CITY OF DOVER, DELAWARE
REGULAR CITY COUNCIL MEETING
Monday, July 27, 2026 at 6:30 PM

City Hall Council Chambers, 15 Loockerman Plaza, Dover, Delaware

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AGENDA

VIRTUAL MEETING NOTICE

This meeting will be held in the City Hall Council Chambers with electronic access via WebEx. Public participation information is as follows:

Dial: 1-650-479-3208
Link: https://shorturl.at/C3O0o
Event number: 2531 047 8144
Event password: DOVER (if needed)

If you are new to WebEx, get the app now at www.webex.com/ to be ready when the meeting starts.

The meeting can also be viewed on Comcast Channel 14, Verizon Channel 20, and on the City's Streaming Player located at www.cityofdover.com under "Quick Links".

OPEN FORUM - 15 Minutes Prior to Official Meeting (6:15 p.m.)

The "Open Forum" segment is provided to extend the opportunity to the general public to share their questions, thoughts, comments, concerns, and complaints. Discussion of any item appearing on the agenda as a public hearing is prohibited during the Open Forum as an opportunity will be provided during consideration of that item. Citizen comments are limited to three (3) minutes. Council is prohibited from taking action since they are not in official session; however, they may schedule such items as regular agenda items and act upon them in the future.

INVOCATION - Elder Ellis B. Louden

PLEDGE OF ALLEGIANCE - Councilwoman Pillsbury

ADOPTION OF AGENDA

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.

CONSENT AGENDA

ADOPTION OF MINUTES

1. **Regular City Council Meeting of July 13, 2026**

COMMITTEE REPORTS

2. **Special Legislative, Finance and Administration Meeting of June 8, 2026**
3. **Special Legislative, Finance and Administration Meeting of July 9, 2026**
4. **Council Committee of the Whole Meeting of July 14, 2026**

COUNCIL REPORTS - MAY & JUNE 2026

5. **First District**
6. **Second District**
7. **Third District**
8. **Fourth District**
9. **At- Large**
10. **Council President Neil**

Legislative, Finance, and Administration Committee

11. **Proposed Dual Employment Policy (Naomi Poole, Human Resources Director)**

    (Committee Recommendation: Approval of Dual Employment Policy)

    (This item will be considered during the latter part of the meeting - see item #20)

QUARTERLY REPORTS

12. **Quarterly Review - Capital Investment Plan (CIP) (April, May, and June)**
13. **Quarterly Revenue Report as of June 30, 2026**

APPOINTMENTS/REAPPOINTMENTS RECOMMENDED BY MAYOR CHRISTIANSEN

14. **Board of Adjustment - Three-Year Term to Expire July 2029**

    A. Clarence C. Wagner II

15. **Code Board of Appeals - One-Year Term to Expire May 2027**

    A. Belinda L. Main

B. Steven LeBoon

16. Construction and Property Maintenance Code Board of Appeals - One-Year Term to Expire May 2027

A. Matthew D. Campana, Representative of Homeowners

B. Charles C. K. Martin, Representative of Local Real Estate Industry Association

17. Dover Public Library Advisory Commission - Five-Year Term to Expire July 2029

A. Catherine A. Huffman (to fill the unexpired term of Shermaine E. Johnson-Moore)

18. Election Board - Three-Year Term to Expire May 2028

A. Richard P. Gaydos (to fill the expired term of Mr. James W. Brockton)

19. Ethics Commission - Five-Year Term to Expire July 2031

A. Dr. Samuel B. Hoff

ITEMS NOT ON THE CONSENT AGENDA

20. Proposed Dual Employment Policy (Naomi Poole, Human Resources Director)

(Committee Recommendation: Approval of Dual Employment Policy)

ORDINANCES

FINAL READING - The First Reading of the Proposed Ordinance was accomplished during the Council Meeting of **JULY 13, 2026.** The ordinance is available at the entrance of the Council Chambers and on the City's website at www.cityofdover.com under "Government."

21. Proposed Ordinance #2026-05 with SA #1- Amending Chapter 70 - Offenses and Miscellaneous Provisions, Sec. 70-4. - Throwing and kicking objects and playing games in streets and public places

CITY MANAGER'S ANNOUNCEMENTS

MAYOR'S ANNOUNCEMENTS

COUNCIL MEMBERS' ANNOUNCEMENTS

ADJOURNMENT

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. PURSUANT TO 29 DEL. C. §10004(e)(2), THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS, WHICH ARISE AT THE TIME OF THE MEETING

REGULAR CITY COUNCIL MEETING

The Regular City Council Meeting was held on July 13, 2026, at 6:45 p.m. with Council President Neil presiding. Council members present were Ms. Hall (via Webex in at 6:23 p.m., left Webex at 7:12 p.m., in-person at 7:13 p.m.), Mr. Boggerty, Mr. Anderson, Dr. Pillsbury, Mr. Rocha, and Dr. Sudler. Ms. Arndt and Mr. Lewis were absent.

Staff members present were Police Chief Johnson, Ms. Marney, Ms. Duca, Ms. Melson-Williams, Fire Chief Carey, Mr. Griffith, and Ms. Bennett. Mayor Christiansen was also present.

<u>OPEN FORUM</u>

The Open Forum was held at 6:15 p.m., prior to the 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 with the increase in gun violence and asked if the ATF, Federal Marshals, or anyone else has been called in to assist. He highlighted that there have been three (3) major shootings recently. He suggested reaching out to Kent County Bayhealth to create a level one (1) trauma center sooner rather than later. He expressed frustration to council that citizens' concerns have not been put on the agenda unless it was something to do with damage control. Recently, there was an investigation between the Police Department, FOP, Dr. Sudler, and Mr. Lewis, and he stated that the constituents deserved to know the conclusion of the investigation because they paid for it. He expressed concerns with the budget and constituents being able to pay their bills, food, and medication.

Belinda Main, 142 Reese Street, expressed concerns regarding the delay in installing a speed limit sign in her neighborhood, public safety within the city, and the increase in utility bills. She expressed frustration that constituents were not being heard and emphasized the importance of ensuring that each district was safe for its residents. She stated that the city's utility bills were placing residents in a difficult position because many could not afford the costs.

Cleveland Wilson, 234 North Kirkwood Street, emphasized the importance of positive change within the city to restore hope among the residents.

Kim Petters, a Magnolia resident, announced that starting on July 25th, and every Saturday going forward from 8:00 a.m. to 1:00 p.m. at the Green on State Street will be a Farmer’s Market. She emphasized that the Farmer’s Market was to help revitalize Dover and to help local vendors make money. She noted that she worked with Booted and Suited and Newcastle County Farmer’s Market. She further noted that she would be working with children and adults and offering free vision tests and ordering their subscriptions.

Bonnie Pennington, 200 North Kirkwood Street, expressed concerns about safety in the City of Dover and frustration about the trash all over the city. She stated that panhandlers were not asking anyone to stop and give them money. She emphasized that the panhandlers needed to be left alone.

Ti Lincoln, a Dover resident, expressed concerns that she does not feel safe parking in front of her home because of the ongoing prostitution, repeated trespassing, and related criminal activity occurring in the immediate area. She stated that she had been forced to park in the alley behind her home, despite the additional hardship it had caused because of her disability. She appreciated the professionalism and continued efforts of the Dover Police Department. She requested that the City of Dover coordinate a comprehensive response involving the Police Department, Planning Office, Code Enforcement, and any other appropriate agencies to identify and eliminate the conditions contributing to the ongoing public nuisance. She expressed her desire for peace and safety for everyone in the community.

Vonderlear Smack, 1001 White Oak Road, expressed concerns about individuals riding on electric motor scooters. She stated that she almost came into contact with hitting someone riding a scooter and would be terrified if she did hit someone. She suggested that council could come up with an ordinance, such as tags being on the scooters.

Via Webex, Traci Murphy, 4023 Kennett Pike, Wilmington, Executive Director for the Coalition for a Safer Delaware, stated that the community of Dover deserved to feel safe where they lived, where they worked, worshiped, and raised their families. She further stated that at the same time, preventing gun violence was not the responsibility of one (1) organization or one (1) agency. She explained that one (1) of the reasons that Dover was so vulnerable currently was because Wilmington had been stronger in their fight against violence. Wilmington knew that guns and crime would travel to the next possible location where it could take hold and root, and that was what they were seeing in Dover. She urged council to take into consideration the constituents' comments who have shown up and spoken, and that community violence intervention programs did exist.

INVOCATION

The invocation was given by Elder Ellis Louden.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilman Anderson.

ADOPTION OF AGENDA

Mr. Rocha moved for adoption of the agenda, seconded by Dr. Pillsbury, and unanimously carried (Arndt and Lewis 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 requests, in which event the matter shall be removed from the Consent Agenda and considered a separate item.

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

PRESENTATION – 2025 Annual Report – Dover Human Relations Commission

Dr. Travis Mishoe Sudler, Chairman, briefed members on the Dover Human Relations Commission 2025 Annual Report.

Responding to Mr. Rocha, Dr. Mishoe Sudler stated that he was informed by the City Clerk's Office that the Dover Human Relations Commission could only have four (4) meetings a year.

Mr. Rocha cited the City of Dover Code of Ordinances, Chapter 58 – Human Relations, Article II – Human Relations Commission, Sec. 58-33 (c) Meetings. "The commission shall hold at least five meetings per year; one each quarter and one to be determined by the commission. Special meetings may be called by the chairperson or three members of the commission."

Responding to Mr. Rocha, Dr. Mishoe Sudler stated that he was aware of the code and what it stated about how many meetings could be held.

Responding to Mr. Rocha, Dr. Mishoe Sudler stated that when he was informed, his response was that they would need to create a quorum outside of city chambers. He further stated that if they were to create a quorum, they would have to give proper notification so that the public could be notified and attend. He noted that when he came on the Dover Human Relations Commission, they always had a meeting once a month, and it has never been five (5) times a year, or once quarterly, with an extra meeting given. He believed that it was beneficial for the Dover Human Relations Commission to have monthly meetings because that helped with accessibility.

Responding to Dr. Mishoe Sudler, Mr. Rocha stated that they could revisit going back to monthly meetings if he believed that the amount of need was there for them to conduct their business; he would be amenable to that.

Responding to Mr. Rocha, Dr. Mishoe Sudler stated that meeting monthly allowed Commissioners to stay informed about issues in each district, prepare for upcoming matters, and avoid missing important discussions.

Responding to Dr. Mishoe Sudler, Mr. Rocha commended him and the Commissioners for wanting to meet regularly.

Mr. Rocha stated that the responsibility of ensuring that the vacancies were being filled was based on the recommendations of council, but the appointments came from Council President Neil. He noted that they should at least try to solicit to fill the vacancies.

Responding to Mr. Rocha, Dr. Mishoe Sudler stated that Jordan Spencer was currently a 2026 appointment, so the next annual report will include him.

Mr. Rocha suggested that they place the Dover Human Relations Commission vacancies on the Legislative, Finance, and Administration Committee to be reviewed again, if it would be amenable to the chair, and make a motion.

Mr. Anderson stated that they should not rush into changing the Dover Human Relations Commission meeting frequency. He noted that council had specifically changed that, and when meetings were being held monthly, quorum was not being met, and agenda items were not being placed on the agenda. He emphasized that it was a waste of staff time and money.

Responding to Mr. Anderson, Dr. Mishoe Sudler stated that the Dover Human Relations Commissioners were not paid because it was a volunteer committee. He noted that the only paid individual was from the City Clerk's Office and questioned whether the constituents were not worth the 12 hours of overtime paid to that employee each year.

