for universities, and clarification was needed before any appropriation. She noted that in the prior year, \$500,000 had been allocated to the Police Department and \$1.1 million to the Fire Department without spending restrictions. She added that internal discussions had occurred regarding allocating a portion of the grant toward employee and overhead expenses related to police and fire calls, which appeared to be permissible under the grant language. She concluded that no funds had been allocated and that the money remained in the General Fund as a grant revenue line item.

Mr. Anderson moved for adjournment of the Legislative, Finance, and Administration Committee meeting, hearing no objection the meeting adjourned at 8:00 p.m.

Mr. Neil moved for adjournment of the Council Committee of the Whole meeting, hearing no objection the meeting adjourned at 8:00 p.m.

By consent agenda, Ms. Arndt moved for acceptance of the Council Committee of the Whole Report, seconded by Mr. Rocha and carried by a unanimous roll call vote (Sudler absent).

MONTHLY REPORTS – NOVEMBER 2025

By motion of Ms. Arndt, seconded by Mr. Boggerty (Sudler absent), the following monthly reports were accepted by consent agenda:

City Council's Community Enhancement Fund Report
City Manager's Report
Controller/Treasurer's Budget Report
Fire Chief's Report
Police Chief's Report

FIRST READING - PROPOSED ORDINANCE #2025-25– AMENDING APPENDIX F – FEES AND FINES, CHAPTER 46 – FIRE PREVENTION AND PROTECTION (JASON OSIKA, DEPUTY DIRECTOR OF EMERGENCY MANAGEMENT AND COMMUNICATIONS)

Council President Neil reminded the public that copies of the proposed ordinance were available on the City's website at www.cityofdover.gov under "Government," or by contacting the City Clerk's Office at 302-736-7008 or cityclerk@dover.de.us. Final action by Council on the proposed ordinance will take place during the Council Meeting of January 26, 2026.

Mr. Jason Osika, Deputy Director of Emergency Management and Communications, reviewed Proposed Ordinance #2025-25 – Amending Appendix F – Fees and Fines, Chapter 46 – Fire Prevention and Protection.

In accordance with Section 1-9 of the Dover Code, Council acknowledged the First Reading of the proposed Ordinance #2025-25 as read by the City Clerk, by title only, as follows:

ORDINANCE #2025-25 – AMENDING APPENDIX F – FEES AND FINES,
CHAPTER 46 – FIRE PREVENTION AND PROTECTION

FINAL READING OF PROPOSED ORDINANCE #2025-17 – PROPOSED CHANGES AND ADDITIONS TO STRENGTHEN THE CURRENT STORMWATER ORDINANCE BY AMENDING CHAPTER 98 – STREETS, SIDEWALKS, STORM SEWERS, AND OTHER PUBLIC PLACES, ARTICLE I. – IN GENERAL, AND APPENDIX F (MARK NOWAK, PUBLIC WORKS DIRECTOR)

The First Reading of the Proposed Ordinance was accomplished during the Council Meeting of December 8, 2025. The ordinances are available at the entrance of the Council Chambers or on the City’s website at www.cityofdover.gov under “Government.”

Ms. Arndt moved that the Final Reading of the proposed ordinance be acknowledged by title only, seconded by Dr. Pillsbury, and unanimously carried.

Mr. Mark Nowak, Public Works Director, reviewed the Proposed Ordinance #2025-17 – Amending Chapter 98 – Streets, Sidewalks, Storm Sewers, and Other Public Places, Article I – In General, and Appendix F.

Responding to Mr. Neil, Mr. Nowak stated that the constituent could call 302-736-7025 regarding the sidewalk replacement. If the administrative staff were unable to provide the correct information, the inquiry could then be elevated to him. He explained that a large utility project was underway and fell under Engineering Services within the Department of Water and Wastewater. Although he was unsure of the constituent’s address, he stated that the utility project would include replacing all sidewalks along West Loockerman Street. He noted that this was the reason the sidewalks had not been repaired recently.

By motion of Mr. Anderson, seconded by Ms. Arndt, Council, by a unanimous roll call vote, adopted Ordinance #2025-17 as follows:

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

That Chapter 98 – Streets, Sidewalks, Storm Sewers, and Other Public Places, Article I – In General, be amended to read as follows:

Sec. 98-5. – Duty of tenants or owners to maintain sidewalks and landscaped areas within the street right-of-way.

