

## REGULAR CITY COUNCIL MEETING

The Regular City Council Meeting was held on March 23, 2026, at 7:43 p.m. with Council President Neil presiding. Council members present were Ms. Hall, Mr. Boggerty, Mr. Anderson, Dr. Pillsbury, Mrs. Arndt, Mr. Rocha, Dr. Sudler (via Webex), and Mr. Lewis (out at 7:42 p.m., in at 7:56 p.m.).

Staff members present were Police Chief Johnson (out at 7:42 p.m., in at 7:56 p.m.), Ms. Marney, Ms. Duca, Mr. Griffith, Fire Chief Carey, and Ms. Rivera. Mayor Christiansen and Ms. Melson-Williams were absent.

### 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, Jr, 136 Orchard Avenue, expressed concerns about the city's upcoming budget, anticipating a possible deficit and warning that residents expect transparency and honesty. He questioned the absence of certain elected officials at meetings and suggested that leadership has not been forthcoming about personnel matters, particularly regarding Mr. Hugg's apparent termination. He noted that the city has big issues that should be addressed.

Ted Henderson, a Dover resident, expressed strong support for Dr. Hodge and People's Church and rejected accusations that their ministry attracted drug addicts or homeless individuals to the area.

Jim Caldwell, a Magnolia resident, expressed his support for People's Church and stated that he was a member of the church.

Kathy Hanebutt, a Dover Resident, expressed her support for People's Church and stated that she was a member and serves as staff of the church.

Sue Harris, 241 Pine Street, expressed her support for People's Church and stated that she was a member of the church. She outlined the history of the People's Church (**Exhibit #1**). She questioned why shutting down the church would solve issues like public drug use or misconduct, arguing that such problems would simply shift to nearby streets. She emphasized that the church does not permit illegal activity on its property and questioned why the city was not holding offenders accountable. She criticized the city for not applying for available opioid settlement funds and other grants to address overdose rates and expand police and emergency services. She submitted documentation of the church's stained-glass windows, 100 years old, as well as a Health Department Certificate of Occupancy showing the commercial kitchen has been permitted since the 1950s (**Exhibit #2**).

Serena Liser, a Dover resident, expressed her support for People's Church.

Paul Hanebutt, a Dover resident, expressed his support for People's Church and stated that he was a member of the church. He expressed concerns about how law enforcement was able to provide services on their street. He noted that council needed to reach deep in their hearts and try to find a way to care for the community for the individuals who need that care.

Garth Stubbolo, a Smyrna resident, expressed his support for People's Church and stated that his organization brings food to the church.

Melinda Weber, a Dover resident, spoke on behalf of her daughter, who has lived on South Bradford Street for about 12 years. She described a steady decline in the neighborhood, saying her daughter frequently deals with homeless individuals sleeping on her porch furniture, walking through her gated yard, and making inappropriate comments while she gardens. Her daughter no longer feels safe using her porch, yard, or even having family visit, and has had to remove outdoor furniture and avoid certain activities due to ongoing issues. She stated that there have been incidents involving drug use, including someone overdosing on her daughter's porch and leaving paramedic debris behind. She emphasized that her daughter deserves to feel safe in her own home without fear of retaliation for speaking up.

Paul Tacaneli, a Dover resident, expressed his support for People's Church and shared that he was grateful for the assistance he received from the church when he was experiencing homelessness.

Reginald Daniel II, a Townsend resident, stated that the city lacked adequate services for drug addiction, mental health treatment, homeless shelter beds, and affordable housing. He noted that Dover has a housing deficit and emphasized that stable and permanent housing was a key factor in long-term success. He advocated for land use and zoning reforms to expand housing access, which could help individuals achieve stability and self-sufficiency. He criticized how difficult it was to navigate state and city resources, describing the system as confusing and outdated, and urged streamlining access to services to prevent the cycle from continuing. He emphasized that they needed to continue to focus on affordable housing.

Zauria Hill, a Dover resident, expressed appreciation that a program existed to help homeless individuals begin rehabilitation, such as the People's Church. She shared a personal experience from a recent hospitalization, where she spent time with unhoused individuals and learned that many were aware their drug use was harmful, but saw it as one (1) of their only coping mechanisms. She noted that many had been removed from programs or lacked proper support systems, causing them to slip through the cracks. While acknowledging concerns about public safety, she emphasized that unhoused individuals also deserved to feel safe and supported.

Teresa Campbell, a Clayton resident, expressed her support for People's Church and stated that she was the director of the food program and the men's homeless winter shelter for the church. She stated that she had invited members of council to visit People's Church to observe how the program was being run, and that Mr. Boggerty, Mr. Lewis, and Mr. Anderson attended. She noted that the funding would help with IDs, birth certificates, and social security cards, which would help the individuals get jobs. She emphasized that those individuals do not want to be homeless. She stated that there was plenty of substance abuse funds for the Dover Police Department to have a mental health clinician on staff 24 hours a day, seven (7) days a week. She emphasized that they have

gotten hundreds of individuals into treatment. They would have gotten five (5) hundred more, but they need help and funding to make that happen, and they need a mental health crisis worker on staff 24 hours a day, seven (7) days a week.

Shawn Twitty, a Dover resident, expressed his support for places like People's Church because he has been clean and sober from alcohol for eight (8) years.

Darien Reyes, a Dover resident, expressed gratitude for the support and guidance that he has gotten from the community. He stated that he has been homeless for the past four (4) years and has been with the People's Church.

Eveann and Ray Jerry, Middletown residents, stated that they were the founders of Caribbean Culture Awareness, a nonprofit based in Middletown, explaining their organization's commitment to serving the Dover Community. Over the past two (2) years, she explained that they have successfully hosted two (2) festivals called the Delaware Caribbean Carnival that have brought the community together. Those events included partnerships with local nonprofit organizations and healthcare providers from Bayhealth, which had offered free medical services and connected residents with valuable community resources. She expressed concern that their application for a third annual festival was denied after receiving initial approval and investing substantial financial resources. The denial was reportedly based mainly on trash management concerns, which they disputed, stating they worked with Dover Waste Management and have video and photo evidence showing the site was properly maintained. She emphasized that their events have no history of violations or violence and that they have already implemented improved plans to address any concerns. She viewed the festival as a positive, once-a-year tradition that promoted tourism, economic growth, and community unity. After hearing community concerns, she reaffirmed their commitment to being part of the solution and offering their support to the city and council.

Cleveland Wilson, 234 North Kirkwood Street, expressed his support for People's Church. He stated that instead of letting the problem migrate, they needed to find a way to take care of the problem and stop blaming the individuals who were trying to help those in need.

David Beckhan, 46 Bradford Street, expressed his support for People's Church and was thankful for the church that he did not have to live one (1) day on the street when he was evicted from his apartment.

David Bower, 46 Bradford Street, expressed his support for People's Church and was thankful for the church, which gave him and his comrades a place to stay. He suggested that council members visit People's Church to observe the staff's daily activities, including who they serve and how they provide food, housing, beds, and clothing.

Tyrone Savage, a Dover resident, expressed his support for People's Church and stated that he was a staff member for the church. He stated that People's Church helped those individuals as best as they could, noting that many did not want to be on drugs but were fearful of withdrawal and the rehabilitation process. He emphasized that the real challenge was assisting those individuals into treatment programs so they could rebuild their lives.

Martha Gery, a Milford resident, spoke on behalf of Milford Advocacy for the Homeless. She noted that the organization partners with Dover and serves communities across Delaware, primarily in Milford, Dover, Rehoboth Beach, and Georgetown. She urged unity and collaboration rather than division. She expressed support for the People's Church and stated that shutting it down would worsen the situation by leaving individuals without a place to go.