Responding to Dr. Mishoe Sudler, Mr. Anderson stated that contrary to his assertion, Regular Council meetings did not have 10 minutes of Public Forum as was seen during the current meeting. He noted that during other Regular Council meetings, council has sat between an hour to two (2) hours listening to constituents during the Public Forum.

Responding to Dr. Mishoe Sudler, Mr. Anderson stated that it was policy. He explained that if a constituent signed up to speak during the Public Forum, they get to speak. There were times when an agenda item needed to be heard at a specific time, but then council would reopen the Public Forum afterwards. He noted, usually, council would keep the Public Forum open until constituents finished speaking, and that was policy.

Responding to Dr. Mishoe Sudler, Mr. Anderson stated that he had some good recommendations and that council looked forward to reviewing his report because some of those items were valuable.

Mr. Boggerty stated that Dr. Mishoe Sudler has a good work ethic and is dedicated to what he was committed to. When he agreed to appoint Mr. Jordan Spencer for the vacant At-Large position, he noted that Mr. Spencer has been active at Delaware State University and a leader within a fraternity. He added that he would be working with Mr. Spencer and mentoring him. He emphasized that he believed in the Dover Human Relations Commission.

Responding to Dr. Mishoe Sudler, Ms. Hall stated that she always would have her phone on for him. She noted that they had discussed using the Dover Human Relations Commission as an additional avenue for individuals who did not feel heard or were uncomfortable speaking at City Council meetings, allowing community members and constituents another opportunity to voice their concerns. She further noted that they would offer those individuals an opportunity to put together their complaints so when they did come to the Public Forum, they would be aware they had three (3) minutes to speak. She pointed out that, when she served as Chair of the Dover Human Relations Commission, she frequently observed that not many community members attended the meetings. She stated that the intent was that, if issues arose between the regularly scheduled meetings, the Commission would convene as needed to address them. She added that the Dover Human Relations Commission would remain available to address such matters. She also stated that the responsibility for taking meeting minutes had already been addressed and would not impact the Dover Human Relations Commission's budget. She added that she supported the items he presented in his report, commended his diligence, and thanked him for all of his work.

Dr. Sudler stated that the purpose of the Dover Human Relations Commission was to provide the community with an alternative forum to be heard. He explained that the Commission gathered facts, listened to community concerns, and made recommendations to City Council on policy and procedural changes to help improve the community. He noted that members of council, such as Ms. Hall, Mr. Anderson, Mr. Rocha, Mr. Lewis, and himself, all served on the Dover Human Relations Commission and knew the work that it took, so the Commission needed to meet every month. He emphasized that the Dover Human Relations Commission needed training from the State Human Relations Commission so its members would be prepared and aligned with the State Commission, as well as training regarding Robert's Rules. He stated that it was sad to hear about the restrictions the Dover Human Relations Commission was facing. Drawing on his experience serving on the Commission for more than 10 years, including the last three (3) years as Chair, he encouraged the Commissioners to remain encouraged, continue their work, and keep bringing recommendations to City Council.

Responding to Dr. Sudler, Dr. Mishoe Sudler stated that under the SWOT analysis, he would look at strengths. He explained that the Commissioners maintained relationships with specific districts and localized parent networks and that needed to continue. He noted that the Dover Human Relations Commission has been invited to participate with local organizations involved in the city's initiatives and was asked to collaborate on activities related to Downtown Dover and Central Dover. The Dover Human Relations Commission has been authorized by the City Council to receive formal discrimination complaints and directly advocate for marginalized demographics. He noted that they have an open ear for all who come and they take the time to listen, which was a strength for the Commission. He further noted that a weakness for the Commission was the budget. The Dover Human Relations Commission has a $3,000 budget that they have only spent on for awareness purposes, business cards, and city commissioner shirts. He explained that the Dover Human Relations Commission wanted to help support particular events that included everyone, such as the African American Festival, Old Dover Days, and Comic-Con. All those events allowed the Dover Human Relations Commission an opportunity to be seen by their constituents, and for them to come up to the Commissioners. He added that he was not asking for an open check, but he was asking for a dialogue so they could come up with an adequate amount. Depending on what they were planning for the year, that would depend on the amount. He stated that vacancies were another weakness, but those were being filled. He stated that Jordan Spencer was a great appointee who has a great work ethic. He stated that the Commission's advisory role was a limitation because it could not impose legal fines or mandates without City Council approval, which was a weakness. He acknowledged that the Commission had to follow established policies and procedures, some of which could be improved. He suggested that the Commission and City Council work together to review existing policies, develop new ideas, and strengthen the Commission's ability to engage with residents, particularly those who were reluctant to speak with law enforcement or other City officials.

Dr. Mishoe Sudler stated that there was going to be a lot of money coming to the City of Dover, and he hoped that they could be good stewards of those financial funds. He further stated that the Commission has the opportunity to make the constituents aware of how they were standing in line with policies from HUD, Dover Housing Community, and State Housing Community. He emphasized that the Dover Human Relations Commission needed to have a meeting with City Council.

Responding to Dr. Mishoe Sudler, Mr. Rocha suggested that the Dover Human Relations Commission develop a budget outlining the activities and events they wanted to participate in and the estimated costs associated with each. He explained that providing estimated expenses for items such as shirts, materials, and event participation would help council make a conscious decision. He also noted that the report identified vacancies as a weakness, specifically the unfilled seats for the First District and Fourth District.

Responding to Mr. Rocha, Dr. Mishoe Sudler stated that the unfilled seats were for the At-Large and the Third District. He noted that it was a typo and that the seats were filled for the First District and the Second District.

Responding to Mr. Neil, Dr. Mishoe Sudler stated that the other eight (8) community conflicts came from the Capital School District.

Responding to Mr. Neil, Dr. Mishoe Sudler stated that Delaware's education ranking had declined from 45 to 48. He noted that the Commission had several discussions with school officials about ways to support students outside of the classroom, including the use of School Resource Officers (SROs) and bringing back the Drug Abuse Resistance Education (DARE) program. He explained that the Commission could not make any approvals on its own but had begun conversations with school district officials and City leaders on ways to address challenges that impacted students and schools from the surrounding neighborhoods.

Responding to Mr. Neil, Dr. Mishoe Sudler clarified that the conversations were just dialogues. He stated that they had an investigation regarding that particular problem, which several of the intakes were previously mentioned, such as the eight (8) community conflicts. He acknowledged that the Commission could not make decisions for the school districts but could only dialogue.

Responding to Mr. Neil, Dr. Mishoe Sudler stated that there were several complaints from Dover High School about the treatment of the Dover Dance Team called the Dancing Divas. He explained that the issue started during the school year in September and continued due to concerns about how students were being treated during school activities and events. He noted that he did not have specific dates, but community members had attended some Dover Human Relations Commission meetings and Capital School Board meetings to discuss the concerns.

Responding to Mr. Neil, Dr. Mishoe Sudler stated that all the Commissioners were approached and faced with concerns, and he attended the school board meetings. He noted that he had spoken with the school board president and numerous parents regarding the situation. He added that the matter remained an ongoing conversation, even if updates were not reflected in the meeting minutes.

Responding to Mr. Neil, Dr. Mishoe Sudler stated that he did not send the list of predatory landlords but had collected the information for a future advisory report. He explained that he wanted to discuss with City Council how those concerns should be handled. He noted that the Dover Human Relations Commission received resident concerns regarding utility increases, City policies, property responsibilities, emergency response times, and false alarm fees. He stated that some policies may need to be reviewed to better address residents' concerns, including issues related to property damage and financial impacts from fees.

Responding to Mr. Neil, Dr. Mishoe Sudler stated that he had conversations with Ken Anderson (DDP), Todd Stonesifer, and other local organizations about downtown development and community concerns. He noted that discussions included the redevelopment of downtown, including the former Acme site and the multimodal garage. He stated that the concerns were about panhandling, homelessness, and other issues affecting downtown. He also met with NeighborGood Partners who organized clean-up efforts to improve the area. He emphasized the need for dialogue between the Dover Human Relations Commission and City Council to address concerns about downtown safety, violence, and community needs.

Responding to Mr. Neil, Dr. Mishoe Sudler expressed concerns about gentrification and the displacement of low-income residents. He stated that redevelopment projects could result in families being displaced from their homes and raised concerns about an increase in individuals moving to Dover from other areas, including those experiencing homelessness. He expressed concern that trends seen in larger cities could eventually impact Dover and questioned how "low income" would be defined in the future. He emphasized the need to consider the long-term impact of redevelopment and ensure that affordable housing opportunities remained available for existing residents.

Responding to Mr. Neil, Dr. Mishoe Sudler stated that redevelopment efforts, including Habitat for Humanity projects, did not always benefit the original low-income residents in those areas. He expressed concern that new construction could displace residents who lacked opportunities to remain in their communities. He also discussed the need for additional treatment centers and support services, noting that individuals recovering from addiction needed resources to prevent returning to the same circumstances. He stated that he and other Commissioners attended the opioid committee meetings where they heard about potential opportunities and proposals for the city. He encouraged continued discussion on how to overcome barriers and move forward with available resources.

Mr. Neil noted that a meeting between the Dover Human Relations Commission and City Council had been discussed during the December meeting to clarify expectations and discuss moving forward, but no meeting had been scheduled. He acknowledged that the request for a meeting was made during the current discussion. He also stated that previous discussions regarding Dover Human Relations Commission fundraising had indicated that the Commission could not independently raise funds or use the city to hold funds. He noted that the Finance Director was going to review the matter further, but the Dover Human Relations Commission had not followed up. He added that the Dover Human Relations Commission Vice President regularly attended City Council meetings and had opportunities to provide updates or requests informally. He recognized the City Clerk's Office efforts in accommodating Dover Human Relations Commission meetings and suggested that applying the 2025 goals related to promoting harmony would be beneficial moving forward.

Mr. Rocha stated that he was ready to make a motion to continue the discussion, review the ordinance as written, address and resolve any issues, and provide the recommended training based on Dr. Mishoe Sudler's report. He suggested having a meeting to have a productive discussion regarding the Dover Human Relations Commission.

Mr. Rocha moved to schedule a meeting based on the findings in the report and hold a forum to provide training for City Council and the Dover Human Relations Commission. The motion was seconded by Ms. Hall and unanimously carried (Arndt and Lewis absent).

Dr. Sudler moved to accept the Dover Human Relations Commission's 2025 Annual Report and change the Commission's meetings from quarterly to bimonthly. He stated that the change would allow the Chair to schedule additional meetings as needed and allow the City Clerk's Office to adjust the schedule. He also requested Code Enforcement training for the Dover Human Relations Commission on addressing community concerns and recommended Roberts Rules training with Dr. Hollingsworth to support Councilman Rocha's training initiative.

Responding to Mr. Rocha, Dr. Sudler stated that they did not need to address the ordinance and that they could make a motion to have them change the meeting, and then staff would make the proper adjustments to the ordinance.

Dr. Sudler moved to accept the Dover Human Relations Commission's 2025 Annual Report and change the Commission's meetings from quarterly to bimonthly. He stated that the change would allow the Chair to schedule additional meetings as needed and allow the City Clerk's Office to adjust the schedule. He also requested Code Enforcement training for the Dover Human Relations Commission on addressing community concerns and recommended Roberts Rules training with Dr. Hollingsworth to support Councilman Rocha's training initiative. The motion was seconded by Mr. Rocha.