- (a) It shall be unlawful for the owner, occupant, or person having control of any property abutting upon a sidewalk to permit or allow debris or other materials to accumulate at any time so that pedestrians may conveniently and safely pass.
- (b) It is the responsibility of the owner, occupant, or person having control of any property abutting upon a sidewalk to keep the landscaped area between the sidewalk and the curblin, or where no sidewalk exists between the property line and curblin or paved street,

maintained in accordance with the standards set forth in chapter 114, article II, pertaining to weeds.

- (c) Violations; penalties. Any property in violation of any provision of this section shall be fined as provided for in Appendix F—Fees and Fines.

BE IT FURTHER ORDAINED:

That Article V. – Storm sewers, be amended by inserting the text indicated in bold, blue font and deleting the text indicated in red strikeout as follows:

Sec. 98-164. – Prohibited discharges into the system.

- (a) *Injurious substances.* It shall be unlawful for any person or group of persons to throw, place, or deposit, or attempt to throw, place or deposit, or cause to be thrown, placed or deposited, any article, object or substance in any of the storm sewers or into any of the inlets into the storm sewers of the city, or into any of the streets, lanes, alleys, or gutters of the streets in the city from which such article, object, or substance would be likely to enter into or run into the storm sewers of the city, which object, or substance would injure in any manner said storm sewer system or area into which such storm sewers empty.
- (b) *Definition.* *Wherever the term "system" is used, such term shall be taken to include, in addition to any other meaning herein indicated, any conduits, reservoirs, ditches, grates, catch basins, storm manholes, gauges, and building or buildings and the attachments thereto wherein any such machinery or parts thereof are kept or stored.*
- (c) *Tar, petroleum, etc.* It shall be unlawful to pour, drain or run into the storm sewers of the city, by any method whatsoever, any tar or tar product, or petroleum or petroleum product, or any inflammable substance or material. Trash produced by these products must be properly disposed of.
- (d) It shall be unlawful to sweep, blow, or otherwise discharge grass clippings into any street, alleyway, sidewalk, storm drain, or water course more than incidental amounts of grass. Amounts that constitute “more than incidental amounts” are at the discretion of the code official or the stormwater division personnel.
- (e) *Unauthorized non-stormwater discharges* include, but are not limited to:
- Antifreeze/transmission fluid
 - Paint
 - Solvent/degreaser
 - Grease/oil
 - Detergent
 - Home improvement waste (concrete/mortar)

- Pet/human waste
- Yard waste (leaves, grass, mulch)
- Excessive dirt and gravel
- Trash
- Pesticides and fertilizers
- Pool/spa waters

(f) *Authorized non-stormwater discharges* must be in accordance with the Phase II MS4 Tier I General Permit.

(g) *Protection of equipment.* It shall be unlawful to pour or drain into or permit the drainage into any of the storm sewers or storm sewer system of the city any substance or chemical which would hinder the proper functioning of the storm sewer system or in any way negatively impact any related permits held by the city.

(h) *Violations; Penalties.* Any person(s) violating any provision of this section shall be fined as provided for in Appendix F – Fees and Fines.

1. First Offense. When prohibited discharges are unlawfully deposited into the stormwater system, a notice of violation will be issued with a citation in accordance with Appendix F – Fees and Fines.
2. Second Offense. When prohibited discharges are unlawfully deposited into the stormwater system, an additional notice of violation will be issued with a citation in accordance with Appendix F – Fees and Fines.
3. Third and Subsequent Offenses. When prohibited discharges are unlawfully deposited into the stormwater system, an additional notice of violation will be issued with a citation in accordance with Appendix F – Fees and Fines.
4. The City of Dover reserves the right to use all resources available to abate any violation that will cause immediate harm to the stormwater system. All associated costs will be billed to the property owner and/or a municipal lien will be placed against the property.

Sec. 98-165. – Authority to enter and inspect private property.

The city manager and his authorized agents shall have the authority to enter upon any lands as may reasonably be necessary to discharge their duties pursuant to this article. Pursuant to the entry, the city manager and his authorized agents shall properly discharge their duties, which may include inspection, conveyance, or removal of materials necessary for construction upon the land or improvement or repair of any drain, gutter, storm sewer, manhole, or natural watercourse.

