COUNCIL COMMITTEE OF THE WHOLE

The Council Committee of the Whole met on October 15, 2019 at 6:00 p.m., with Council President Hare presiding. Members of Council present were Mr. Anderson, Mr. Neil, Mr. Slavin, Mr. Cole, Mr. Polce, and Mr. Taylor. Mr. Sudler and Mr. Lindell were absent. Mayor Christiansen was also present. Civilian members present for their Committee meetings were Mr. Caldwell and Col. Dix, Retired, *(Parks, Recreation, and Community Enhancement)*, Mrs. Haass *(Utility)*, Mr. Contant and Mr. Shevock *(Legislative, Finance, and Administration)*. Mrs. Doyle was absent.

PARKS, RECREATION, AND COMMUNITY ENHANCEMENT COMMITTEE

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

Adoption of Agenda

Due to the absence of a representative of the U. S. Census Bureau, Mr. Anderson requested that the agenda be amended to consider "Update - Kent Economic Summit" first.

Mr. Neil moved for adoption of the agenda, as amended, seconded by Mr. Taylor and unanimously carried.

Update - Kent Economic Summit

Mr. Dave Hugg, Director of Planning and Community Enhancement, advised that the annual Kent Economic Summit was held on September 17, 2019 at Delaware Technical Community College (DTCC). He noted that he was on a panel facilitated by Richard Rexrode of DTCC, and including Eric Norenberg (Milford City Manager), Linda Parkowski (KEP), Mike Petit De Mange (Kent County) and Jeremy Rothwell (Smyrna Town Planner). Mr. Hugg advised that they were tasked with answering questions regarding what they were doing to attract businesses, what kinds of businesses are coming, what skill sets are needed, and what they could do to improve their success.

Mr. Hugg stated that he provided the following:

- Our growth is in health care, retail trade, food, and professional services other.
- Our economy is pretty balanced and diverse, but we need to improve our position in manufacturing.
- Our strengths: spirit of cooperation, lower cost of living and doing business, friendly and responsive government, and great education and health care facilities (along with retail, health care is our strongest economic sector).
- We need to have a rigorous promotion strategy, to engage the commercial real estate community; to work with site selectors, property owners, developers and the design community to find solutions for development; and to invest in infrastructure and business development efforts.
- We need to grow more varied skill sets in the workplace, especially in the trades - a recurring theme we heard again at a recent State Chamber seminar.

He advised that the four key priorities for Dover for 2020 are:

- PROMOTE - tell our story! Market what we have to offer. Tout our success. Build a relationship with the media and exploit it.

- ENGAGE - proactive and involved, stay part of the process. Build trust. Coordinate. Know the players (property managers and brokers for example).
- INVEST - in economic development - have a strategy and work it. Build infrastructure.
- LEARN - understand what we do not know, learn from what happens when a business closes, get good information, and track trends.

Mr. Hugg noted the following projects that are under construction or in the permit phase** or are in the site plan review/approval process or a permit submission is expected***:

US 13 North Corridor:
- Dunkin Donuts/Baskin Robbins on US 13 near WAWA (in county conditional annexation)**
- Hobby Lobby- former Acme location**
- Tasty Crab - restaurant on highway**
- Crab Shack-former Shuckers restaurant on US13
- Capital Station (Red Robin - on again, Orange Theory, Tropical Smoothie, Delicious Fusion, Verizon, others)**
- Lidl grocery**
- UNO Plaza Additional Building***
- Tommy Car Wash (2 sites under review - US 13 and on Carver Road) * * *
- Golden Corral (next to Pizza Hut/former Barry Van Lines Site/DuPont Plaza) * * *

Bay Road Corridor:
- Office building - Bay Road Commercial (for State Police/Homeland Security) ***
- DSWA Offices - Energy Lane next to Chesapeake Utilities***
- Dollar Tree - Bay Court (partial remodel of former Value City site)**

Downtown and West:
- Loockerman Way (building #1 downtown of two buildings planned)**
- Governor's Café kitchen expansion**
- NCALL office building- W. Division Street***
- 40 Ridgely Street (structural repairs /manufacturing relocation to DE)**
- 655 W. North - 2 office buildings (across from Eden Hill - Faithworks/no recent activity)***
- Vincenzo's restaurant (relocation to former TD Bank on Route 8)**
- Dover Animal Hospital - 201 Towne Center Drive/Eden Hill***
- Ignite Gym - 35 Commerce Way (new location/relocation)***
- Calvary Baptist Church ***
- Destiny Church (next to DHS) * * *
- Eden Hill Townhouses***

East side:
- Independent Metal Strap - Horsepond Road (manufacturer relocation to DE)* *
- Frito-Lay expansion***
- White Oak Road Apartments/Townhouses***

Mr. Anderson noted that there was a great deal of economic potential with the St. Jones river and he suggested looking at a riverwalk and an amphitheater at Silver Lake.