Mr. Boggerty stated that ordinances, contracts, and CBA agreements often include "covered by language" that provided flexibility. He explained that, based on the Human Relations ordinance, which required at least five (5) meetings, the Commission could hold additional meetings as needed. He noted that changing the schedule to bi-monthly would prevent the Commission from holding additional meetings if necessary.

Responding to Dr. Sudler, Mr. Boggerty suggested reconsidering the motion, noting that it could potentially limit the number of meetings the Commission could hold if additional meetings were needed.

Responding to Mr. Boggerty, Dr. Sudler thanked him for sharing and stated that he would reconsider his motion.

Dr. Sudler moved to approve the Dover Human Relations Commission 2025 Annual Report, in conjunction with Dover Human Relations Commissioners training with Code Enforcement and Robert's Rules training. The motion was seconded by Mr. Rocha.

Mr. Anderson stated that if a complaint was filed or someone requested mediation, the Commission could call a special meeting as needed. He clarified that the Commission would not be required to wait until the next scheduled meeting to address matters. He added that complaints should be addressed within 30 days when possible and that special meetings could be held if necessary.

Ms. Hall stated that when she was the Chair of the Dover Human Relations Commission, she did reach out to the State Human Relations Commission, and they agreed to conduct the training at no cost. She noted that she did speak with Dr. Hollingsworth, and she was willing to conduct the training. Dr. Hollingsworth's fee was a nominal cost, but the state cost was free. She added that the state was willing to set those training courses up during the hour time of the meeting, and she offered to give Dr. Mishoe Sudler that information.

Dr. Sudler stated that he believed ethics training was important and that the City Council was required to go through ethics training.

Ms. Hall added that the state has a component that they were willing to give and there were different modules they were willing to bring for training.

Responding to Mr. Rocha, Dr. Mishoe Sudler stated that they did not have a commissioner who was part of the State Commission.

Responding to Mr. Rocha, Dr. Mishoe Sudler stated that there was a commissioner who was training with the state last year.

Mr. Rocha suggested that if the state has a slot, they could petition and have one (1) of the Commissioners added to the slot so that there would be some continuity between the state and the local city Human Relations Commission.

Dr. Sudler moved to approve the Dover Human Relations Commission 2025 Annual Report, in conjunction with Dover Human Relations Commissioners training with Code Enforcement and Robert's Rules training. The motion was seconded by Mr. Rocha and unanimously carried (Arndt and Lewis absent).

Mr. Faust stated that when he spoke during the Public Forum, he did so as a private citizen and not as a commissioner. He explained that it would be inappropriate for him to speak as a commissioner unless the Chairman asked him to address Mayor and Council. He stated that he does not bring anything regarding the Dover Human Relations Commission during the Public Forum because it was inappropriate and it was not in his purview to bring to council. He noted that there was a chain going by either Ms. Hall or Dr. Mishoe Sudler, so accusing him of not bringing things to council when he spoke was inappropriate, because he spoke as a private citizen. He stated that if he was asked to speak as a Commissioner for the Dover Human Relations Commission, he would identify himself as a commissioner.

Responding to Mr. Faust, Mr. Neil stated that he presumed that since he could approach council regarding fundraising and other issues discussed, he could have given council an opportunity to respond.

PUBLIC HEARING – FINAL READING - PROPOSED ORDINANCE #2026-10 – AMENDING APPENDIX B – ZONING, ARTICLE 3 – DISTRICT REGULATIONS,

SECTION 19 – MANUFACTURING ZONE (M), SECTION 20 – INDUSTRIAL PARK MANUFACTURING ZONE (IPM), SECTION 20A – INDUSTRIAL PARK MANUFACTURING ZONE – INDUSTRIAL AVIATION AND AERONAUTICS CENTER (IPM3), AND ARTICLE 12 – DEFINITIONS REGARDING CLEAN HYDROGEN

A public hearing was duly advertised for this time and place to consider proposed amendments to Appendix B - Zoning, Article 3 - District Regulations, Section 19 - Manufacturing zone (M), Section 20 - Industrial park manufacturing zone (IPM), Section 20A - Industrial park manufacturing zone - Business and Technology Center (IPM2), Section 20B - Industrial park manufacturing zone - Industrial aviation and aeronautics center (IPM3), and Article 12 - Definitions regarding Clean Hydrogen.

Mr. Anderson moved that the Final Reading of the proposed ordinance be acknowledged by title only, seconded by Mr. Rocha, and unanimously carried (Arndt and Lewis absent). (The First Reading of the Proposed Ordinance was accomplished during the Council Meeting of May 11, 2026.)

Ms. Dawn Melson-Williams, Principal Planner, and Ms. Sharon Duca, City Manager, reviewed the Proposed Ordinance #2026-10. Ms. Melson-Williams informed the members that the Planning Commission recommended adoption of the ordinance.

Council President Neil declared the public hearing open at 8:33 p.m.

Gregory Moore, 309 South Governors Avenue, Principal Civil Engineer with Becker Morgan Group, spoke in favor of the Proposed Ordinance. He stated that the Proposed Ordinance would allow the creation of manufacturing facilities for clean hydrogen. He noted that they had heard several times from constituents about energy costs and stated that clean hydrogen would help diversify energy sources and provide clean power. He further stated that he had served as a member of the Delaware Prosperity Partnership. He explained that Delaware had pursued clean hydrogen funding through the Mid-Atlantic Clean Hydrogen Hub (MACH) program in partnership with Southeastern Pennsylvania. He noted that the region had been selected by the federal government to be one (1) of those areas. He added that Dover was an ideal location for the first facility and believed that the project would create jobs and provide clean energy. He acknowledged that he was not an expert in clean hydrogen but noted there was another individual who could answer questions. He presented a letter from Chesapeake Utilities in support of the project (**Exhibit #1**).

Responding to Dr. Sudler, Mr. Moore stated that the project would create a variety of jobs, including both high-paying and entry-level positions. He deferred further discussion to Andrew Cottone, explaining that Mr. Cottone was more knowledgeable about the production process and staffing needs. He stated that his role was to assist the company with process development, including site planning, planning commission, and surveying. He noted that he regularly worked with city staff, both with Ms. Duca and Ms. Melson-Williams, in interpreting ordinances.

Andrew Cottone, Founder of Aternium, 2562 Riddle Avenue, Wilmington, spoke in favor of the proposed ordinance. He stated that Aternium operates across a broad industry and focuses on partnering with local universities. He noted that the certification programs typically take nine (9) to twelve (12) months to complete. He explained that the jobs they envisioned and presented to the federal government, the Department of Energy, and the Office of Strategic Capital have a starting salary of $115,000. The training would be ongoing, and students would receive certifications, not advanced degrees. He noted that some positions require advanced degrees, but about 80% of the jobs would come from the local workforce. He further noted that this was just within their company and that this was their strategy. He stated that the proposed code change would position Dover at the forefront of America's emerging clean hydrogen landscape. He explained that Dover could help address critical material issues, attract adjacent industrial jobs, strengthen U.S. supply chains, and create hundreds of high-quality construction, operations, engineering, and skilled labor jobs. A recent International Energy Agency (IEA) report reviewed hydrogen and found that demand in the work reached over a hundred million metric tons just last year. He noted that clean hydrogen would keep the economy growing by over 10% every year. He also added that China and Saudi Arabia were pursuing clean hydrogen, so Dover has a chance not just to create clean hydrogen but to export it all over the world as well.

Responding to Dr. Sudler, Mr. Cottone stated that the market was significant and that the City of Dover would be among the first to adjust its zoning regulations. He noted that this would serve as a beacon for responsible clean hydrogen companies interested in locating to Dover.

Responding to Mr. Rocha, Mr. Cottone stated that he would address the question from two (2) perspectives: what Delaware could do and what Delaware was currently doing. He explained that, as an established entrepreneur, he had existing relationships with DelTech and Delaware State University. He also confirmed that he had met with Jordan Spencer and spoke positively of his knowledge and abilities. He stated that while those relationships existed, Delaware did not yet have the necessary infrastructure in place for hydrogen-related industries. He noted that Aternium would be happy to partner with the City of Dover as a best-case example to help advance clean hydrogen development and support other industries.

Responding to Mr. Cottone, Mr. Rocha stated that it would be the best idea so they could maximize the opportunity. He suggested that outreach could begin with high school students by providing high school students with education about the industry and career opportunities. He noted that understanding the types of jobs the project could bring to the city would help them share the information with young residents and encourage them to begin preparing for future opportunities.

Mr. Cottone stated that Delaware was already positioned for many of the jobs associated with clean hydrogen due to its background in chemistry manufacturing. He noted that clean hydrogen would create opportunities in areas such as gas transportation, electrical work, plumbing, and HVAC. He expressed support for the ordinance, citing potential tax revenue growth, workforce development, and community engagement. He stated that Dover had the potential to become a long-term economic catalyst by supporting the clean hydrogen industry, expanding energy-related opportunities, and encouraging additional industries. He recommended approval of the ordinance.

Responding to Mr. Cottone, Mr. Anderson thanked him for considering Dover and stated that the city welcomed the opportunity to become their new home. He expressed support for the project and noted that those involved with sponsoring the proposed ordinance, as well as others in the community, would be willing to participate and assist. He suggested that he partner with Kent Vo-Tech Adult Education, which he noted has provided workforce training and successfully partnered with organizations such as Dover Air Force Base and other local employers. He noted that the program was flexible and could help develop a strong, qualified, and diverse workforce by connecting with residents, including those within the city's districts.

Responding to Mr. Anderson, Mr. Cottone stated that it took approximately two (2) years to build a facility and that each plant could cost $250 million. He explained that funding and budgeting considerations were part of the development process. He noted that workforce training would begin before the facility was completed so employees would be prepared to work and would be paid during their training. He further noted that Aternium was excited to be able to launch in Dover.

Responding to Dr. Sudler, Mr. Cottone stated that he was not going to advocate for high taxes.

Responding to Dr. Sudler, Mr. Cottone stated that each facility would cost around $250 million and would be located within the City of Dover. He noted that the city could determine the tax impact of the facility. He further stated that the projected annual revenue for the site would be approximately $85 million to $95 million, with an estimated run-rate Earnings Before Interest, Taxes, Depreciation, and Amortization (EBITDAB) of around 38%.

Council President Neil declared the public hearing closed at 8:50 p.m.

Dr. Sudler moved for adoption of Proposed Ordinance #2026-10, as recommended by the Planning Commission. The motion was seconded by Ms. Hall and, by a unanimous roll call vote, Council adopted Ordinance #2026-10, as follows:

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

That Appendix B – Zoning, Article 3 – District Regulations, Section 19 – Manufacturing zone (M) be amended to read as follows:

Section 19. – Manufacturing zone (M)

19.1 *Uses permitted.* No building or premises shall be used, and no building or part of a building shall be erected, which is arranged, intended, or designed to be used, in whole or in part, for any purposed, except the following, and in accordance with performance standards procedure as set forth in article 5, section 8 and subject to the site development plan approval as set forth in article 10, section 2:

19.191 Accessory Uses:

(a)On-site offices, clinics, food service facilities, recreation facilities, and child day care services collocated within the permitted use and limited to exclusive use by employees, and such other accessory uses and structures clearly incidental to, and customary to, and associated with the permitted use.