Sec. 98-166. Violations

- (a) *Notice.* Whenever the city manager or his authorized agents shall determine that a condition exists which violates any portion of this article, the city manager or his authorized agents shall notify the property owner or occupant of the specific violation.
- (b) *Action by city.* Unless the condition is remedied within 24 hours after notice is given, the city may cause the condition to be remedied and assess the cost thereof against the property owner.
- (c) *Payment of cost.* Any person violating any of the provisions of this article shall, upon conviction thereof, pay to the city the cost of any of the repairs resulting from the violation and be subject to the penalty provided in section 1-17

Sec. 98-167. Sump Pumps.

- (a) *Testing.* All persons wishing to begin or continue discharging sump pump water to any of the storm sewers, ditches, or inlets into the storm sewers of the city or into any of the streets, lanes, alleys, or gutters of the streets via a direct connection, must submit evidence from an accredited laboratory of testing that proves that all discharges from the sump pump are uncontaminated pumped groundwater and not unauthorized non-stormwater discharges.
- (b) *Evidence.* Evidence includes a Chain of Custody from the laboratory and a final report from an accredited laboratory, on official letterhead. The sample must be tested for MBAS, Oil & Grease, and pH.

Evidence must be submitted to the Director of Public Works to maintain compliance with this ordinance.

Evidence must be submitted to:
Director of Public Works
City of Dover
5 E. Reed St
Dover, DE 19901

- (c) *Approval and Authorization.* Upon approval from the Director of Public Works, citizens will receive an authorization letter. The authorization letter will have a date of authorization and a date of expiry. Within 30 days of the date of expiry, new evidence must be submitted to the Director of Public Works. Approval and authorization are at the full discretion of the Director of Public Works and his/her advisors.
- (d) *Unlawful discharging.* If at time it is discovered that a property is discharging its sump pump without an authorization letter, either because it was not applied for or because it has expired, a code official reserves the right to issue a notice of violation and order testing. The code official reserves the right to terminate all discharges pending the outcome of testing. The cost of any required testing shall be the responsibility of the property owner. All related costs

shall be billed against the property and/or placed on the municipal lien docket for collection.

(e) *Penalties.* If at any time it is discovered that a property is discharging its sump pump without an authorization letter, either because it was not applied for or because it has expired, a code official reserves the right to issue a notice of violation, order testing, and cause for the immediate termination of discharging pending the outcome of the investigation. All fines and fees will be charged in accordance with Appendix F.

1. *Initial Inspection.* When discharge of a sump pump is discovered without an authorization letter, the code official will issue a letter of violation and require testing. In the event the results are returned that the discharge is uncontaminated, pumped groundwater, and not an unauthorized non-stormwater discharge, the property owner will be issued an authorization letter.
2. *First Occurrence.* In the event the results are returned that the discharge is an unauthorized non-stormwater discharge, a notice of violation letter will be sent to the property owner, and a citation will be issued in accordance with Appendix F. The maximum time for compliance shall be 30 days from the date of each notice of violation.
3. *Second Occurrence.* In the event the results are returned that the discharge is an unauthorized non-stormwater discharge, and/or the discharge continues, a notice of violation letter will be sent to the property owner and a citation will be issued in accordance with Appendix F. The maximum time for compliance shall be 30 days from the date of each notice of violation.
4. *Third and Subsequent Occurrence(s).* In the even the results are returned that the discharge is an unauthorized non-stormwater discharge, and/or the discharge continues, a notice of violation letter will be sent to the property owner and a citation will be issued in accordance with Appendix F. The maximum time for compliance shall be 30 days from the date of each notice of violation.

(f) *Definition.* Uncontaminated pumped groundwater is any discharge from a sump pump that is proven not to be unauthorized non-stormwater discharge.

Secs. 98-168 – 98-220. – Reserved.