Cameron Llewellyn, 117 West Reed Street, expressed concerns about individuals being dropped off at the People's Church community center, believing they were entering into a drug rehabilitation program, when in reality they were not receiving the level of detox care they expected. He noted that he still witnessed individuals arriving visibly unwell and struggling with withdrawal. He called for better accountability and follow-through when individuals were dropped off, expressing concern that individuals were being left without support.

Via Webex, Belinda Main, 142 Reese Street, stated that addressing homelessness and addiction required a shared community effort and should not be left to the People's Church or other religious organizations. She suggested establishing an area specifically to help individuals rehabilitate back into society. She emphasized that those individuals needed help, and without providing assistance or a space to deliver it, the situation was not being addressed. She emphasized that the City Council must take accountability, but so must the communities the individuals come from. She added that the city also bears responsibility for allowing situations to worsen without ensuring individuals have access to the necessary resources and support to turn their lives around.

Via Webex, Vonda Smack, 1001 White Oak Road, expressed her support for the People's Church. She stated that everyone must come and work together and show what #DoverStrong was about.

### **INVOCATION**

The invocation was given by Elder Ellis Louden.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Councilwoman Hall.

### **ADOPTION OF AGENDA**

**Ms. Arndt moved for adoption of the agenda, seconded by Mr. Rocha, and unanimously carried.**

### **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 the adoption of the consent agenda. The motion was seconded by Ms. Hall and carried by a unanimous roll call vote (Lewis absent).**

### **TRIBUTE NO. 2026-01 – WILLIAM F. HARE**

The City Clerk read the following Tribute into the record:

**A TRIBUTE EXPRESSING SYMPATHY AND CONDOLENCES UPON THE PASSING OF WILLIAM “Bill” F. Hare**

**WHEREAS**, the Council of the City of Dover are saddened by the passing of William “Bill” F. Hare, a longtime resident of Dover, Delaware, on January 1, 2026, leaving behind a legacy of dedicated public service, leadership, and community commitment; and

**WHEREAS**, William F. Hare faithfully served the residents of the City of Dover as Councilman for the Second District for more than twenty years, first from 1991 to 1997, and again from 2011 until February 2025. During his tenure, he served with distinction as Council President and Vice-Mayor from 2019 to 2021 and again from 2023 to 2024, providing steady leadership and guidance to the City Council; and

**WHEREAS**, William F. Hare contributed extensively through his service on numerous committees and boards, including serving as Chairman of the Legislative, Finance, and Administration Committee, Chair of the Safety Advisory and Transportation Committee, and as a member of various other City committees, helping to shape policy and strengthen City operations; and

**WHEREAS**, he further demonstrated his commitment to public service beyond City Council through his leadership and involvement in numerous organizations, including as Founder of the Delaware Military Support Organization, Chair of the Kent County Heart Ball, and service with Kent Sussex Industries and the Delaware Industrial Accident Board; and

**WHEREAS**, a proud veteran of the United States military, William F. Hare carried a lifelong dedication to service, leadership, and community, impacting countless individuals throughout Dover and beyond. Above all, William F. Hare was a devoted father, grandfather, and friend, whose kindness, integrity, and passion for helping others will be deeply missed by all who knew him.

**NOW, THEREFORE, BE IT RESOLVED** that the Council extend their deepest sympathy and condolences to the family and friends of William “Bill” F. Hare and honor his life and legacy for his many years of dedicated service.

**BE IT FURTHER RESOLVED** that the Council direct the City Clerk to place this Tribute in the permanent records of the City of Dover and that a copy of this Tribute be provided to the family of William “Bill” F. Hare.

**ADOPTED:** March 23, 2026

On behalf of the Council, Council President Neil presented the tribute to Mr. Hare’s family, Emma and Lisa Ridgley, and Julie Rupert.

Council President Neil stated that, both as an individual who has shared the position and as a member of council, when he first joined the council, Mr. Hare set a tremendous precedent in terms of what he did and how he conducted himself. He noted that the seat he once held is now represented by Councilman Sean Lynn, who serves in the House of Representatives. He also shared that Ms. Sass worked closely with Mr. Hare regarding the military aspect of his life, something

many may not have known, but which was significant for members of the armed services who were in desperate need of assistance and funding for resources they could not obtain elsewhere.

Ms. Sass stated that Mr. Hare was dedicated to everything he did. She shared that he was devoted to his family as a father and grandfather and was especially proud of their accomplishments. She noted that everything Mr. Hare did was for the greater good and that he took particular pride in his work with the military.

Representative Sean Lynn presented a tribute from the House of Representatives. He noted that he went to high school with his daughters and later got to serve on council with Mr. Hare and has fond memories of him. He mentioned that they did not agree on everything, but Mr. Hare made him laugh, and they shared a great friendship. He stated that, in recognition of Mr. Hare's long career of public service, his contributions were deeply appreciated, as were all that he did for the City of Dover and the many sacrifices he made for others.

**PRESENTATION - ANNUAL REPORT – ROBBINS HOSE COMPANY (DOVER FIRE REPORT) ANNUAL REPORT**

David Carey, Robbins Hose Company Fire Chief, reviewed the Dover Fire Department 2025 Annual Report.

Responding to Mr. Lewis, Chief Carey stated that it was not specifically to lock in an interest rate, but they were looking at the total cost of the ladder truck, and it would be smart for them to move forward quickly since there was a price increase on the fire apparatus every year. He noted that if they lock in a price soon, then they would pay today's price four (4) years from now, and then another four (4) years, they would be looking at a ballpark figure between 20% to 25% increase between now and then. He added that it was a 3% to 7% increase a year. He mentioned that they would save money like they did when they bought the engine and the squad, thanks to Mr. Hare, and they had saved quite a bit of money by doing that; they had saved as much as \$300,000 by ordering both at the same time.

Responding to Mr. Lewis, Chief Carey stated that he was not quite ready to present at the next council meeting, but he would collaborate with Ms. Marney, look into when the price increases would happen, and work to move things forward as soon as possible.

Responding to Mr. Lewis, Chief Carey stated that they usually sell the piece of fire apparatus that was being replaced, so when they sell Ladder One (1), the funding that would come from that sale would be used to purchase the equipment for the new truck. He noted that there were items that do expire and need to be replaced, such as air packs and hoses. If a truck carries airbags, they have a 15-year period of time, and those items would need to be replaced, but there would be other items that could be moved over to the new piece of apparatus.

Responding to Mr. Lewis, Chief Carey clarified that when the old items are auctioned or sold, they utilize that funding to purchase the equipment that was carried into the compartments, such as hand tools, fans, hoses, air packs, radios, flashlights, things that need to be replaced and that was what those funds were used for the equipment that was carried on the truck. He explained that when they purchase a fire truck, a ladder truck, a fire engine, or a squad, they get the truck itself,

the body, the tank, the hose dividers, and then they have to place everything inside, and that was what those funds were being used for.

Responding to Mr. Lewis, Chief Carey described ongoing safety and quality-of-life issues around the fire station and the surrounding downtown neighborhood, particularly along Governor's Avenue. He reported incidents of sexual activity occurring behind the fire station and individuals walking into traffic, even in front of emergency vehicles with lights and sirens activated, creating serious safety risks. He noted that during a recent tornado warning, three (3) individuals were walking in the middle of the street directly in front of the station's engine bays, posing a danger of being struck by a large fire apparatus. He mentioned that all department vehicles were now equipped with dash cameras for liability protection and insurance purposes. He further mentioned that additional concerns included individuals walking through the fire station parking lot, attempting to open car doors, and past incidents involving stolen items such as computers and firearms.