(b) The following uses may be permitted as conditional uses if approved by the planning commission in accordance with the provisions and procedures set forth in article 10, section 1, and any specified requirements set forth below:

(1) Associated retail uses in conjunction with and accessory to a permitted use, provided that the associated retail uses do not occupy more than 30 percent of the gross floor area of the building or group of buildings on a lot. Parking shall be provided at a rate of one parking space per 300 square feet of retail space for the exclusive use of retail customers, in addition to the bulk parking requirements of this zoning district for a particular use.

(2) Outside storage, which is incidental to the primary uses on the lot, within a completely enclosed and secure area appropriately screened from public view and not in any required setback from property lines.

19.192 Clean hydrogen production facilities for the production of clean hydrogen, as defined in article 12, shall be permitted, subject to compliance with article 5, section 8 (performance standards) and all applicable zoning and environmental regulations.

19.2 *Uses prohibited.* The following uses are specifically prohibited:

19.21 Residences.

19.22 Manufacturing uses involving primary production of the following products from raw materials: asphalt, cement, charcoal, and fuel briquettes; chemicals: aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black and bone black, creosote, hydrogen and oxygen (except as expressly permitted under section 19.192 relating to clean hydrogen production facilities), industrial alcohol, nitrates (manufactured and natural) of an explosive nature, potash, plastic materials and synthetic resins, pyroxylin, rayon yarn, and hydrochloric, nitric, phosphoric, picric, and sulphuric acids; coal, coke and tar products, including gas manufacturing; explosives; fertilizers; gelatin, glue and size (animal); linoleum and oil cloth; matches; paint, varnishes and turpentine; rubber (natural and synthetic); soaps, including fat rendering; [and] starch.

BE IT FURTHER ORDAINED:

That Appendix B – Zoning, Article 3 – District Regulations, Section 20 – Industrial Park manufacturing zone (IPM) be amended by inserting the text indicated in bold, blue, italics, and deleting the text indicated in red strikeout as follows:

Section 20. – Industrial Park Manufacturing Zone (IPM).

20.1 *Uses permitted.* No building or premises shall be used and no building or part of a building shall be erected, which is arranged, intended or designed to be used, in a whole or in part, for any purposed, except the following, and in accordance with performance standards procedure as set forth in article 5, section 8, and subject to site development plan approval as set forth in article 10, section 2:

20.191 Marijuana cultivation facilities, marijuana manufacturing facilities, and marijuana testing facilities, subject to the requirements outlined in article 5, section 24.

20.192 Clean hydrogen production facilities for the production of clean hydrogen, as defined in article 12, shall be permitted, subject to compliance with article 5, section 8 (performance standards) and all applicable zoning and environmental regulations.

20.2 *Uses prohibited.* The following uses are specifically prohibited:

20.22 Manufacturing uses involving primary production of the following products from 65 raw materials: asphalt, cement, charcoal, and fuel briquettes; chemicals: aniline 66 dyes, ammonia, carbide, caustic soda, cellulose, chlorine, and carbon black and 67 bone black, creosote, hydrogen and oxygen (except as expressly permitted under 68 section 20.192 relating to clean hydrogen production facilities), industrial 69 alcohol, nitrates (manufactured and natural) of an explosive nature, potash, plastic 70 materials, and synthetic resins, pyroxylin, rayon yarn, and hydrochloric, nitric, 71 phosphoric, picric, and sulphuric acids: coal, coke, and tar products, including gas 72 manufacturing; explosives; fertilizers; glue, and size (animal); linoleum and oil cloth; matches; paint, varnishes, and turpentine; rubber (natural or synthetic); [and] 74 soaps, including fat rendering.

BE IT FURTHER ORDAINED:

That Appendix B – Zoning, Article 3 – District Regulations, Section 20A – Industrial Park manufacturing zone – Business and technology center (IPM2) be amended by inserting the text indicated in bold, blue, italics, and deleting the text indicated in red strikeout as follows:

Section 20A. – Industrial Park manufacturing zone – Business and Technology Center (IPM2)

20A.1 *Uses permitted.* No building or premises shall be used and no building or part of a building shall be erected, which is arranged, intended or designed to be used, in whole or in part, for any purpose, except the following, and in accordance with performance standards procedure as set forth in article 5, section 8, and subject to site development plan approval as set forth in article 10, section 2:

20A.191 Indoor recreation and amusement establishments.

20A.192 Clean hydrogen production facilities for the production of clean hydrogen, as defined in article 12, shall be permitted, subject to compliance with article 5, section 8 (performance standards) and all applicable zoning and environmental regulations.

20A.3 *Uses prohibited.* The following uses are specifically prohibited:

20A.32 Manufacturing uses involving primary production of the following products from raw materials: Asphalt, cement, charcoal, and fuel briquettes; chemicals: aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, and carbon black and bone black, creosote, hydrogen and oxygen (except as expressly permitted under section 20A.192 relating to clean hydrogen production facilities), industrial alcohol, nitrates (manufactured and natural) of an explosive nature, potash, and synthetic resins, pyroxylin, rayon yarn, and hydrochloric, nitric, phosphoric, picric, and sulphuric acids; coal, coke, and tar products, including gas manufacturing; explosives, fertilizers, glue, and size (animal); linoleum and oil cloth; matches; paint, varnishes, and turpentine; rubber (natural or synthetic); and soaps, including fat rendering.

BE IT FURTHER ORDAINED:

That Appendix B – Zoning, Article 3 – District Regulations, Section 20B – Industrial Park manufacturing zone – Industrial aviation and aeronautics center (IPM3) be amended by inserting the text indicated in bold, blue, italics, and deleting the text indicated in red strikeout as follows:

Section 20B. – Industrial Park manufacturing zone – Industrial aviation and aeronautics center (IPM3)

20B.1 *Uses permitted.* In an IPMC3 zone, no building or premises shall be used and no building or part of a building shall be erected, which is arranged, intended or designed to be used, in whole or in part, for any purpose, except the following, and in accordance with performance standards procedure as set forth in article 5, sections 8.2 and 8.6, and subject to site development plan approval as set forth in article 10, section 2:

20B.17 Clean hydrogen production facilities for the production of clean hydrogen, as defined in article 12, shall be permitted, subject to compliance with article 5, section 8 (performance standards) and all applicable zoning and environmental regulations.

20B.3 *Uses prohibited.* The following uses are specifically prohibited.

20B.32 Manufacturing uses involving primary production of the following products from raw materials: Asphalt, cement, charcoal, and fuel briquettes; chemicals: aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, and carbon black and bone black, creosote, hydrogen and oxygen (except as expressly permitted under section 20B.17 relating to clean hydrogen production facilities), industrial alcohol, nitrates (manufactured and natural) of an explosive nature, potash, and synthetic resins, pyroxylin, rayon yarn, and hydrochloric, nitric, phosphoric, picric, and sulphuric acids; coal, coke, and tar products, including gas manufacturing; explosives, fertilizers, glue, and size (animal); linoleum and oil cloth; matches; paint, varnishes, and turpentine; rubber (natural or synthetic); and soaps, including fat rendering.

BE IT FURTHER ORDAINED:
That Appendix B – Zoning, Article 12 – Definitions, be amended by inserting the text indicated in bold, blue, italics, and deleting the text indicated in red strikeout as follows:

Clean hydrogen: Hydrogen gas produced on-site, generating oxygen as a byproduct through processes that do not involve the direct combustion or use of fossil fuels.

ADOPTED: July 13, 2026

ADOPTION OF MINUTES - REGULAR COUNCIL MEETING OF JUNE 22, 2026
The Minutes of the Regular Council Meeting of June 22, 2026 were unanimously approved by motion of Mr. Rocha, seconded by Dr. Pillsbury, and bore the written approval of Mayor Christiansen (Arndt and Lewis absent).

COUNCIL COMMITTEE OF THE WHOLE REPORT – JUNE 23, 2026
The Council Committee of the Whole met on June 23, 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, Dr. Pillsbury, Mr. Rocha, and Mr. Sudler (via WebEx). Mayor Christiansen was also present until 7:57 p.m. Civilian members present for their Committee meetings were Ms. Jackson (via WebEx) *(Safety, Advisory, and Transportation),* Mr. Iriowen *(Utility), Mr. Garfinkel, and* Mr. Shevock (via WebEx) *(Legislative, Finance, and Administration).* Ms. Kemp *(Safety, Advisory, and Transportation)* and Mr. Wilson *(Utility)* were absent.

ADOPTION OF AGENDA
Mr. Rocha moved for adoption of the agenda, seconded by Mr. Boggerty and unanimously carried.

SAFETY, ADVISORY, AND TRANSPORTATION COMMITTEE

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

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

Request for Waiver – Appendix A – Subdivisions, Article VI – Subdivision – General Requirements and Design Standards, Section A – Streets, Item 15. (Plan for Lands of Wyoming LLC and Functional Properties LLC at Jefferson Terrace Extended as Ekaman Subdivision): Waiver to allow an increased percentage of Lots on Cul-de-Sac associated with the Conceptual Subdivision Plan to subdivide two existing parcels totaling 4.5754 acres into five residential lots with the residual. (Property Owner: Wyoming LLC and Functional Properties, LLC. Property Addresses: unaddressed on Jefferson Terrace extension (part of which is referenced as 3.8904 acres of Wyoming Avenue Rear). Tax Parcels: ED05-077.17-06-02.01-000 and ED05-077.17-06-13.00-000. Planning Reference: SB-25-02C) (Dawn Melson-Williams, Principal Planner)

Ms. Dawn Melson-Williams, Principal Planner, reviewed the Petition to Waive the Zoning Ordinance Provision Section A – Streets, Item 15, to allow an increased percentage of Lots on a Cul-de-Sac associated with the Conceptual Subdivision plan to subdivide two existing parcels totaling 4.5754 acres into five residential lots with the residual, as requested by Wyoming LLC and Functional Properties, LLC.

Planning Commission recommended approval of the Subdivision Waiver to allow an increased percentage of lots on a cul-de-sac.

Responding to Mr. Lewis, Ms. Melson-Williams stated that portions of the subject site are located within the 100-year floodplain and Special Flood Hazard Area. She noted that additional properties to the west had previously been developed within the floodplain; however, current regulations no longer permit such development. She stated that the proposed subdivision did not place any new lots within the floodplain area.

Ms. Melson-Williams further explained that stormwater management for the project would be required to comply with the Delaware Sediment and Stormwater Management Regulations at the state level. Compliance would be enforced on behalf of the city through the Kent Conservation District, which serves as the delegated agency and would coordinate with the project engineer regarding approval of the stormwater management plan. She noted that the development could not generate more stormwater runoff than currently exists and that stormwater associated with additional buildings and roadway improvements would be required to be properly managed.

Additionally, she acknowledged previous flooding concerns within the Woodbrook subdivision located to the west, including issues affecting certain street areas and an upstream pond. She advised that the city had completed a Woodbrook Drainage Improvement Study through a consultant and that information from the study had been provided to the Planning Commission. Ms. Melson-Williams further noted that correspondence included in the meeting packet indicated that the proposed drainage improvement project would not impact the area proposed for development.

Responding to Ms. Arndt, Ms. Melson-Williams explained the major subdivision review process and noted that the first step involved submission of a conceptual subdivision plan to the Planning Commission, which included a public hearing opportunity. She stated that substantial public comment had been received through written submissions and public testimony was provided during Planning Commission meetings held in September and May.

Ms. Melson-Williams explained that the subdivision waiver request would be considered by the Safety Advisory and Transportation Committee and would ultimately require action by city council. She further stated that the second phase of the process involved the submission of a preliminary subdivision plan to the Planning Commission, which also included a public hearing opportunity. She noted that, unlike the conceptual plan phase, the preliminary subdivision plan included more detailed engineering information related to street design, stormwater management, tree planting requirements, active recreation requirements, and other development details.

