

## COUNCIL COMMITTEE OF THE WHOLE

The Council Committee of the Whole met on May 15, 2018 at 6:01 p.m., with Council President Slavin presiding. Members of Council present were Mr. Sudler, Mr. Neil, Mr. Cole, Mr. Polce, Mr. Hare, and Mr. Lindell. Mr. Anderson, Mr. Lewis, and Mayor Christiansen were absent. Civilian members present for their Committee meetings were Mr. Caldwell and Dr. Warfield (*Parks, Recreation, and Community Enhancement*), and Mr. Shevock and Dr. Stewart (*Legislative, Finance, and Administration*).

### PARKS, RECREATION, AND COMMUNITY ENHANCEMENT COMMITTEE

The Parks, Recreation, and Community Enhancement Committee met with Chairman Sudler presiding.

#### AGENDA ADDITIONS/DELETIONS

**By unanimous consent, the agenda was approved as presented.**

#### Update - Dover Park Master Plan

Mrs. Margery Cyr, Library Director, reminded members that the City had contracted with Whitman, Requardt and Associates, LLP to draft a Master Plan for Dover Park and advised that staff began work with Whitman, Requardt and Associates, LLP on April 10, 2018. She stated that it was agreed that community and neighbor input was critical to the accuracy of any Master Plan; therefore, a three-day charrette was organized to involve the community in the planning process. Mrs. Cyr reviewed a flyer regarding the Dover Park Master Plan May 2018 Events (**Attachment #1**). She noted that the open house, scheduled for Wednesday, May 16, 2018 from 4:00 p.m. until 7:00 p.m., would be held at the Dover Public Library due to the anticipated inclement weather.

Mrs. Cyr advised that, in preparation for the charrette, Whitman, Requardt and Associates, LLP was provided with feasibility studies, public input, and all documentation that had been gathered during recent years relating to options for Dover Park development. She stated that neighbors and community leaders had been interviewed to gather further data, and a WikiMapping survey had been published to allow members of the community to provide online input. Mrs. Cyr noted that the WikiMapping survey would be available online until Tuesday, May 22, 2018.

Mrs. Cyr stated that, in June, the consultants would work with the data collected to create the master plan. She anticipated that staff would begin reviewing the first draft of the Dover Park Master Plan by mid-July, and that the Plan would be complete and ready to bring forward to the Committee by mid-August.

Mr. Neil stated that he looked forward to joining Mrs. Cyr at the Library for the Kick-Off and Open House event. He noted that although he would have to leave early, he had already talked to the representative from Whitman, Requardt and Associates, LLP and made his thoughts known.

**Mr. Hare moved for adjournment of the Parks, Recreation, and Community Enhancement Committee meeting. The motion was seconded by Mr. Cole and unanimously carried.**

Meeting adjourned at 6:06 p.m.

## **LEGISLATIVE, FINANCE, AND ADMINISTRATION COMMITTEE**

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

### **AGENDA ADDITIONS/DELETIONS**

**By unanimous consent, the agenda was approved as presented.**

#### **Sale and Disposition of Excess Real Property**

Mr. Kirby Hudson, Assistant City Manager, reviewed the background and analysis regarding the sale and disposition of nine (9) City owned properties.

Staff recommended the following: 1. Determine that the property is excess property; 2. Authorize the City Manager to convey the excess property in accordance with Chapter 2, Section 2-422 d - Standard Method of Disposition unless requested by the City Council to dispose in accordance with Chapter 2, Section e - Exception to Standard Method of Disposition; and 3. Authorize the City Manager's Office to negotiate a final sale price.

Mr. Sudler asked where exactly the properties on College Road and Slaughter Street were located. Referring to the property at 1502 College Road, he asked specifically where on College Road it was located, for example, near the annex building for Delaware State University or near the intersection. Responding to Mr. Sudler, Mr. Hudson explained that he was going to provide an aerial photo of the properties; however, he did not. Referring to "Exhibit A, City of Dover Properties Proposed for Sale - Summary," he noted that the two (2) properties listed as "land" were uniquely shaped and he considered them landlocked, since there is no real access to the properties except by going across someone else's property. Mr. Hudson indicated that, in these cases, staff would probably contact the adjacent property owner to determine if they would make a deal where they would just take the land, noting that he did not think that these properties would sell.

Mr. Sudler asked who previously owned 715 Slaughter Street. In response, Mr. Hudson stated that since these were all monition sales, he did not have that information, however, he offered to provide it.

Mr. Neil asked whether the National Council on Agricultural Life and Labor Research Fund, Inc. (NCALL) or Habitat for Humanity would be able to build homes on any of these properties at this time. Responding, Mr. Hudson stated that he was hoping that is the case. He reminded members that several of these properties were with R & R Realty and they struggled to sell them. Mr. Hudson recalled that R & R had started with a list of 10 to 12 properties and were successful in selling a few but struggled to sell these. He indicated that staff was asking for the authority to negotiate pricing so that they can approach entities like NCALL to determine if they are interested.

**Mr. Sudler moved to recommend approval of staff's recommendation, as follows: 1. Determine that the property is excess property; 2. Authorize the City Manager to convey the excess property in accordance with Chapter 2, Section 2-422 d - Standard Method of**

**Disposition unless requested by the City Council to dispose in accordance with Chapter 2, Section e - Exception to Standard Method of Disposition; and 3. Authorize the City Manager's Office to negotiate a final sale price. The motion was seconded by Mr. Lindell and unanimously carried.**

**Mr. Sudler moved for adjournment of the Legislative, Finance, and Administration Committee meeting. The motion was seconded by Mr. Neil and unanimously carried.**

Meeting adjourned at 6:16 p.m.

**Mr. Sudler moved for adjournment of the Council Committee of the Whole meeting. The motion was seconded by Mr. Lindell and unanimously carried.**

Meeting adjourned at 6:16 p.m.

Timothy A. Slavin  
Council President

TAS/TM/dd/jt

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Attachments

Attachment #1 - A flyer regarding the Dover Park Master Plan May 2018 Events, provided by Mrs. Margery Cyr, Library Director

# DOVER PARK

Master Plan

## May 2018 Events

Join us to help shape the future of Dover Park!

Wednesday

**16**  
May

### PUBLIC KICK-OFF AND OPEN HOUSE

at Dover Park (rain location: Dover Public Library)

4 - 7 pm

Come learn about the Dover Park master planning effort and share your vision.

Tuesday

**22**  
May

### PUBLIC DESIGN EVENT

at Maranatha Church - 1235 E Division Street, Dover

5 - 7 pm

Participate in hands on activities for all ages to develop plan concepts.

Wednesday

**23**  
May

### OPEN DESIGN STUDIO

at Maranatha Church - 1235 E Division Street, Dover

11 am - 4 pm

Drop by to see the design team taking community input and developing alternative park concepts. Suggestions and questions are welcome!

Thursday

**24**  
May

### DESIGN CONCEPTS PRESENTATION

at Maranatha Church - 1235 E Division Street, Dover

5 - 7 pm - light refreshments will be provided

Come see the alternatives and vote for your preferred design!



<http://wikimapping.com/wikimap/Dover-Park-Master-Plan.html>

City of Dover Parks & Recreation - (302)736-7050