Responding to Mr. Anderson, Chief Carey explained that they go to several different locations where there are pull station activations where someone has gone and pulled the fire alarm, whether they have done that on purpose or if it was on accidental, they would not know unless someone told them that they saw someone pull the alarm. That would be classified as a false alarm. He further explained that if they went somewhere and the smoke detector was activated in the building, but there was no cause, it could be classified as a false alarm or an alarm malfunction. He noted that information would be pulled from their computer-aided dispatch system, and they would classify them as false alarms. He added that the Fire Marshal's Office works very hard on helping curtail that by going out and fining the occupants of the buildings to get their fire alarms fixed, and through their inspections, they do. He stated that between the Fire Department and the Fire Marshal's Office, they work hand in hand, and whenever they go to a fire alarm activation, the fire dispatcher fills out a fire alarm activation report that gets immediately sent to the Fire Marshal's Office.

Responding to Mr. Anderson, Chief Carey stated that they spend a lot of time at Delaware State University due to false alarms. He noted that they responded around 145 times last year at Delaware State University, mainly on the main campus, not downtown.

Responding to Mr. Anderson, Chief Carey explained that most of the time, the fire department responds with an engine, a ladder, and a duty officer, and occasionally with two (2) engines. He noted that many incidents were triggered by activities that students should not be doing in their rooms, which set off the fire alarm and prompted the Fire Department to respond. He stated that the Fire Department has worked with the Fire Marshal's Office to change Delaware State University's smoke detectors to a dual-action smoke detector system. That system would require two (2) detectors to activate before triggering a building-wide alarm and prompting a Fire Department response, which has helped reduce unnecessary responses.

Responding to Chief Carey, Dr. Sudler suggested discussing with Delaware State University the possibility of installing individual smoke detectors in each room, similar to the setup in some apartment complexes. He explained that by installing individual smoke detectors in each room, it could alert residents or dorm managers to investigate before dispatching the fire department, which

could reduce unnecessary fire department responses. He noted that the approach has worked well at Mishoe Cove apartments and could greatly help at the university.

Responding to Dr. Sudler, Chief Carey stated that, besides Delaware State University being a big contributor to false alarms, he would need to look into other agencies that have high call volumes for false alarms and get back with him with that information.

Responding to Dr. Sudler, Chief Carey stated that regarding the fire alarm system, it was all handled through the Fire Marshal's Office. He noted that he was unsure of what the code stated and how that was supposed to be handled for a dormitory. He mentioned that it would be something that they would need to talk with Fire Marshal Jason Osika about. He added that in the newer dormitories, it was a dual action system, where if the room detector goes off, it would take another detector to go off before the fire alarm in the building goes off. He also stated that retention had fluctuated, though 2025 had been strong overall. He explained that success largely depended on individual commitment; those who were motivated, eager to learn, and willing to put in the time tended to thrive, while others decided it was not the right fit. One (1) ongoing challenge was making new members feel welcome. Like any workplace, some existing members could be standoffish, which could make newcomers feel uncomfortable. He believed that the department had a good group of new and young members who were motivated to do things differently and move the Fire Department forward. He added that those members were taking the initiative by welcoming those incoming members, helping train them, and involving them in the fieldwork and doing the job they do. He stated that they have their ups and downs, and retention could be good one (1) month and not so good the next month, and could vary week to week.

**Mr. Anderson moved for acceptance of the Robbins Hose Company Dover Fire Department 2025 Annual Report. The motion was seconded by Dr. Pillsbury and unanimously carried.**

#### **ADOPTION OF MINUTES - REGULAR COUNCIL MEETING OF MARCH 9, 2026**

**The Minutes of the Regular Council Meeting of March 9, 2026 were unanimously approved by motion of Ms. Arndt, seconded by Ms. Hall, and bore the written approval of Mayor Christiansen (Lewis absent).**

#### **COUNCIL COMMITTEE OF THE WHOLE REPORT - MARCH 10, 2026**

The Council Committee of the Whole met on March 10, 2026, at 6:00 p.m. with Council President Neil presiding. Members of Council present were Mr. Anderson, Ms. Arndt, Mr. Boggerty, Ms. Hall (via WebEx), Mr. Lewis (arrived at 6:18 p.m.), Dr. Pillsbury, and Mr. Rocha. Dr. Sudler was absent. Mayor Christiansen was also absent. Civilian members present for their Committee meetings were Mr. Iriowen (*Utility*), Mr. Garfinkel (via WebEx), and Mr. Shevock (via WebEx) (*Legislative, Finance, and Administration*). Mr. Wilson (*Utility*) was absent.

#### **ADOPTION OF AGENDA**

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

**Discussion on Affordable Housing (Michelle Williams, Executive Director, Fuller Center for Housing of Delaware)**

Ms. Michelle Williams, Executive Director, Fuller Center for Housing of Delaware, reviewed the presentation entitled “Housing Snapshot: Dover and Kent County” (**Attachment #1**) and provided council with the Dover and Kent County Housing Snapshot (**Attachment #2**).

This item was informational; committee action was not required.

Responding to Mr. Anderson, Ms. Williams stated that the cottage houses are now commonly referred to as the “missing middle” in housing. She explained that the current housing stock primarily consists of single-family homes and large-scale developments, with a lack of housing options in between. She noted that, historically, smaller homes, such as approximately 1,000-square-foot houses accommodating families with children, served as starter homes, but such homes are no longer being constructed.

Ms. Williams further stated that developers often indicate they are building what the market demands. However, she suggested that market trends have shifted in recent years toward a preference for smaller, more manageable homes. She added that many individuals now prefer housing that is more affordable to maintain and furnish, which has contributed to her advocacy for smaller homes, including tiny homes and small-scale developments. She referred to a project in Georgetown that includes smaller housing units as an example of this approach.

She emphasized that housing types such as duplexes, quadplexes, and similar “missing middle” options are no longer commonly built. She also referenced historical housing trends, noting that following approximately the 1950s, housing development shifted toward larger suburban homes, particularly after returning veterans utilized VA loans.

Ms. Williams indicated that housing preferences have continued to evolve, with some individuals now expressing interest in alternatives such as mobile homes. She noted that no new mobile home parks have been developed in decades and stated that modern mobile homes differ significantly in appearance and quality from older models.

Responding to Mr. Anderson, Ms. Williams stated that one of the key findings of the task force was the need for smaller housing units. She noted that she was not alone in advocating for smaller units; however, current zoning regulations do not permit such development.

Ms. Williams explained that zoning limitations, including density requirements, restrict the number of units that can be developed on parcels of land (e.g., half-acre or one-acre lots). She stated that over time, lot sizes increased, land use patterns

changed, and zoning regulations effectively limited housing density, thereby restricting the development of smaller housing options.

Mr. Anderson referenced the City of Dover's Planned Neighborhood Development (PND) as a mechanism intended to allow for smaller homes and similar housing types. He noted that there had been limited utilization of this option and inquired whether the ordinance may require revisions or whether the lack of participation was due to market conditions at the time.

Ms. Williams stated that multiple factors could have contributed; however, she suggested that, without reviewing specific locations and parcels, it was likely that developers were unwilling to assume the risk associated with non-traditional housing developments. She noted that projects such as tiny home or pallet home villages represent a departure from conventional development and therefore carry additional risk.

Ms. Williams further stated that there is a need for more developers willing to pursue such projects, including nonprofit organizations. She indicated that, despite her organization's willingness to move forward with development, they have encountered similar challenges. She referenced a property of approximately 20 to 25 acres in Frederica that is ready for development, but noted that regulatory constraints, including its designation within a growth zone, have limited progress. She added that smaller-scale developments are feasible, citing a project in Georgetown on approximately 2.5 acres that includes 20 housing units ranging from approximately 500 to 1,000 square feet, with a mix of one, two, and three-bedroom units.

Responding to Mr. Rocha, Ms. Williams stated that 3D models, video walkthroughs, examples, and full neighborhood drawings are available. She noted that such materials are necessary prior to presenting to the Planning Department, as it can be difficult for individuals to visualize higher-density development, such as 20 units on approximately one and a half acres, without a clear understanding of the scale of an acre.