Ms. Melson-Williams stated that the final subdivision phase was administrative and involved the Planning Office confirmation that all plan revisions had been completed and that approvals had been obtained from applicable city departments and state agencies, including the Conservation District and stormwater management authorities. She explained that once final plat approval was granted and recorded, the lots would be formally created, and building permits could then be pursued. She added that infrastructure improvements, including construction of streets and installation of water and sewer utilities, would be required prior to development of the lots.

Responding to Ms. Arndt, Ms. Melson-Williams stated that certain portions of the residual land would not be buildable under current zoning provisions. She noted that staff had recommended that a conservation easement or similar restriction be established as part of the development process to ensure it was understood that the affected area did not constitute a fully buildable lot. She explained that the specific placement and future management of the easement would be determined through subsequent development details.

Responding to Mr. Rocha, Ms. Melson-Williams stated that the Zoning Ordinance and subdivision regulations required the provision of sidewalks. She explained that the conceptual plan depicted potential sidewalk locations, while the detailed engineering elements such as driveway curb depressions and final sidewalk placement would be addressed during the preliminary subdivision plan stage. She noted that sidewalks were required along the extension of Jefferson Terrace for the proposed new street, as well as along a segment of the residual property fronting Monroe Terrace, where the roadway curved along the site. She stated that although the sidewalk placement may appear piecemeal, it reflected the city's approach to implementing sidewalk infrastructure in areas that were previously developed without such facilities.

Responding to Mr. Rocha, Ms. Melson-Williams stated that the conceptual plan included preliminary stormwater management concepts for the proposed development. She explained that the applicant was proposing a combination of piping and swale systems to convey stormwater to an existing creek that crosses the site. She noted that the Kent Conservation District would review all associated calculations and detailed engineering submissions. She stated that, at this time, the creation of an additional stormwater pond was not anticipated. She explained that the general concept was intended to direct stormwater into the existing natural drainage system in the area in a manner consistent with site flow patterns. She further noted that the project would be required to comply with the Delaware Sediment and Stormwater Management Regulations.

Responding to Mr. Lewis, Ms. Melson-Williams stated that as part of the Planning Commission review of the Conceptual Subdivision Plan, there was a public hearing conducted at the May 18, 2026, meeting.

Responding to Mr. Lewis, Ms. Melson-Williams stated that she was present at the meeting and the minutes from the meeting were included in the meeting packet. In addition, all four public comment sets that were received from individuals regarding the application were included in the packet as well.

Responding to Mr. Lewis, Ms. Melson- Williams stated that there were four individuals who spoke at the May Planning Commission meeting. She noted that most of the individuals had concerns about the potential development for a variety of reasons. She stated that some of the concerns were related to flooding and drainage in the broader neighborhood. She reminded the committee that they were considering the subdivision waiver regarding the number of lots on the turnaround portion of the cul-de-sac.

Responding to Mr. Lewis, Ms. Melson-Williams stated that subdivision regulations limited the number of lots permitted to front on the turnaround portion of a cul-de-sac to 20 percent of the total lots within a development. She explained that, in this case, the subdivision consisted of five proposed lots and one residual parcel, totaling six lots, and that four of those lots would front on the turnaround portion of the cul-de-sac, exceeding the permitted limitation.

Ms. Melson-Williams noted that staff recognized the site as an unusually shaped property and indicated that there appeared to be no practical alternative for establishing a street network other than the proposed cul-de-sac design.

Mr. Troy Adams, Mountain Engineering Services, spoke regarding the need for the waiver and noted that Mr. Emmanuel Elize purchased the property with the mindset to create homes in the area. He noted that the residual piece of land would be used for environmental purposes to allow a water outlet source.

Responding to Mr. Anderson, Mr. Adams stated that the proposed lots were relatively large in size, ranging from approximately 0.44 to 0.62 acres, and noted that a majority of each lot would remain open or landscaped area. He explained that the anticipated development consisted of typical residential improvements, including driveways and standard-sized homes, and was not intended to create excessive impervious surface coverage. Mr. Adams acknowledged that construction of the street and required sidewalks would introduce additional impervious area but stated that he did not anticipate impacts that would prevent development of a small residential community at the site.

Steven Leboon, 1025 Westview Terrace, spoke in opposition to the waiver request. He noted previous requests were approved by the Planning Commission and subsequently denied by City Council. He commended Ms. Melson-Williams for always being thorough and providing detailed backgrounds on the requests.

Responding to Mr. Rocha, Ms. Melson-Williams stated that the city's subdivision regulations required a 60-foot right-of-way width for public streets. She explained that the right-of-way accommodated roadway elements, including paved travel lanes, on-street parking where applicable, curbing, and sidewalks.

Ms. Melson-Williams stated that the required paved street width was established by City Code and varied based on parking provisions. She noted that in residential areas without on-street parking, the minimum paved width requirement was 24 feet; where parking was provided on one side, the required width increased to 30 feet; and where parking was permitted on both sides, the required paved width increased to 36 feet.

She further explained that cul-de-sac dimensions were governed by state fire prevention regulations to ensure adequate turnaround capability for emergency apparatus. She noted that the City of Dover Fire Marshal's Office had provided comments on the proposal and that additional review and confirmation of compliance would occur during the preliminary subdivision plan review process.

Responding to Mr. Rocha, Ms. Melson-Williams stated that the Development Advisory Committee report included a summary of prior applications associated with the subject property. She explained that the property had a history of subdivision activity dating back to 2012, when a larger tract was subdivided from an existing residential property fronting Wyoming Avenue to create the current parcel configuration. She noted that a subdivision application submitted in 2013 proposed a different layout and land configuration and received conditional subdivision approval; however, the applicant did not proceed to the preliminary subdivision plan stage. Ms. Melson-Williams stated that a conceptual subdivision plan submitted in 2023 proposed a different lot configuration and included multiple waiver requests related to increased cul-de-sac frontage, reduced lot frontage requirements, and elimination of sidewalks. She explained that the requested waivers were not approved and the project did not advance. Ms. Melson-Williams further stated that a conceptual subdivision plan submitted in 2024 proposed a different development configuration and was denied by the Planning Commission. She emphasized that the current proposal was being reviewed as a new standalone application and evaluated independently for compliance with the subdivision and zoning ordinance requirements in effect at the time of application.

Responding to Mr. Rocha, Ms. Melson-Williams stated that the City of Dover Fire Marshal's Office participates in the Development Advisory Committee meetings and reviews all applications going to the Planning Commission. She noted that the Dover Fire Department is also a member of the body. She explained that they do not have written comments from the fire department, but the fire marshal's comments were included in the packet on page 39. She noted that they included information on requirements for the cul-de-sac, placement of fire hydrants, and a reference to the state fire prevention regulations.

Responding to Mr. Rocha, Mr. Adams stated that the proposed development approach was intended to maintain the existing drainage patterns on the site. He explained that stormwater currently drained into the residual land area and ultimately discharged to an existing stream, and that the intent was not to alter that natural flow but instead to manage and control runoff through measures designed to convey and slow stormwater prior to discharge. Mr. Adams noted that detailed stormwater management measures would be subject to review through the applicable regulatory process, including review by the Kent Conservation District. He further stated that discussions had occurred regarding watershed considerations and potential stormwater solutions and that the proposed approach would ultimately be tested through submission and review of detailed engineering plans by the appropriate state agencies. He emphasized that project approval would depend upon demonstrating compliance with applicable stormwater requirements and stated that, aside from the addition of the roadway, homes, and driveways, the proposal was not intended to alter the site's existing drainage patterns.

Responding to Mr. Rocha, Mr. Adams stated that the conceptual plan currently depicted a 24-foot-wide roadway measured from curb face to curb face. He noted that the proposed right-of-way provided flexibility to increase the roadway width if necessary and stated that additional evaluation would determine whether a wider roadway configuration, including potential accommodation for on-street parking, would be appropriate as the design progressed.

Responding to Mr. Rocha, Mr. Adams stated that there is room to widen the road without requesting a sidewalk waiver. He noted that they would make it as wide as they can.

Responding to Ms. Hall, Ms. Duca stated that she had visited the site area following prior major storm events and noted concerns regarding maintenance of the residual land area. She explained that past issues had included downed trees and vegetation obstructing the stream corridor. Ms. Duca indicated that understanding the property owner’s future maintenance plans for the area, particularly to ensure continued access and proper stream function, would be an important consideration.

Responding to Ms. Hall, Ms. Melson-Williams stated that the conceptual subdivision plan had a public hearing, and moving forward, the next step would be a preliminary subdivision plan, which also requires a public hearing before the Planning Commission.

Ms. Arndt moved to approve the request for the waiver to allow an increased percentage of lots on the cul-de-sac. The motion was seconded by Dr. Pillsbury and failed by a roll call vote of six (6) no (Hall, Anderson, Rocha, Sudler, Lewis, Neil) and three (3) yes (Pillsbury, Arndt, Boggerty).

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

Ms. Arndt noted that she voted yes because they were only voting to increase the percentage of lots on the cul-de-sac, and other opportunities would be provided to the adjacent property owners to provide their comments on the application.

Mr. Rocha noted that although he understood what Ms. Arndt stated, he believed the petition was enough public comment from those in the existing area.

Mr. Lewis noted that based on the opposition from the residents of the community in his district, he would vote no.

Mr. Neil noted that until the water issues are resolved, he would be voting no.

Mr. Boggerty noted that based on what they were currently voting on, he would vote yes and allow it to move forward and go back to council.

Mr. Boggerty moved for adjournment of the Safety Advisory and Transportation Committee meeting, hearing no objection the meeting adjourned at 6:59 p.m.

UTILITY COMMITTEE

The Utility Committee met with Chairman Rocha presiding.

Adoption of Agenda

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

Annexation Request – 102 Fox Hall Drive (Dawn Melson-Williams, Principal Planner)

Ms. Dawn Melson-Williams, Principal Planner, reviewed the Petition to Annex and Rezone Property located at 102 Fox Hall Drive owned by Frances L. Johnson and Bruce Johnson. Ms. Melson-Williams advised that the property was improved with an existing single-family house; however, the property owner has requested annexation into the city in order to connect to city water services. She noted that the property is already served by the City of Dover electric. Ms. Melson-Williams stated that the property is not currently served by City of Dover water or sanitary sewer. She noted that water and sewer connections were provided on Fox Hall Drive, but no formal connection had been made to the lot. She further noted that the property owner had been in contact with staff from the Department of Water and Wastewater to learn how to make those connections.

Staff recommended, upon consideration of utility services, that if it is found that electric, water, and sanitary sewer services are provided and/or available to the property at 102 Fox Hall Drive, the property be annexed. The Electric Department and the Department of Water and Wastewater had no objection to its annexation.

Ms. Arndt moved to recommend acceptance of the recommendation for annexation. The motion was seconded by Dr. Pillsbury and unanimously carried.

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

Mr. Rocha moved for adjournment of the Utility Committee meeting, hearing no objection the meeting adjourned at 7:05 p.m.

LEGISLATIVE, FINANCE, AND ADMINISTRATION COMMITTEE

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

Adoption of Agenda

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

City of Dover – Move to .gov Domain (Joe Simmons, IT Director)

Mr. Joe Simmons, Information Technology Director, reviewed the presentation regarding the transition to the .gov domain name change for the City of Dover.

This item was informational; committee action was not required.