Mr. Polce expressed the need for greater technology in the form of incorporating 4G technology that expands to 5G technology, which would allow not only the City to become more attractive, but it also entices some of the really great tech-based companies with heavy IP intellectual property and heavy human capital to be attracted to Dover. Mr. Polce suggested inviting Mr. Kurt Foreman of the Prosperity Partnership to update City Council on some of the unified targeted business development activity that is going on.

Mr. Polce suggested that the City should be looking at being shovel-ready and turnkey within a six-month process of site location identification and permitting. He noted that he has suggested that an expedited permitting process or "rocket docket" be put in place for the City for several years.

Responding to Mr. Neil, Mr. Hugg advised that the City was very much involved with Grotto's centralizing their offices in Dover and that, because he maintains close working relationships with the local realtors, he was able to connect Grotto's as a buyer with the seller's broker for the property in Dover.

Presentation by the U. S. Census Bureau
Due to the absence of a representative of the U. S. Census Bureau, there was no presentation.

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

Meeting adjourned at 6:32 p.m.

UTILITY COMMITTEE

The Utility Committee met with Chairman Cole presiding.

Adoption of Agenda
Mr. Neil moved for adoption of the agenda, seconded by Mr. Anderson and unanimously carried.

Evaluation of Bids - Fiscal Year 2020 Inflow and Infiltration Removal Project
Mrs. Donna Mitchell, City Manager, reviewed the background and analysis regarding the evaluation of bids for the Fiscal Year 2020 Inflow and Infiltration Removal Project.

Staff recommended approval of the low bid submitted by Gateway Construction in the amount of $682,795 for the re-lining of 3,789 linear feet of eight-inch (8") sanitary sewer main, removal and replacement of seventy (70) sanitary sewer laterals and cleanouts, installation of eight (8) new cleanouts, reinstating fifty-eight (58) sanitary sewer laterals and site and pavement restoration. The work will be accomplished in Rodney Village Development.

Responding to Mr. Taylor, Mrs. Mitchell stated that Staff holds pre-bid meetings; however, she was unsure if they were mandatory. She advised that three bids were received and two companies were from Bear, Delaware, and the low bidder was from Clayton, Delaware.

Mr. Neil moved to recommend approval of Staff's recommendation, seconded by Mr. Slavin and unanimously carried.

Mr. Neil moved for adjournment of the Utility Committee meeting, seconded by Mr. Anderson and unanimously carried.

Meeting adjourned at 6:36 p.m.

LEGISLATIVE, FINANCE, AND ADMINISTRATION COMMITTEE

The Legislative, Finance, and Administration Committee met with Council President Hare presiding in the absence of Chairman Lindell.

Adoption of Agenda

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

Downtown Dover Partnership (DDP) Parking Committee - Request for Proposals (RFP) for Parking Solutions

Mr. Todd Stonesifer, Vice President of the Downtown Dover Partnership (DDP) and Chairman of the Parking Committee, reviewed the background and analysis regarding the Request for Proposals (RFP) for Parking Solutions.

The Downtown Dover Partnership (DDP) Parking Committee recommended approval for the DDP to move forward with a Request for Proposals for parking solutions for the downtown area to include City property.

Mr. Anderson asked for clarification on what the City's obligation would be if they granted permission to include city-owned property in the proposed parking solutions. Responding, Mr. Stonesifer stated that the DDP did not control the on-street parking, which is part of the demand of the downtown area. He stressed that it was not a request for another study or to spend dollars, it was a request to get solutions from companies hoping to obtain the ability to sell to us their ideas in the form of a continued revenue stream for them managing our parking, offering a solution, and then taking those ideas and seeing if it is something that they can handle or if it would be better handled by an authority.

Mr. Slavin noted that this was a DDP activity and asked, if on-street parking is included in the solution, what the City's obligation would be. Mr. Stonesifer stated that the DDP would manage the proposals, discuss them at a board level at the DDP, and then come back to the City with their suggestions.

Ms. Tina Bradbury, Operations and Program Manager with the Downtown Dover Partnership (DDP), asked for recommendations on how to proceed with the request for proposals, such as if the City Solicitor should participate in drafting the request for proposals and collecting and reviewing the results. She noted that the DDP was prepared to accept all costs.

Mr. Slavin moved to recommend approval of the Downtown Dover Partnership (DDP) Parking Committee's recommendation to move forward with a Request for Proposals (RFP) for parking solutions for the downtown area to include City property, and designating the City Manager as the point person representing City Council in this matter. The motion was seconded by Mr. Neil and unanimously carried.

Mr. Neil moved for adjournment of the Legislative, Finance, and Administration Committee meeting, seconded by Mr. Anderson and unanimously carried.

Meeting adjourned at 6:48 p.m.

Mr. Neil moved for adjournment of the Council Committee of the Whole meeting. The motion was seconded by Mr. Polce and unanimously carried.

Meeting adjourned at 6:49 p.m.

William F. Hare
Council President

WFH/TM/jt
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