Responding to Mr. Boggerty, Ms. Williams stated that one concern often raised is whether affordable housing decreases surrounding property values. She clarified that she prefers to describe such housing as "housing that is affordable relative to income." She noted that there is a common misconception that this type of housing negatively impacts property values.

Ms. Williams explained that, in some cases, development can increase property values, particularly when vacant or blighted lots are improved with new housing. She provided an example from Georgetown, where two condemned lots had remained vacant for approximately 20 years before being donated for development. She noted that, despite the longstanding vacancy, nearby residents expressed opposition once development was proposed.

Ms. Williams further stated that numerous studies conducted across the United States have found that affordable housing does not decrease property values.

Responding to Mr. Boggerty, Ms. Williams clarified that the type of housing she was referencing differs from high-end tiny homes often featured in the media and instead focuses on housing that is affordable relative to income. She provided an example from a current project in Georgetown, stating that rental rates are approximately \$950 per month for a one-bedroom unit, including utilities and internet, and approximately \$1,075 for a two-bedroom unit, both below market rate. Ms. Williams explained that the units are intended for working individuals and are part of a broader continuum of care, whereby individuals transition into stable housing. She noted that the development will be professionally managed, with a standard application process in place. She further stated that the project is not currently utilizing housing vouchers and is instead focused on serving individuals within approximately 30% to 50% of Area Median Income (AMI), with the potential to extend up to 60% AMI, targeting those who can afford the stated rental rates.

Responding to Mr. Boggerty, Ms. Williams stated that studies comparing tiny home communities to homeless encampments have not identified similar safety concerns, particularly in cases where residents are homeowners. She noted that available research has not demonstrated a correlation between tiny home communities and increased safety issues.

Ms. Williams further stated that safety, property value, and overall suitability are important considerations for individuals when evaluating non-traditional housing options. She indicated that, based on the studies she has reviewed, there is no evidence linking tiny home communities, regardless of size, to negative safety outcomes.

Mr. Neil stated that while higher-income individuals can find various affordable housing options, his concern focused on low-income, workforce, and fixed-income residents who do not qualify under programs such as ALICE. He inquired whether the small houses Ms. Williams described were located on leased land or were traditional rentals.

Ms. Williams replied that two parcels were donated, and a third was purchased by the nonprofit for one dollar, establishing nonprofit ownership of the land.

Mr. Neil expressed concerns regarding leasehold communities, noting that although developers can borrow from Fannie Mae or Freddie Mac to provide affordable housing, the inability to control subsequent sales often results in higher rents for tenants. He explained that when developers sell properties, tenants may face increased payments, and there is no mechanism to ensure continued affordability.

Mr. Neil stated that the state has not addressed the grassroots problem of creating and maintaining affordable housing. He suggested implementing a rent justification system, like utility regulation, whereby developers are entitled to make a profit, but any sale must be to an entity that will maintain affordability. He explained that this approach could allow community members to gain greater control over their housing, whether through condominium conversion or common-interest communities.

He concluded that while small housing units, such as those provided by nonprofits, are beneficial, they do not fully address the shortage of affordable housing for workforce and fixed-income residents. Mr. Neil emphasized that a long-term solution requires mechanisms to maintain affordability and give residents a stake in the housing, rather than relying solely on rentals.

Responding to Dr. Pillsbury, Ms. Williams stated that the single-unit homes in Georgetown are built on site. She noted that two additional manufacturers are used for modular homes. Beracah, which can construct up to 12 homes in a row within 60 days, and Great Outdoor Cottages, which produces homes under 400 square feet. She clarified that, for purposes of her discussion, “tiny homes” are defined as any home under 400 square feet, rather than the smaller 200-square-foot models, and that the Georgetown units are stick-built by a nonprofit developer.

Responding to Dr. Pillsbury, Ms. Williams stated that all of the homes are single-family, reflecting the preferences of prospective residents, who desire smaller homes rather than large ones. She invited anyone interested to tour the homes and noted a proposal for a military organization involving “tiny home townhouses,” consisting of three units on the bottom floor for disabled veterans and three units on the top floor for other working veterans. She observed that traditional townhouses average approximately 1,500 square feet, making these smaller units a viable alternative.

Ms. Williams further noted that the Georgetown development includes solar panels installed over a carport area, and that there are multiple proven models for ownership and property management. She explained that when evaluating a parcel of land, key considerations include the size of the lot, existing infrastructure, and what the parcel can sustain. She added that while the homes are generally standardized, some modifications are made to suit the land, and she expressed enthusiasm for assessing additional available sites.

**Springboard Delaware Proposal to Partner with New City Church to Create a Facility with Shelter and Wraparound Services for Homeless Women and Children (Mike Osborne, Pastor, New City Church, and Judson Malone, Executive Director, New City Church Family Village)**

Mr. Judson Malone, Executive Director, New City Church Family Village, reviewed the Springboard Delaware presentation.

This item was informational; committee action was not required.

Responding to Mr. Boggerty, Mr. Malone stated that an agreement had been reached with Davis, Bown, and Friedel, a design, architecture, surveying, and engineering firm based in Milford, to begin engineering work for the project. He explained that the goal is to minimize site impact so that the property remains pristine upon completion. He noted that lessons learned from the Georgetown project, including excessive ground disturbance and selection of a site lacking nearby infrastructure, informed their current approach. Mr. Malone emphasized that the objective is to ensure the site is returned to its original condition when the project concludes.

Responding to Mr. Boggerty, Mr. Malone stated that careful attention was given to ratios of residents to hygiene facilities to ensure adequate accommodation. He explained that a trailer on site provides both ADA-compliant and standard facilities. He noted that, at the Georgetown project, there were no issues with residents waiting in line. Based on his experience, he estimated that one five-unit hygiene facility would be sufficient for a population of 50 to 60 individuals and would be located on site.

Responding to Mr. Boggerty, Mr. Malone stated that the project is considering two potential populations: adults experiencing homelessness and women or families with children. He noted that each group represents different profiles and associated safety considerations. In either case, he explained that the site would include a perimeter fence and controlled access. Drawing from the Georgetown project, he stated that the facility's welcome center serves as a central checkpoint, and individuals are not permitted beyond that point unless they belong on the premises or have a legitimate reason to visit, ensuring tight security.

Responding to Mr. Lewis, Mr. Malone explained that, based on lessons learned in Georgetown, relocating approximately 40 individuals from a traumatic and lawless encampment required significant initial resources, including 24-hour staffing and paid security, which proved to be very costly. He noted that over time, staff recognized that treating residents with respect encouraged them to take ownership of the community, shifting the focus from protecting against them to protecting them. He further stated that residents were provided stipends and, while the program maintained a low-barrier approach, participants serving as resident stewards were expected to demonstrate progress, including maintaining sobriety and compliance with testing. He added that the community was staffed at a welcome center 24 hours a day, seven days a week.

Responding to Mr. Lewis, Mr. Malone stated that if approval was not granted, they would withdraw the proposal. He explained that they were seeking a reasonable understanding of what would constitute success and indicated their willingness to enter into a licensed contractor agreement with the city. He noted that the agreement would include a comprehensive operations plan for the village, subject to city approval and oversight, and would provide the city with remedies if obligations

were not met. He further stated that performance would be evaluated over time based on established metrics and outcomes, and if expectations were not met within a period of one to four years, the city would have the authority to terminate the arrangement.

Responding to Mr. Lewis, Mr. Malone stated that the site would be fully enclosed with fencing, with access limited to a single-entry point through the welcome center. He noted that the remainder of the perimeter would be secure and inaccessible, and added that, similar to the Georgetown site, cameras would be installed facing the surrounding streets.