Responding to Mr. Rocha, Mr. Simmons stated that an application would still need to be submitted to maintain the existing service; however, he noted that renewal would eliminate the need to purchase an additional certificate. He explained that, because much of the organization's communications and website functions would already be transitioned, the remaining need was to retain the service for receiving emails. He further stated that outgoing email functionality would likely require an SSL certificate if utilized in the future.

Responding to Mr. Lewis, Mr. Simmons stated that there was no cost associated with the transition, only lots of time and effort behind the scenes. Mr. Simmons also noted that CISA waived the cost for the .Gov domain registration for the future. He noted that there may be a nominal fee in the future, but currently there is no cost to the city.

Responding to Mr. Lewis, Mr. Simmons stated that the City of Dover currently pays the State of Delaware around three hundred dollars a year for the .us domain. Responding to Mr. Anderson, Mr. Simmons stated that a notification email would be distributed to the general user population the following week, timed to align as closely as possible with the anticipated July 7 implementation date. He explained that the transition would occur on a department-by-department basis to support a phased rollout and minimize operational issues. He noted that the overall conversion process was expected to take approximately one to two weeks and that technical staff would be available to provide support and answer questions throughout implementation. Mr. Simmons stated that the email transition process would occur automatically and that users were not expected to experience noticeable changes when sending or receiving emails. He explained that the primary user-facing change would be the requirement to sign in using the new .gov domain.

Proposed Ordinance #2026-05 with SA#1 – Amending Chapter 70 – Offenses and Miscellaneous Provisions, Sec. 70-4. – Throwing and kicking objects and playing games in streets and public places (Eddie Kopp, Chief Code Enforcement Officer)

Mr. Eddie Kopp, Chief Code Enforcement Officer, reviewed the staff amendment to Proposed Ordinance #2026-05.

Staff recommended forwarding Proposed Ordinance #2026-05 to council for approval.

Responding to Mr. Anderson, Mr. Kopp noted that the original ordinance had no amendments to the first paragraph. The amendments before the committee were based on feedback from the committee. Mr. Kopp noted that if the committee would like to add that it is unlawful on any arterial roadway or after 11:00 p.m., he would do so.

Responding to Mr. Anderson, Mr. Kopp stated that he did not support permitting play equipment within public streets and expressed concerns regarding selective enforcement if restrictions were applied only to certain locations, such as Governor's Avenue, while permitting the activity elsewhere. He noted that maintaining consistent enforcement practices was important and indicated concern with establishing location-specific exceptions. Mr. Kopp stated that parks were the more appropriate location for recreational activities and noted that the city provided park facilities to accommodate such uses. He further expressed concern regarding the safety risks associated with play equipment being placed within streets based on observations made during normal daytime operations.

Responding to Mr. Garfinkel, Mr. Kopp stated that the 30-minute requirement functioned as a deterrent rather than a provision intended for active enforcement through time tracking. He explained that neither Code Enforcement nor the Police Department had the resources to monitor compliance in a precise manner and that enforcement would be based on observation. He noted that if an issue was observed during routine patrols, such as the equipment being present over a period of time, it would be addressed accordingly. Mr. Kopp stated that the language was developed based on prior committee comments and was amended to include the time limitation as a deterrent measure.

Responding to Mr. Garfinkel, Mr. Kopp stated that it would be ideal if they received a complaint, logged the time of the complaint, and then did proactive enforcement throughout the area.

Responding to Mr. Garfinkel, Mr. Kopp stated that Code Enforcement operations were documented through the use of timestamped photographs. He explained that in all cases, enforcement actions included photographic evidence with time and date stamps. He noted that such documentation would include photographs of observed conditions at the time of inspection and subsequent follow-up images, which would be used to support any violations issued within the City of Dover.

Responding to Mr. Garfinkel, Mr. Kopp stated that he had previously testified in court regarding timestamped photographs used in Code Enforcement cases, noting that acceptance of such evidence was ultimately determined by the court on a case-by-case basis. He explained that he was required to testify that he personally took the photographs at the stated date and time and that the authenticity of such evidence was often challenged. He stated that, as a result, the department did not accept photographs submitted by external parties and instead requested that enforcement staff personally take all photographs. He explained that this practice ensured the ability to verify that images had not been altered or manipulated and allowed staff to confirm firsthand the validity of the photographic evidence.

Responding to Mr. Garfinkel, Mr. Kopp stated that enforcement of the provision would be complaint-driven or addressed through observations made during routine proactive enforcement. He explained that the city did not have sufficient resources to dedicate staff to continuous monitoring and noted that such an effort would require significant personnel. He stated that, if a complaint were received, Code Enforcement would respond in the same manner as other complaints, and that issues observed during proactive enforcement would also be addressed. Mr. Kopp further stated that, in his view, there were more significant enforcement priorities within the city than play equipment in streets.

Ms. Hall moved to remove from section B, leave unattended for thirty minutes or more, and add that equipment must be stored out of the public right-of-way when play is not permitted from 11:00 p.m. to 7:00 a.m. The motion was seconded by Dr. Sudler.

Responding to Dr. Sudler, Mr. Kopp stated that the proposed amendments were developed based on feedback received at the previous committee meeting, including discussion related to establishing defined hours of operation and incorporating a time limitation. He explained that the 30-minute provision was included in response to concerns raised regarding brief periods when play equipment might be left unattended during activities such as meals. He further stated that the intent of the ordinance was to address an increase in complaints regarding play equipment being left in the street. Mr. Kopp noted that, if section B were removed and storage of equipment in the street were permitted outside of the hours of 11:00 p.m. and 7:00 a.m., it would undermine the intent of the ordinance.

Responding to Dr. Sudler, Mr. Kopp stated that since the last committee meeting, no one had reached out to him to provide feedback on revisions for the proposed ordinance.

Mr. Neil stated that the intent of the ordinance was to provide a mechanism for response in instances where complaints were received, rather than to proactively enforce in the absence of reported concerns. He explained that enforcement action would not be initiated if no complaints were made regarding activity occurring in the streets. He stated that the purpose of the provision was to address situations where residents reported issues such as noise or disturbances related to street activity and to ensure that the city had authority to respond appropriately when such complaints were brought forward. Mr. Neil further stated that concerns regarding potential court challenges were unlikely to be significant and that enforcement would be reserved for more substantial issues.

Responding to Mr. Rocha, Mr. Kopp stated that the proposed hours within the ordinance were aligned with the existing noise ordinance, noting that the noise ordinance addressed activities such as yelling and shouting, which commonly occur during basketball. Mr. Kopp stated that the primary concern prompting the ordinance was not recreational activity occurring in the street itself, but repeated complaints regarding play equipment being left unattended in public streets. He noted that, although complaints had been received regarding such conditions, the existing code did not provide an enforceable mechanism to address equipment remaining in the street. He explained that the proposed ordinance was intended to establish the authority to require the removal of unattended play equipment from public rights-of-way. Mr. Kopp stated that equipment left in the street impacted vehicular travel, trash collection, and emergency services access.

Responding to Mr. Anderson, Ms. Hall expressed concerns regarding the enforceability of the proposed time limitation, questioning how compliance with the one-hour provision would be monitored given staffing and resource limitations. She stated that she understood concerns regarding equipment being left unattended in the street but suggested that aligning the language with the noise ordinance would be more efficient. Ms. Hall acknowledged issues with trash collection and questioned alternative options that would not restrict the temporary daytime placement of play equipment. She stated that, in her experience, equipment could be positioned to avoid interfering with trash collection and suggested that responsibility could remain with property owners. Ms. Hall further stated that her understanding from the prior committee discussion was that play equipment would be required to be removed from the street outside of the permitted hours of use and that she had not been aware of a time limitation being included. She indicated a preference for maintaining a requirement that equipment be removed from the street between 11:00 p.m. and 7:00 a.m.

Dr. Sudler recommended adding that the basketball court be moved to the driveway to avoid any obstruction of the right-of-way traffic. Dr. Sudler also noted that an hour to an hour and a half is a reasonable time limit.

Mr. Kopp stated that Dr. Sudler brought up a good point: basketball courts are movable by design, and relocating such equipment from the street to a driveway or another area outside of the roadway would satisfy the proposed requirements. He emphasized that the intent of the ordinance was not to prohibit the use of the equipment but to address situations where equipment was left unattended within the street. Mr. Kopp clarified that compliance would not require equipment to be fully stored or removed to the backyard but only relocated out of the public roadway when not in use.

Responding to Mr. Lewis, Mr. Kopp stated that complaints regarding play equipment were typically received during daylight hours and noted concerns regarding enforceability if the ordinance were revised to prohibit equipment in the street only between 11:00 p.m. and 7:00 a.m. He explained that this could add additional enforcement demands on the Dover Police Department during overnight hours, which were already periods of increased operational activity. Mr. Kopp stated that, if the committee chose to proceed with that approach, enforcement resource limitations should be considered as part of implementation.

Mr. Lewis called the question, seconded by Mr. Anderson and unanimously carried.

Ms. Hall moved to remove from section B, leave unattended for thirty minutes or more and add that equipment must be stored out of the public right-of-way during the time when play is not permitted from 11:00 p.m. to 7:00 a.m. The motion was seconded by Dr. Sudler and failed by a voice vote.

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

Dr. Sudler moved to recommend acceptance of the staff recommendation. The motion was seconded by Mr. Lewis.

Responding to Mr. Garfinkel, Mr. Kopp stated that the City did not enforce homeowners association (HOA) guidelines or restrictions. He explained that the city's role was limited to enforcement of applicable City of Dover ordinances in response to complaints received. He further stated that matters involving HOA rules, deed restrictions, and related requirements were considered civil matters and that the city could not become involved in those issues in order to avoid interference with private enforcement mechanisms.

Dr. Sudler moved to recommend acceptance of the staff recommendation. The motion was seconded by Mr. Lewis and was carried by a roll call vote of six (6) yes (Pillsbury, Rocha, Sudler, Lewis, Neil, Shevock) and five (5) no (Hall, Boggerty, Arndt, Anderson, Garfinkel).

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

Mr. Anderson moved for adjournment of the Legislative, Finance, and Administration Committee meeting, hearing no objection the meeting adjourned at 8:10 p.m.

Mr. Neil moved for adjournment of the Council Committee of the Whole meeting, hearing no objection the meeting adjourned at 8:10 p.m.

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

MONTHLY REPORTS – MAY 2026

By motion of Mr. Rocha, seconded by Dr. Pillsbury, the following monthly reports were accepted by consent agenda (Arndt and Lewis absent).

City Council's Community Enhancement Fund Report
City Manager's Report

Controller/Treasurer’s Budget Report
Fire Chief’s Report
Police Chief’s Report

SETTING OF ELECTRIC, WATER, AND WASTERWATER RATES AND TARIFFS

Ms. Sharon Duca, City Manager, briefed members on the reason the item was returning for council reapproval.

Mr. Rocha moved for adoption of the Electric, Water, and Wastewater Rates and Tariffs as revised, seconded by Dr. Pillsbury, and carried with Mr. Anderson voting no (Arndt and Lewis absent).

FIRST READING – PROPOSED ORDINANCE #2026-05 WITH SA #1 - AMENDING CHAPTER 70 - OFFENSES AND MISCELLANEOUS PROVISIONS, SEC. 70-4. - THROWING AND KICKING OBJECTS AND PLAYING GAMES IN STREETS AND PUBLIC PLACES (EDDIE KOPP, CHIEF CODE ENFORCEMENT OFFICER)

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@doverde.gov. Final action by Council on the proposed ordinance will take place during the Council Meeting of July 27, 2026.