BE IT FURTHER ORDAINED:

That Appendix F – Fees and Fines, be amended by inserting the text indicated in bold, blue font as follows:

Chapter 98. – Streets, Sidewalks, Storm Sewers, and Other Public Places

Chapter 98. Streets, Sidewalks, Storm Sewers, and Other Public Places	Fees and Fines
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<i>Article I. In General</i>	
Sec. 98-5. Duty of tenants or owners to maintain sidewalks and landscaped areas within the street right-of-way	\$100.00 per violation
Sec. 98-11. Placement of wireless communications facilities within rights-of-way (c) Use of Rights-of-Way Permit	
(1) Permit Fee	\$25.00 for ROW Permit
(2) Annual Fee for Rights-of-way Use	No charge for WCF placement on existing City owned wireless support structure in City ROW \$220.00 for Placement of new wireless support structure/pole in City ROW \$220.00 for WCF placement on a third party/non-City wireless support structure/pole in City ROW
Sec. 98-12. Snow and ice removal from sidewalks in the public right-of-way.	
(c) Violations; penalties	\$50.00 per violation
Article V. Storm Sewers	
Sec. 98-164. Prohibited discharge into the system	
First Offense	\$250.00
Second Offense	\$500.00
Third and subsequent offense(s)	\$1,000.00
Sec. 98-167. Sump pumps	
Failure to renew or apply for authorization	\$100.00
First occurrence of unauthorized non-stormwater discharge	\$250.00
Second occurrence of authorized non-stormwater discharge	\$500.00
Third and subsequent occurrence(s) of unauthorized non-stormwater discharge	\$1,000.00
<i>Article VI. Excavations</i>	

Sec. 98-253. Bond	Maximum of \$5,000.00 per opening
<i>Article VII. Parades</i>	

ADOPTED: January 12, 2026

CITY MANAGER'S ANNOUNCEMENTS

Mr. Hugg had no announcements.

MAYOR'S ANNOUNCEMENTS

Mayor Christiansen announced that the Second Annual Winterfest, sponsored by the Downtown Dover Partnership and the City of Dover, will take place on January 16th and 17th, and encouraged everyone to come out. He also announced that the Alpha Phi Alpha Fraternity will host its Annual Martin Luther King Jr. Breakfast on January 19th at 7:00 a.m. at the Modern Maturity Center, featuring a dynamic guest speaker. Additionally, Mayor Christiansen stated that volunteers are being sought to assist with the Saint Patrick's Day Parade in Downtown Dover and expressed hope that the event will return this year.

COUNCIL MEMBERS' ANNOUNCEMENTS

Mr. Boggerty announced that two (2) groups will be presenting at the Council Committee of the Whole Meeting on January 13th and encouraged everyone to attend. The Dover Boys and Girls Club will discuss opportunities available for youth and young adults, to help guide young adults toward opportunities closer to the city limits. Additionally, Network Connect will present on programs they have, including prevention services, youth camps, and opportunities for individuals reentering society. He announced that a Martin Luther King Concert will be held on January 18th at 3:00 p.m., hosted by The Chapel and sponsored by Pastor Darius Brown, in collaboration with The Well Church, several other churches, and community leaders. He encouraged everyone to attend and support the arts as a way to bring them back into the community.

Mr. Anderson announced a ribbon-cutting for the Do Care Dula Foundation at 202 West Loockerman Street on January 17th at 10:00 a.m. He requested that attendees bring a personal care item to donate. He also announced that the Annual Chili Cookoff will take place on January 17th at 2:00 p.m. at the People's Church Fellowship Hall. Additionally, he stated that the Inner City Cultural League and Delaware State University will host a Martin Luther King Jr. celebration on January 19th at 12:00 p.m. at the William B. DeLauder Education and Humanities Theater on the campus of Delaware State University.

Mr. Lewis announced that he and Ms. Arndt attended the National Blood Month event at the Blood Bank of Delmarva. He also noted that he attended the Firefighters Banquet on January 10th with several members of council and the Westminster Village assisted-living facility expansion ribbon cutting on January 8th.

Mr. Rocha announced that Bally's Dover Casino Resort will host a commemoration of the life of Dr. Martin Luther King Jr. on January 16th at 4:00 p.m., featuring Reverend Dr. John G. Moore, Sr. He noted that the program will include reenactments of five (5) of Dr. Martin Luther King Jr.'s

speeches, a performance by Hunter Hays, and an artistic dance by Imani Kai. He encouraged everyone to attend.

The meeting adjourned at 7:12 p.m.

ANDRIA L. BENNETT, CMC
CITY CLERK

All ordinances, resolutions, motions, and orders adopted by the City Council during their Regular Meeting of January 12, 2026, are hereby approved.

ROBIN R. CHRISTIANSEN
MAYOR

/AB