Responding to Ms. Arndt, Mr. Malone stated that, under the program, the operational contract allows individuals to remain for 24 months. However, the average stay is about 4 to 6 months. Mr. Malone stated that the program did not allow participants to remain without expectations for an extended period; instead, it required adherence to a structured timeline. He explained that participants were required to develop both a housing plan and an income or employment plan. He noted that while other issues, such as health, were addressed with encouragement, participation in the program required a willingness to make meaningful life changes, accept assistance, and actively engage with staff.

Responding to Ms. Arndt, Mr. Malone stated that approximately 40% of participants transitioned into permanent housing. He noted that other outcomes included placement into higher levels of care or relocation out of state, while less than 10% of individuals chose to return to unsheltered living conditions.

Responding to Ms. Arndt, Mr. Malone stated that the proposed target population included either homeless adults or families with women and children, noting that the church expressed a greater level of comfort with serving families, although both options remained under consideration. He explained that insurance considerations indicated differing levels of risk between the populations, which would need to be factored into the decision, and added that Springboard would carry liability insurance. He acknowledged concerns from local businesses regarding theft, suggesting that serving the adult homeless population could potentially reduce such impacts, though not eliminate them, while noting that families were less likely to contribute to those issues but faced significant need. He emphasized that both approaches offered benefits and stated that the organization was seeking guidance from the community, the church, and the City Council to determine the most appropriate population to serve.

Responding to Ms. Arndt, Mr. Malone stated that he had received reports that Target was not supportive of the project, though he was unsure whether the proposal had been fully understood. He noted that he had made an initial attempt to speak with store representatives and intended to follow up with management. He further stated that store staff reported issues with theft, including the need to secure certain

departments such as men's clothing and cosmetics, and emphasized that these concerns were recognized and taken into consideration.

Responding to Dr. Pillsbury, Mr. Malone stated that potential populations included women and children as well as complete family units, including husbands, wives, and children. He emphasized that there was no single predetermined population, noting that each group had demonstrated need. He explained that, while they could not serve all populations simultaneously, they were seeking guidance and input to make an informed decision in partnership with the city, the church, and the broader community.

Mr. Anderson thanked Mr. Malone for the discussion and stated that it raised important considerations for further research. He referenced a property previously considered by an unsheltered working group as potentially more suitable for an adult homeless population and suggested it could be evaluated for a future phase of the project. He expressed the opinion that the current neighborhood may be better suited for a family-focused program, noting concerns about impacts to neighborhood character and emphasizing the importance of preserving intact families as a key factor in poverty reduction and crime prevention. He further stated that a family-centered approach may require more complex and costly infrastructure but addressed an important need. He added that a separate site could potentially be identified for an adult-focused program in the future and encouraged continued coordination with city staff to explore available property options.

Responding to Mr. Rocha, Mr. Malone stated that accurately estimating the size of the homeless population is challenging without conducting extensive street outreach, noting that point-in-time counts offer limited information. He explained that in Georgetown, a lengthy outreach effort was carried out over several months, providing more detailed data but also revealing fluctuations in the population due to people moving in and out of visibility. He added that during a recent cold weather event, coordination with nonprofit partners, the Red Cross, and the town led to temporary shelter for individuals in a community center, where about 20 people were housed, and roughly 70 additional individuals sought shelter outdoors because of unsafe conditions. He suggested that these observations indicate the homeless population might be larger than the current number being served.

Mr. Malone further stated that while the proposed model could be successful if implemented properly, it would not address the full scope of need. He acknowledged that the initial effort in Dover would not eliminate homelessness but would provide a humane and structured approach that could demonstrate a path forward. He concluded by stating that meaningful progress in addressing homelessness requires providing individuals with safe and stable housing.

Responding to Mr. Neil, Mr. Malone stated that they were not seeking funding from the city, noting that in prior presentations in Newark, Milford, and Georgetown, the same position was communicated that such operations should be funded through

state contracts. He explained that they had obtained a contract in Georgetown, though he believed the level of funding was insufficient to meet operational needs. He further stated that their model was for their nonprofit organization to operate and manage the project, with funding to be secured through state contracts for operations and private sector contributions for capital costs, including cottages.

He noted that they had a time-limited capital budget of approximately \$1.4 million available for the project but acknowledged that expansion would require addressing both capital and operating expenses. He further stated that municipalities are often not structurally equipped to fund or manage this level of social service responsibility, despite being directly impacted by the issue.

Responding to Mr. Neil, Mr. Malone stated that the property's zoning is institutional office zoning, which includes language permitting emergency shelters and transitional housing as a use. He noted that this would be further reviewed to determine what is allowable under the code.

He explained that while the proposed model may appear similar to a "deconstructed hope center," there are distinctions, and described the hope center model as a facility that provides tiered levels of service, beginning with emergency shelter, followed by short-term stays, respite care, and potentially permanent supportive housing. He cited medical discharge situations as an example of the need for respite care, noting that individuals may be too ill for unsheltered conditions but not eligible to remain in a hospital setting. He added that some facilities have adapted by dedicating space for respite care and, in response to ongoing housing shortages, expanding into permanent supportive housing.

He further stated that the effort is intended to be collaborative, noting coordination with local and regional partners, including representation from New Castle County's Department of Community Development on the organization's board.

### **Council Reports – February 2026**

#### **First District**

Dr. Pillsbury reported attending the Quarterly Joint Pension meeting.

Mr. Rocha reported attending internal meetings with Council President Neil, the Quarterly Joint Pension meeting, and the St. Patrick's Day Parade committee meetings. He also reported working with the City Manager's office on constituent complaints.

#### **Second District**

Ms. Hall reported that her district experienced multiple complaints related to snow removal and stated that she and Councilman Lewis had been actively addressing those concerns. She thanked city staff for their assistance in responding to those issues.

She further stated that she had been conducting research regarding the potential development of a data center in the area and was gathering information to help the city be proactive in its response should such a facility choose to locate in Dover. She noted that she had also been engaged in conversations regarding additional community initiatives involving children.

Ms. Hall further stated that she was appreciative of discussions related to affordable housing and reported that she had been researching a national opportunity related to housing affordability. She indicated that she would share additional information as it became available.

Mr. Lewis reported, in line with Ms. Hall's comments, that he had been addressing numerous constituent concerns involving code enforcement issues and crime in his district. He stated that he referred most matters to Ms. Duca, Assistant City Manager, and Chief Code Enforcement Officer Eddie Kopp for follow-up. He further stated that he had spoken briefly with the Chief regarding the potential installation or restoration of a surveillance camera in the alleyway between Stoney Creek Development and Barrister, noting that the area was experiencing significant issues, including trash accumulation and frequent complaints of suspected drug transactions and parking-related concerns, with approximately three to four constituent calls per week.

Mr. Lewis stated that he intended to continue discussions with the Chief and possibly schedule a meeting with Councilwoman Hall to explore solutions, including the possibility of securing a camera through collaboration with another state agency if funding was limited.

#### Third District

Ms. Arndt reported that she had attended several constituent meetings, including most recently the Downtown Dover Partnership Board meeting. She stated that she had received constituent concerns regarding trash along roadways, particularly along curbs and in the medians on Route 13, noting that the issues had become more visible following the melting of snow. She indicated that she would look into the matter moving forward to see if additional cleanup efforts could be arranged.

#### Fourth District

Mr. Anderson reported that he wanted to thank all participants in a recent community trash pickup event organized by Booted and Suited, noting that it was a success with approximately 40 community members and partners participating. He stated that he was unable to attend due to prior work obligations but expressed appreciation for those who organized and participated in the effort. He further reported that he had spoken with several individuals following the event and noted overall positive community engagement.

Mr. Anderson stated that there were ongoing concerns regarding potential drug-related activity in the alley between North Governors Avenue and New Street, as

well as other neighborhood issues that had been referred to staff for review. He thanked city staff for their work and noted that there had been significant positive feedback regarding snow removal efforts across the district, commending staff for their professionalism and hard work.