Mr. Eddie Kopp, Chief Code Enforcement Officer, reviewed the Proposed Ordinance #2026-05 with SA #1 - Amending Chapter 70 - Offenses and Miscellaneous Provisions, Sec. 70-4. - Throwing and kicking objects and playing games in streets and public places.

Responding to Dr. Sudler, Mr. Kopp stated that there was no historical data about the storage of equipment within the street because there was no ordinance that they could enforce. He further stated that they were receiving several complaints regarding equipment storage. He explained that if there was another code enforcement case on the property, the complaint was documented as part of that case. However, because there was no code provision to enforce, no separate case was opened. He noted that the city’s system had no particular way to document the specific item without addressing a case for the basketball goal equipment.

Responding to Dr. Sudler, Mr. Kopp stated that, in regards to safety, he disagreed with allowing the play of basketball equipment in the street. He explained that speeding and traffic were a frequent issue. When it came to Code Enforcement, they could not be selective between neighborhoods. He noted that they have to be fair and consistent with everyone. He further noted that some neighborhoods may present fewer safety concerns than others, and he believed it would be unfair to allow the activity in certain areas but prohibit it elsewhere. He added that the city provided parks with basketball courts and goals, which offered a safer alternative for recreational play.

Ms. Hall stated that she did not support the 30-minute unattended time limit. She believed it was unrealistic to expect children to move a basketball hoop every time they went inside for a snack or lunch. Instead, she suggested requiring the equipment to be stored off the roadway during the same hours that basketball play was prohibited, from 11:00 p.m. to 7:00 a.m.

In accordance with Section 1-9 of the Dover Code, Council acknowledged the First Reading of the Proposed Ordinance #2026-05, as read by the City Clerk, by title only, as follows:

> ORDINANCE #2026-05 WITH SA #1 - AMENDING CHAPTER 70 - OFFENSES AND MISCELLANEOUS PROVISIONS, SEC. 70-4. - THROWING AND KICKING OBJECTS AND PLAYING GAMES IN STREETS AND PUBLIC PLACES.

CITY MANAGER'S ANNOUNCEMENTS

Ms. Duca announced that the Water Street Stormwater Project located adjacent to the new family court building would begin July 6, 2026. Water Street from Governors Avenue to State Street will be closed until August 20, 2026. She stated that the East Loockerman Street, eastbound entrance located near the Burger King would be closed off starting July 15, 2026, since an engineering study would take place and the entrance would reopen around November 15, 2026. She further announced that they were having issues with the software program that generated the tax bills. She explained that the notice was posted on the City of Dover's Facebook page as well as the city's website. Due to the issues, the city would be extending the tax deadline from July 31, 2026, to August 31, 2026. She noted that there would be no penalties assessed through the end of August. If residents chose to make a payment before the tax bill was due, they may do so and pay the difference upon receipt.

Responding to Ms. Duca, Dr. Sudler expressed concerns regarding Queen Street and other streets with current projects that were being done. He explained that he was receiving complaints, especially on Fulton Street, about children picking up the gravel and throwing rocks. He asked when the issue could be addressed. He noted that some residents, especially those that walked to church, such as Calvary Baptist Church, were walking in heels and that could be a hazard.

Responding to Dr. Sudler, Ms. Duca stated that she ensured that the inspectors looked at those job sites and tried to patch the road at least temporarily once the work was completed so they could do an assessment. She further stated that they could send out a notice to council on a timeframe for those projects.

Responding to Ms. Duca, Mr. Rocha reported concerns regarding a waterway near Maple Dale Country Club that had algae buildup and vegetation growth along the bulkhead behind the townhouses. He stated that the constituents have complained that the overgrowth should be maintained. He added that he had photographs of the area that he would email to staff that evening.

Responding to Mr. Rocha, Ms. Duca stated that they would look into the matter.

MAYOR'S ANNOUNCEMENTS

Mayor Christiansen reminded everyone about Ms. Petter's announcement regarding the Farmer's Market downtown by the Green and to keep their eye out for information on the website.

COUNCIL MEMBERS' ANNOUNCEMENTS

Mr. Anderson announced that the Parks and Recreation Department has the summer concert series on Thursday at the Green. He pointed out the Hope Zone had several community events throughout July in various neighborhoods from 6:00 p.m. to 7:30 p.m. The schedule includes July 15th at the Manchester Apartments, July 23rd at Simon Circle at the Green Beret Project Building, July 30th at the Whatcoat Village Apartments Playground, and Delaware State University located at 3 North Bradford Street.

Ms. Hall announced that the Military Women's Tea will be held on Saturday, August 8, 2026. She stated that she would be handing out flyers and wanted everyone to mark their calendars. She noted that she would be giving details at the next Regular Council Meeting.

The meeting adjourned at 9:08 p.m.

ANDRIA L. BENNETT, CMC
CITY CLERK

All ordinances, resolutions, motions, and orders adopted by the City Council during their Regular Meeting of July 13, 2026, are hereby approved.

ROBIN R. CHRISTIANSEN
MAYOR

/AB

Exhibits
Exhibit #1 – Letter of Support for Hydrogen Project from Shane Breakie – Chesapeake Utilities

CHESAPEAKE UTILITIES CORPORATION

04/22/2026

Honorable Members of the Dover City Council
City of Dover
15 Loockerman Plaza
Dover, DE 19901

Re: Letter of Support for Hydrogen as a Fuel and Related Local Initiatives

Dear Council President and Members of Council,

I am writing to express our support for the advancement of hydrogen as a clean, reliable, and innovative fuel source, as well as for the efforts underway in Dover and across Delaware to explore and develop hydrogen-related initiatives.

At Chesapeake Utilities, we view hydrogen as a complementary tool that can support decarbonization goals while maintaining system reliability, affordability, and energy diversity. At our Eight Flags business unit in Florida, we have utilized hydrogen in safe, controlled applications, including blending and testing efforts that assess how hydrogen can be incorporated into existing energy infrastructure in a responsible and practical manner. These efforts are grounded in safety, engineering rigor, and collaboration with regulators and stakeholders.

Chesapeake Utilities is also proud to be an active participant in MACH2 (Mid-Atlantic Clean Hydrogen Hub). Through this partnership, we are working alongside public agencies, private industry, research institutions, and community partners to help accelerate the development of a regional hydrogen economy that supports economic growth, workforce development, emissions reductions, and long-term energy resilience.

I regret that I am unable to be present for your meeting this evening due to prior commitments. However, I would welcome the opportunity to answer questions, provide additional information, or participate in a separate meeting or discussion at a time convenient for the Council. We value dialogue and thoughtful collaboration with local leaders as Dover considers these important topics.

Thank you for your time, your service, and your continued leadership on issues impacting the City's energy future. Chesapeake Utilities looks forward to remaining a constructive partner as Dover evaluates opportunities that support innovation, sustainability, and community benefit.

Respectfully,

Shane E. Breakie

Shane Breakie
Vice President, Sustainability & Organic Growth
Chesapeake Utilities

SPECIAL LEGISLATIVE FINANCE AND ADMINISTRATION COMMITTEE

A Special Legislative, Finance, and Administration Committee Meeting was held on June 08, 2026, at 5:01 p.m. with Chairman Anderson presiding. Members of Council present were Council President Neil, Ms. Arndt, Mr. Boggerty, Ms. Hall (in at 5:12 p.m.), Mr. Lewis (in at 5:06 p.m.), Dr. Pillsbury (via WebEx), Mr. Rocha, and Dr. Sudler. Mayor Christiansen was also present. Civilian members present were Mr. Shevock and Mr. Garfinkel (in at 5:11 p.m.).

ADOPTION OF AGENDA

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

Proposed Ordinance #2026-12 – Amending Chapter 2 – Administration, Article V. – Finance, by adding Sec. 4-428. – Public Safety Fee (Sharon Duca, Acting City Manager)

Ms. Sharon Duca, Acting City Manager, reviewed the background for Proposed Ordinance #2026-12.

Staff recommended forwarding Proposed Ordinance #2026-12 to council for approval.

Responding to Mr. Rocha, Ms. Duca stated that the ordinance is structured to mirror processes similar to sanitation, sewer, etc., where rates are included in the rates and tariffs. She noted that once council has taken action, the residential rates would be set at zero. The commercial rates would be divided into three groups: small, medium, and large, which coincide with the electric designation for sizing commercial properties. Those rates would be $10, $20, and $40 a month.

Responding to Mr. Rocha, Ms. Duca stated that it is set up so that residential could be included in the future if it were needed.

Mr. Anderson noted that the commercial numbers apply to businesses, nonprofits, and so forth.

Responding to Mayor Christiansen, Ms. Duca stated that the funds would be allocated for specific expenses related to police and fire. The funds for the fire department would be used towards fire truck debt services and purchases. The police department funds would be used in relation to their administrative expenses and capital costs. Therefore, establishing a separate fund would ensure that the money is going directly to where it is supposed to, due to the additional accounting standards that are required to monitor those funds.

Responding to Mayor Christiansen, Ms. Duca stated that it is important for the public to understand that the city does not cover their full expenses outside of the allotment provided once a year. Most of the funding is gathered through the volunteer fire department. She explained that the city covers fire truck purchases, which are being focused on. The needs of the fire department are not negated by the creation of the fee.

Mr. Anderson noted that he spoke with Chief Carey of the Dover Fire Department who did not raise any objections.

Responding to Mr. Lewis, Ms. Duca stated that the proposed fund's allocations should be discussed during the budget hearing process so that council is aware of how the funds will be used. She noted that if $600,000 is budgeted, the intended uses of those funds should be identified during budget deliberations. Ms. Ducas further stated that any additional funding needs or newly identified expenditure should be brought back before council for discussion and consideration.

Mr. Rocha moved to accept the staff recommendation for Proposed Ordinance #2026-12. The motion was seconded by Dr. Sudler and unanimously carried.

Mr. Anderson moved for adjournment of the Legislative, Finance, and Administration Committee meeting, hearing no objection the meeting adjourned at 5:13 p.m.

SPECIAL LEGISLATIVE FINANCE AND ADMINISTRATION COMMITTEE

A Special Legislative, Finance, and Administration Committee Meeting was held on July 09, 2026, at 6:00 p.m. with Chairman Anderson presiding. Members of Council present were Council President Neil, Mr. Rocha, Mr. Lewis, Dr. Pillsbury, and Dr. Sudler. Ms. Arndt, Mr. Boggerty, and Ms. Hall were absent. Mayor Christiansen was also absent. Civilian members present were Mr. Garfinkel and Mr. Shevock *(Legislative, Finance, and Administration)*.

ADOPTION OF AGENDA

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

Discussion on the FY2026-27 Long-Term Fiscal Solvency, Wealth, and Health Optimization of The Capital of Delaware (Councilman Sudler and Councilman Lewis)

Before the discussion began, Council President Neil read into the record a statement regarding the proposal (**Attachment #1**).

Dr. Sudler thanked Mr. Anderson for allowing the presentation to be included on a special meeting agenda for an extensive discussion.

Dr. Sudler requested that Ms. Arielle Rivera, Assistant City Clerk, read the questions submitted by Mr. Anderson and the responses provided by Dr. Sudler (**Attachment #2**).

Mr. Garfinkel thanked Dr. Sudler for the presentation and commented on the thoroughness of the presentation. He emphasized the importance of planning for the future. He stated that the costs of providing services should be shared by those who benefit from them, either directly or indirectly, rather than relying primarily on taxpayers.