He further reported that residents along Silver Lake Boulevard had expressed appreciation for the replacement of a barrier in that area, noting minor delays due to weather conditions. Mr. Anderson concluded by noting that additional matters had been forwarded to staff for follow-up and expressed anticipation for the upcoming St. Patrick's Day parade, thanking volunteers for their efforts in organizing the event.

Dr. Sudler was absent; no report was given.

#### At-Large

Mr. Boggerty reported that he attended and spoke at the rescheduled Black History program at the Modern Maturity Center and noted that the event was well-received. He further reported that he attended a meeting with Councilman Rocha and Council President Neil. He also stated that he continued his duties, including participating in a Construction and Property Maintenance Code Board of Appeals meeting.

#### Council President Neil

Mr. Neil reported that he attended a Disabled Students poster contest at the George Mason Station near the Duncan Building. He stated that he also attended an appeals hearing with Chairman Boggerty and Councilman Rocha.

He further reported that he met with the Mayor and citizens interested in establishing a City of Dover museum. He noted that he addressed constituent emails regarding proposed pedestrian safety issues and sent a Third District snow alert on behalf of Councilwoman Arndt and himself to Third District HOA presidents and civic leaders, as well as responding to additional snow removal concerns.

Mr. Neil stated that he participated in email discussions with residents in the historic district regarding sidewalk repair needs, involving coordination with Mark Nowak, Public Works, and Councilman Anderson. He further noted discussions regarding the potential use or acquisition of the former Dover Sheraton Hotel owned by Delaware State University by the state for conversion into a Hope Center. He also reported receiving a call from a hotel owner expressing concerns and stated that he encouraged the individual to visit the Hope Center in New Castle County to better understand its operations.

### **UTILITY COMMITTEE**

The Utility Committee met with Chairman Rocha presiding.

#### **Adoption of Agenda**

**Mr. Lewis moved for adoption of the agenda, seconded by Mr. Boggerty, and unanimously carried.**

**Dedication of Water Infrastructure – S. Bay Road (Jason Lyon, Director of Water and Wastewater)**

Mr. Jason Lyon, Director of Water and Wastewater, reviewed the background and analysis of the dedication of the water infrastructure for South Bay Road.

Staff recommended acceptance of water infrastructure within the right-of-way of Bay Road. Dedication is to include all of the referenced water infrastructure.

Responding to Mr. Lewis, Mr. Lyon stated that the city would not be spending any money on the project and that all associated costs would be borne by the developer. He clarified that the request was strictly for approval and that the city had not made any payment toward the project. He further acknowledged that the city would be responsible for ongoing maintenance moving forward.

**Mr. Anderson moved for acceptance of the water infrastructure within the right-of-way of Bay Road and that the dedication includes all of the referenced water infrastructure, as recommended by staff. The motion was seconded by Ms. Arndt and unanimously carried.**

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

**Dedication of Water and Wastewater Infrastructure – Oak Shadows (Jason Lyon, Director of Water and Wastewater)**

Mr. Jason Lyon, Director of Water and Wastewater, reviewed the background and analysis of the dedication of the water and wastewater infrastructure for Oak Shadows.

Staff recommended acceptance of the water and wastewater infrastructure within the right-of-way of the Oak Shadows development. Dedication is to include all of the referenced water and wastewater infrastructure.

Ms. Arndt stated that she had met with the community on site on several occasions and attended an HOA meeting with Mr. Lyon. She expressed appreciation for his continued collaboration with the community and thanked him for working with residents. She noted that the community had expressed concern about securing funding to complete the work necessary to bring the project up to city standards for dedication. She further thanked Mr. Lyon for his commitment and for assisting in guiding the process to its current stage.

**Ms. Arndt moved to recommend acceptance of the staff recommendation for the dedication of the infrastructure. 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 Ms. Hall and carried by a unanimous roll call vote (Lewis absent).**

**Mr. Rocha moved for adjournment of the Utility Committee meeting; hearing no objection, the meeting adjourned at 7:55 p.m.**

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

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

##### **Adoption of Agenda**

**Mr. Shevock moved for adoption of the agenda, seconded by Mr. Rocha, and unanimously carried.**

##### **Update from the American Federation of State, County, and Municipal Employees (AFSCME) on Membership Priorities (Matt Carey, President of the AFSCME Union)**

Mr. Matthew Carey, President of the AFSCME Union, presented the committee with membership priorities.

This item was informational; committee action was not required.

Mr. Carey stated that he serves as the Emergency Communications Manager for the Dover Police Department and as President of AFSCME Local 2356. He thanked the Council for its support of city employees and stated that the relationship between the Council and employees had been positive overall.

He reported that the union currently has a 14.58% vacancy rate and expressed concern regarding employee retention, noting challenges related to pay structure, including the city's 5% pay increase limitation under the Pay Plan. He suggested the Council consider reviewing the policy to provide additional flexibility, stating that it may help address pay compression and improve retention, particularly among mid-tenured employees.

Mr. Carey further stated that the union has a strong interest in reinstating the pension system and referenced prior discussions held with the HR Director, City Manager, and union presidents regarding an educational process and employee survey. He stated that follow-up information had not yet been distributed since a meeting in early December and requested that the city move forward by providing the materials so employees could better understand and complete the survey.

He emphasized the importance of communication between the city and the union, noted he had recently sent correspondence to council through the City Clerk's Office, and requested continued dialogue to advance discussions and improve

coordination. He concluded by thanking the Council and stating that his experience with the city over his 19-year tenure had generally been positive.

Responding to Ms. Arndt, Mr. Carey stated that a survey distributed to union members in the fall received inconsistent responses, noting that some members did not receive it, did not understand it, or left questions unanswered. He explained that he, along with the IBEW President and DOE President, met with the Assistant City Manager, the HR Director, and staff on December 1st to address these issues. He stated that all parties agreed to develop an informational packet, such as a slideshow or short video, to provide clear and concise information for employees.

He further stated that the group was expected to reconvene in January to review and approve the messaging before distribution; however, that follow-up meeting had not yet occurred. He explained that the intent of the process was to ensure clarity in communication regarding union questions and proposals so employees could better understand the issues and determine whether further action or advocacy was needed.

Responding to Mr. Rocha, Mr. Anderson stated that the 5% pay limitation appeared to relate to promotional increases, including situations where employees assume interim or supervisory roles. He noted that the cap may not provide sufficient compensation for the additional responsibilities. He further stated that there may be provisions allowing for higher increases under certain conditions.

Responding to Mr. Rocha, Mr. Carey stated that the 5% pay limitation was creating broader challenges across the city, affecting employees moving between departments, unions, and non-bargaining positions. He explained that the restriction limited the city's ability to offer competitive increases, even for highly qualified employees, which discouraged advancement and contributed to employees remaining in their current roles rather than accepting promotions.

He noted that this situation contributed to pay compression and reduced interest in leadership positions, as employees could earn comparable or greater compensation through overtime without taking on additional responsibilities. He further stated that this issue impacted multiple groups across the city and led to retention challenges, with some employees leaving their positions within a short period for better opportunities.

Mr. Carey confirmed that employees were gaining valuable training and managerial experience with the city and then leaving for other opportunities. He stated that the current pay limitations restricted the city's ability to negotiate or offer competitive increases, which hindered retention efforts. He acknowledged that not all employees may warrant increases beyond the existing cap, but emphasized that, in many cases, the limitation was preventing the city from appropriately compensating and retaining qualified personnel.

Mr. Rocha stated that he was interested in evaluating the pay gap between employees receiving a 5% increase and the salaries of those previously in the position. He noted that, in cases where there is a significant disparity, the limited increase may not provide adequate incentive for employees to assume additional responsibilities or pursue the position. He indicated that this issue warranted further review.

Mr. Lewis emphasized the need for continued discussions but reiterated the current budget constraints.

Responding to Mr. Lewis, Mr. Rocha stated that, in his view, the budget may already account for higher salaries associated with certain positions. He explained that if a higher-paid employee leaves and a lower-paid employee assumes the role, even with a 5% increase, there may still be unused funds within the existing budget allocation. He suggested that this could allow for greater flexibility in compensation without necessarily creating additional budgetary strain.

Responding to Mr. Rocha, Mr. Lewis stated that he had previously raised concerns regarding the use of funds from unfilled positions, noting that while those funds may be used temporarily, the positions remain budgeted and will eventually need to be filled. He questioned how utilizing those funds in the interim could impact the budget in the future and whether doing so could result in a deficit once the positions are filled. He emphasized the need for clarity on how this practice affects long-term budgeting.

Mr. Neil stated that the matter would need to be considered during upcoming budget discussions or in future budget cycles, noting that it involved broader issues such as pensions and challenges with recruitment and retention. He indicated that additional review was necessary to better understand the underlying causes, including long-standing vacancies.

He stated that the issue would be addressed moving forward, though specific outcomes could not yet be determined, and emphasized the need to evaluate it alongside other human resources concerns. He added that prior efforts had been made to adjust salaries and improve compensation structures and that further review would be conducted to find an appropriate balance.

Bob Murphy stated that he is a resident of Milford and a landowner of the proposed Little Living Project, noting that he and his wife are partners in the effort. He commended council for its engagement and discussion on the issue of affordable housing.

He referenced prior planning efforts and public input supporting affordable housing initiatives and stated that the city was taking proactive steps in coordination with agencies such as the Delaware State Housing Authority and other municipalities.

He emphasized the importance of clear and accurate information, noting that misinformation could hinder progress.

Mr. Murphy explained the financial challenges associated with developing affordable housing, including land and construction costs, and described the concept of “little living” or cottage-style homes as a way to increase housing opportunities. He compared traditional density calculations to smaller home models, stating that higher unit counts could still be consistent with overall land use when considering total livable space.

He encouraged council to consider a pilot or “proof of concept” approach to demonstrate the viability of such developments. He also expressed concern about zoning and development inconsistencies, noting that higher-cost developments are often permitted while affordable housing projects face barriers. He concluded by reiterating his support for the initiative and encouraging continued progress in addressing housing needs for underserved populations.

Jeanie Anderson, Dover, expressed concerns regarding ongoing crime in her area and suggested the possibility of establishing a mobile or temporary police presence, potentially utilizing existing facilities such as the People’s Church or the nearby fire department. She stated that increased police presence in the area may help reduce crime and noted that available space in the community could potentially be used for this purpose.

She further raised concerns about unsanitary conditions in the neighborhood, stating that individuals were relieving themselves outdoors, and inquired about the possibility of installing portable restroom facilities to address the issue and provide a more dignified solution.

**Mr. Anderson moved for adjournment of the Legislative, Finance, and Administration Committee meeting; hearing no objection, the meeting adjourned at 8:22 p.m.**

**Mr. Neil moved for adjournment of the Council Committee of the Whole meeting, hearing no objection, the meeting adjourned at 8:22 p.m.**

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

**APPOINTMENTS RECOMMENDED BY CITY COUNCIL**

**By motion of Ms. Arndt, seconded by Ms. Hall, the following appointments were accepted by consent agenda:**

**Dover Human Relations Commission - At-Large Appointment - Three- Year Term to Expire February 2029**

Jordan Spencer

**CITY MANAGER'S ANNOUNCEMENTS**

Ms. Duca announced that spring cleanup is scheduled for April 6<sup>th</sup> through April 17<sup>th</sup>. Residents with questions regarding this service, or trash and recycling services in general, are encouraged to contact the Department of Public Works at (302) 736-7025. She also announced that the annual water distribution system flushing is scheduled for April 12<sup>th</sup> through May 1<sup>st</sup>. Any questions regarding this process may be directed to the Department of Water and Wastewater at (302) 736-7025. Regarding project updates, she stated that the railing replacement along Silver Lake Boulevard, which was previously scheduled to begin, has been rescheduled to Wednesday, March 25<sup>th</sup>, due to weather conditions. Additionally, the Persimmon Park Play drainage project has experienced weather-related delays throughout the winter and was approximately 60% complete.

**MAYOR'S ANNOUNCEMENTS**

Mayor Christiansen was absent.

**COUNCIL MEMBERS' ANNOUNCEMENTS**

Mr. Boggerty announced that Delaware's Laborers' Local 199 is hosting a Workforce Recruitment Open House on March 30<sup>th</sup> from 9:00 a.m. to 11:30 a.m. He noted that The Well Church would be hosting the event, and the location was 1406 Forrest Avenue, Suite D. He further added that they would be looking to hire apprentices in the fields of concrete, masonry tending, scaffold builder, and excavation and grading.

Mr. Lewis announced that on March 25<sup>th</sup>, there would be a Central Delaware Chamber of Commerce ribbon cutting at Bally's Casino at the Circulo Lounge, and on March 28<sup>th</sup>, an Easter Eggstravaganza at the Elizabeth W. Murphy School, sponsored by Tracy Palmer Ministries, will be held from 12:00 p.m. to 4:00 p.m.

Ms. Hall announced that the 2026 Tuskegee Airmen Commemoration Day at Delaware State University will be held from 9:00 a.m. to 2:00 p.m.

Mr. Anderson expressed gratitude to those who have shared their views on both sides of the issues occurring downtown. He acknowledged the challenges that have occurred and affirmed that residents have a right to feel safe on their property. He noted that getting individuals off the streets was a positive step, as it allowed them to receive the help they needed. He emphasized his commitment to finding a solution that worked for all sides, to build a stronger community where residents were supported and able to enjoy a higher quality of life in the city. He called on various community organizations for when winter comes to restore the original vision that had happened with Code Purple, because one (1) neighborhood should not bear the burden alone. There would be fewer problems when things rotate through different places, and he hoped that individuals would start considering that for the winter season.

Dr. Sudler wished everyone a Happy Easter and stated that they must continue working together to address the social challenges that have affected the community. He concurred with Mr. Anderson that not one (1) agency should bear the bulk of the burden, but rather that responsibility should be

shared. He noted that if they all worked together, they would eventually come up with a neutral solution that would benefit everyone.

The meeting adjourned at 7:41 p.m.

ANDRIA L. BENNETT, CMC  
CITY CLERK

All ordinances, resolutions, motions, and orders adopted by the City Council during their Regular Meeting of March 23, 2026, are hereby approved.

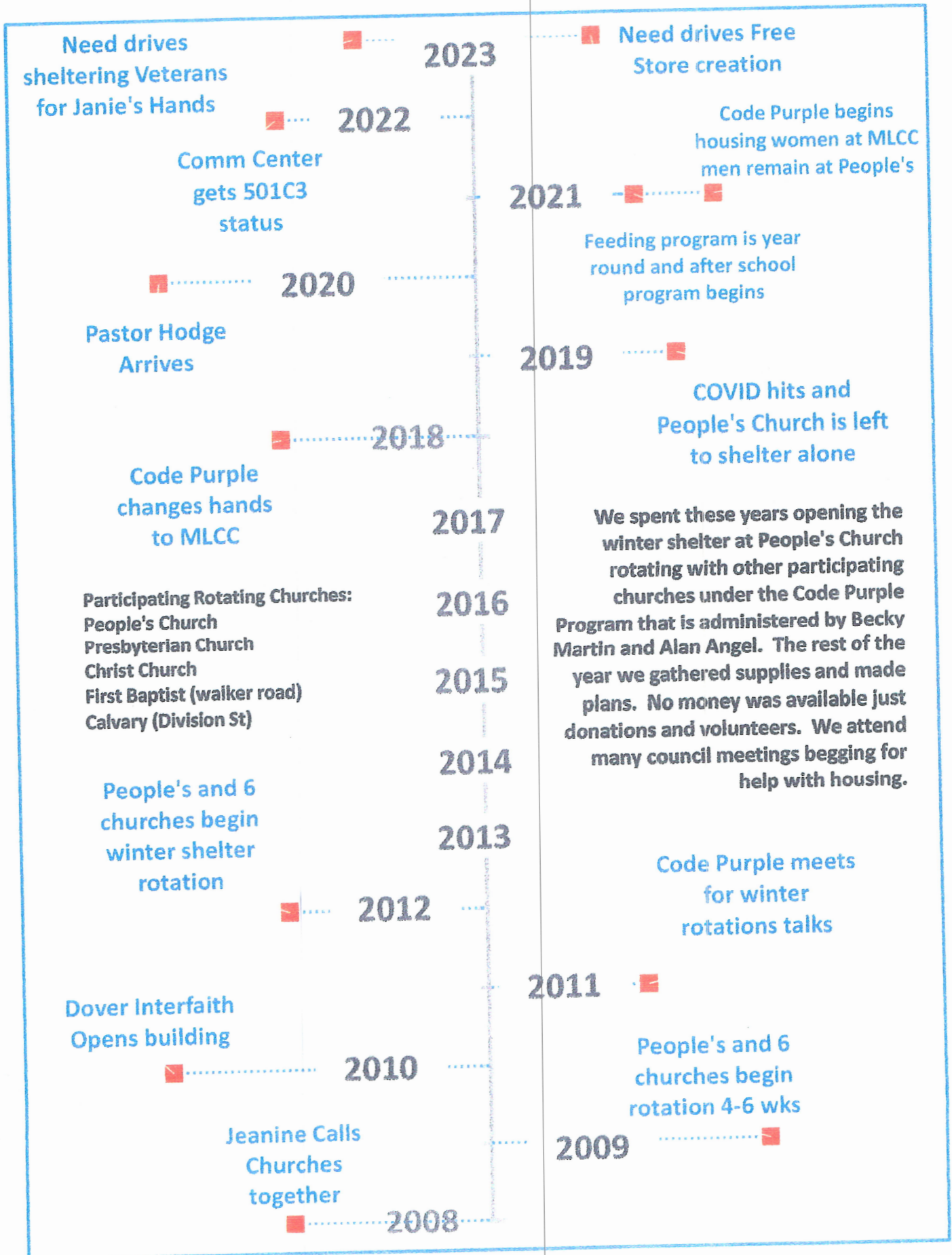
ROBIN R. CHRISTIANSEN  
MAYOR

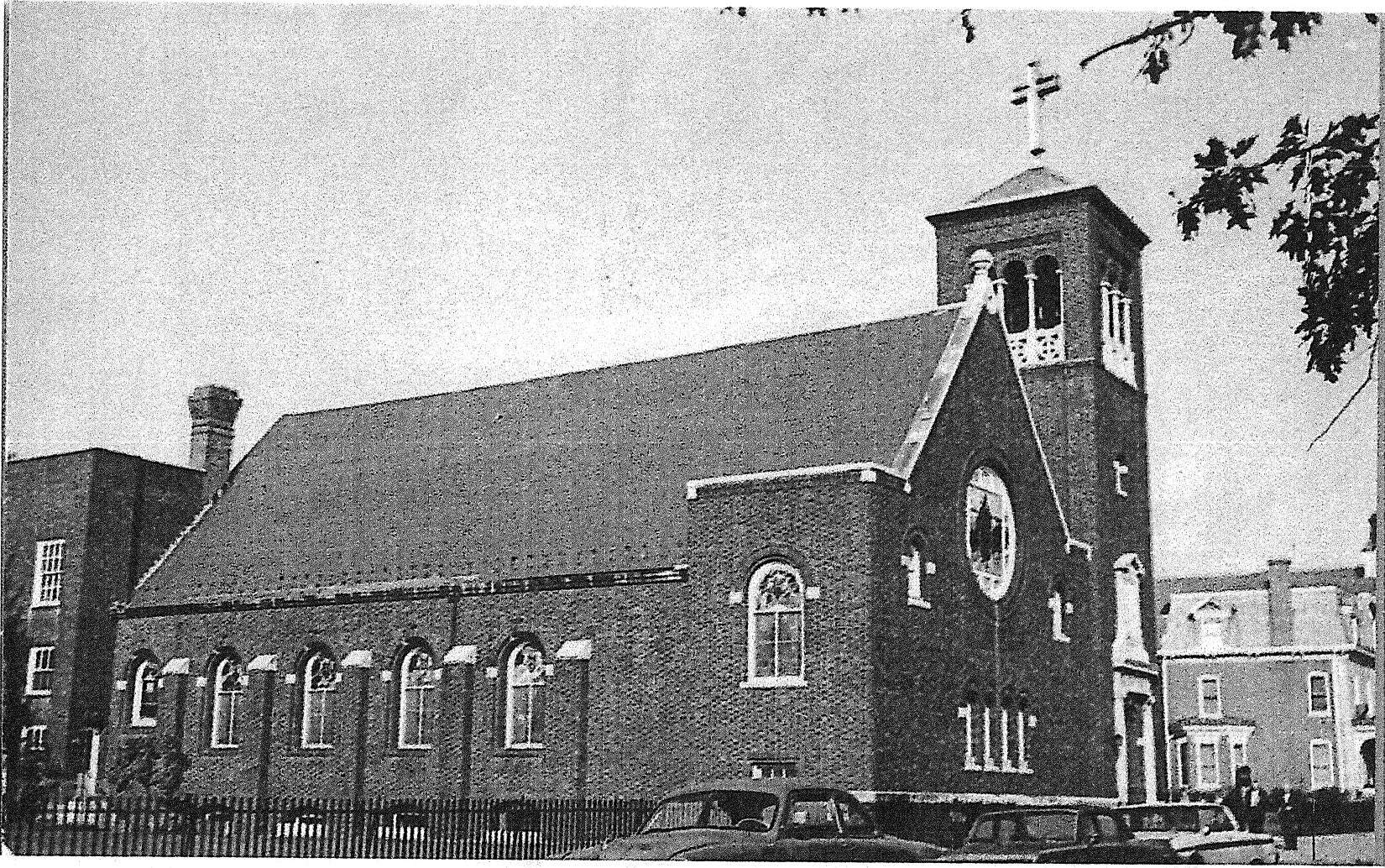
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Exhibits

Exhibit #1 – Sue Harris – People’s Church Timeline

Exhibit #2 – Sue Harris – People’s Church Stained Glass Windows Photo and Delaware Department of Health and Social Services Division of Public Health Food Establishment Permit







**DELAWARE HEALTH AND SOCIAL SERVICES**  
Division of Public Health



OFFICE OF THE DIRECTOR

**Delaware Department of Health and Social Services**  
**Division of Public Health**  
**Food Establishment Permit**

**NOT TRANSFERABLE**

**People's Church of Dover**

**46 South Bradford Street , Dover, Delaware 19904, United States**

<b>Permit Holder Name:</b>	Sue Harris
<b>Permit Number:</b>	FE-2025-1034
<b>Permit Type:</b>	Permanent Food Est. Permit
<b>Permit Issue Date:</b>	5/1/2025
<b>Permit Expiry Date:</b>	7/1/2026
<b>Types of Operations:</b>	Food Operations

Above named is hereby granted permission to follow the trade, business, pursuit, or occupation at the above listed address, and for the purposes set forth and defined under 16 Del. Admin. Code 4400, pursuant to the information signed and submitted by this person to the Secretary, Delaware Health and Social Services in an application duly filed.

**POST IN A CONSPICUOUS PLACE FOR PUBLIC VIEW**

**Steven L. Blessing**  
Director, Division of Public Health  
Delaware Department of Health and Social Services  
Date: 5/1/2025