Mr. Rocha expressed appreciation for initiating the discussion early in the fiscal year rather than near the end of the budget cycle. He commended Dr. Sudler and Mr. Lewis for listening to both the community and council's concerns. He stated that the proactive approach would better position the city to prepare for future fiscal challenges.

Mr. Lewis stated that the proposal had been made available online. He encouraged the public to review the proposal and stated that the city should address the issue rather than continue delaying action. He explained that the proposal, developed with Dr. Sudler, was intended to help reduce the financial burden on residents and taxpayers.

William Faust, Jr., Dover, stated that he had reviewed the proposal and questioned how existing tax abatements for downtown development projects would affect it. He expressed support for the proposal, stating that it was intended to reduce the financial burden on residents and that no alternative proposal had been presented. He also shared concerns about rising utility costs, the economic challenges facing residents and local businesses, and encouraged council to work together to identify a long-term solution.

Bonnie Pennington, Dover, thanked Mr. Lewis and Dr. Sudler for developing the proposal and expressed her support for the idea. She stated that the proposal would benefit residents broadly and acknowledged the financial challenges many individuals face with increasing costs of living, including household expenses, medical costs, and utility bills.

Vonderlear Smack, Dover, thanked Mr. Lewis and Dr. Sudler for listening to constituents and bringing forward the proposal. She stated that she had been raising concerns about increasing electric rates for several years and shared that she has received calls from elderly residents seeking assistance with utility bills. Ms. Smack asked whether the city could consider rolling back the most recent rate increase to provide relief for residents on fixed incomes.

Responding to Ms. Smack, Dr. Sudler stated that the proposal would provide a mechanism for reallocating surplus funds back to residents and constituents in future years, pending council's approval and the proposal's implementation. He stated that the plan would increase baseline revenue or reserves in the first year and, if projections are met, could allow for reductions in utility costs and potentially help offset future tax increases. He acknowledged that relief would not occur immediately but stated that the proposal represented a step toward addressing long-term financial concerns. Dr. Sudler also noted that the city has customer assistance programs available and referred residents to Customer Service for additional information.

Dr. Sudler reviewed the presentation entitled "Growth Pays for Growth" (**Attachment #3**).

Mr. Garfinkel moved to accept the Capital Area Municipality Sustainability Act (CAMSA) presentation and authorize City Manager Sharon Duca and the municipal budget team to conduct a rigorous sustainability, feasibility, and validity appraisal of the "Growth Pays for Growth" conceptual model, establishment of Section 49A (Municipal Services Impact Fee) by August 24, 2026. The motion was seconded by Mr. Shevock.

Mr. Rocha asked how the proposal would impact the city's budget structure and enterprise funds, specifically, and whether utility fees associated with electric and water services would remain in place or be restructured under the proposed method.

Responding to Mr. Rocha, Dr. Sudler stated that, to his understanding, the enterprise fund fees would continue but could potentially be reduced. He stated that further discussion and review would be needed to determine the specific impact and suggested that additional information could be provided by the Controller and Treasurer.

Responding to Mr. Rocha, Ms. Patricia Marney, Controller/Treasurer, stated that the proposal would require further review, including research and discussions with other municipalities regarding similar approaches. She explained that enterprise funds and the General Fund must remain separate and that utility fees would continue because they cover the costs associated with operating and maintaining specific utilities. She clarified that the proposal could potentially provide an alternative funding source for certain capital and infrastructure costs, which could help reduce portions of utility charges. Ms. Marney noted that usage-based fees would remain in place, while the proposal could potentially impact customer charges associated with infrastructure costs.

Responding to Mr. Rocha, Ms. Marney used the example of an electric bill. She stated that the customer charge covers the cost of bringing the transformers and putting the infrastructure in place. The usage fee is the amount the customer has used. She noted that, from her interpretation, it would be reducing the customer fee.

Responding to Mr. Rocha, Ms. Marney stated that the implementation details would need further development if the proposal moved forward. She explained that the structure of any potential transfer between funds would need to be clearly defined, documented, and aligned with each fund's designated purposes, with final decisions to be made by council.

Responding to Mr. Rocha, Ms. Marney stated that the city receives approximately $450,000 from the State of Delaware and 1.6 million from the Grant-in-aid funding, which was allocated to public safety and higher education funds.

Ms. Marney stated that she believed the proposal was worth exploring but that it would require additional discussion and could present implementation challenges. She advised that implementation may not be feasible until Fiscal Year 2028 and explained that the approach would depend on how council chooses to structure and bill the proposed fee. Ms. Marney noted that changes to the city's billing and accounting systems could be required, resulting in implementation costs and additional time before the proposal could be put into effect. She explained that Seattle uses their tax billing system to bill their fee.

Responding to Mr. Rocha, Ms. Marney stated that there appears to be a path to establishing the proposed revenue as a restricted fund dedicated to specific purposes, such as reducing utility costs and funding infrastructure improvements. She explained that the implementation would depend on how the proposal is structured and drafted and would require amendments to the City Charter and Code of Ordinances, along with further evaluation of the proposal's details.

Mr. Anderson stated that the proposal represented the beginning of a longer process and noted that it would require a fiscal note, which distinguishes it from many other charter amendments. He expressed support for placing the matter on a future agenda to allow for further consideration and potential coordination with the state's budget process. Mr. Anderson encouraged public engagement and support for the proposal, stating that its advancement would require participation from both city officials and residents. He also referenced examples from other municipalities that receive state support through similar funding mechanisms, such as Harrisburg, Pennsylvania, which received $5 million from the State of Pennsylvania for its PILOT.

Responding to Mr. Anderson, Ms. Marney stated that Wilmington received millions in PILOT funding because of the language in the state code governing PILOT. She explained that they received one hundred percent of their taxable value, whereas, by code, the City of Dover receives only thirty percent. Additionally, she noted that the amount billed exceeded the state budget, so the City of Dover PILOT was reduced by $885,000. However, Mr. Anderson was able to recoup those funds.

Mr. Anderson explained that he questioned the city's PILOT funding and was told it was awarded to Wilmington because its taxes increased. He thanked Senator Paradee and Senator Pettyjohn for their assistance, noting that Georgetown was affected as well. He stated that the proposed legislation could provide greater statutory predictability for future funding but emphasized that it would require thorough legal and fiscal review, broad support, and significant advocacy to secure the necessary approval.

Dr. Pillsbury expressed concern that the proposal could shift costs to other entities, which might result in increased costs elsewhere. She noted that, while she was not opposed to the proposal, she believed it was important to consider the potential broader financial impacts of reallocating those costs.

Responding to Dr. Pillsbury, Dr. Sudler stated that the proposal was designed to protect residents by providing a mechanism to reduce and potentially freeze residential utility costs over time. He stated that larger institutions have additional resources and funding mechanisms, such as grants and bond bill money, available to offset increased costs. In contrast, individual residents often have fewer options for financial relief. He emphasized that the proposal would provide residents with additional support in managing their monthly financial obligations.

Mr. Neil stated that he would support moving the proposal forward to allow staff to evaluate its feasibility, identify potential challenges, and provide a report to council. He acknowledged that the proposal may receive significant feedback and discussion from various stakeholders due to its potential impact. Mr. Neil stated that he believed the proposal warranted further review, particularly given that a portion of the city's population does not pay property taxes. He emphasized the importance of understanding the proposal's practicality and potential outcomes before proceeding further.

Mr. Anderson requested that Ms. Rivera read back the motion.

Ms. Rivera stated that Mr. Garfinkel moved to accept the Capital Area Municipality Sustainability Act (CAMSA) presentation and authorize City Manager Sharon Duca and the municipal budget team to conduct a rigorous sustainability, feasibility, and validity appraisal of the “Growth Pays for Growth” conceptual model, establishment of Section 49A (Municipal Services Impact Fee) by August 24, 2026. The motion was seconded by Mr. Shevock.

Mr. Anderson noted that the second set of meetings in August would be canceled, and the intention is to have the item back on the agenda in September so that a Resolution can be adopted by council before the end of September, allowing the General Assembly to begin lobbying for the city. He also recommended an amendment to add a legal review to the motion.

Mr. Garfinkel stated that he was in favor of the amendment. Mr. Shevock, the seconder, was in favor of the amendment. The amendment to add a legal review to the motion was unanimously adopted.

Mr. Faust expressed support for the proposal and encouraged those with concerns or alternative viewpoints to present other solutions. He stated that the city must continue working toward making Dover an affordable and safe place to live and expressed concerns about the impact of rising costs on residents. Mr. Faust commended Mr. Lewis and Dr. Sudler for developing and presenting the proposal and encouraged continued discussion and consideration of solutions to address the city's financial challenges.

LaChelle Paul, Dover, stated that she had reviewed the proposal in detail and provided comments regarding potential legal, funding, and implementation considerations. She stated that the proposed charge would likely need to be structured as a fee rather than a tax due to limitations related to taxing nonprofit organizations. Ms. Paul expressed concerns regarding the sustainability of grant funding and recommended establishing a cap on potential charges to ensure the proposal remains manageable for affected entities and other municipalities. She noted the importance of carefully structuring the proposal to avoid shifting costs to residents through other organizations and stated that additional safeguards could improve the likelihood of legislative approval.

Responding to Ms. Duca, Dr. Sudler stated that MSIF was intended to be a municipal service infrastructure fee strictly for infrastructure.

Responding to Ms. Duca, Dr. Sudler stated that he initially proposed using the gross square footage. However, he noted that they can continue additional research into how other municipalities are implementing it.

Ms. Duca stated that staff had initiated the process of reviewing priority-based budgeting for Fiscal Year 2028. She explained that department heads had begun evaluating Fiscal Year 2026 operations and that additional work would be needed to analyze programs and priorities under this approach. Ms. Duca stated that staff intends to bring forward a proposal to council early in the process for review and consideration by both council and the public.

Mr. Garfinkel moved to accept the Capital Area Municipality Sustainability Act (CAMSA) presentation and authorize Sharon Duca, City Manager, and the municipal budget team to conduct a rigorous sustainability, feasibility, and validity appraisal of the "Growth Pays for Growth" conceptual model, establishment of Section 49A (Municipal Services Impact Fee), and a complete legal review by the first meeting in September. The motion was seconded by Mr. Shevock and unanimously carried.

Mr. Anderson noted that the Legislative, Finance, and Administration meeting of July 28, 2026, would be canceled.

Mr. Anderson moved for adjournment of the Legislative, Finance, and Administration Committee meeting, hearing no objection the meeting adjourned at 7:29 p.m.

David L. Anderson
Chair, Legislative, Finance, and Administration Committee

<u>Attachments</u>
Attachment #1 – Council President Neils' remarks
Attachment #2 – Mr. Anderson and Dr. Sudler's email correspondence
Attachment #3 – Presentation Entitled "Growth Pays for Growth"

Special Session Remarks for July 9, 2026 FY 28 Budget Proposal
By Dover City Council President Fred Neil

During my years as a news reporter, I learned to be wary of politicians who arrive with a handful of seeds promising to grow money trees and free citizens from taxes increases. That experience shapes how I view the eleventh hour financial maneuver attempted by two of our members—an effort the General Assembly would not act on unless this Council, as a whole, formally requested it. That is not fiscal policy. That is politics.

The timing alone reveals the political nature of the proposal. Previous attempts to impose a PILOT —Payment in Lieu of Taxes—on the 45% of Dover properties that are tax exempt triggered a loud and forceful backlash from the legally not taxable. The Council stepped back. Yet here we are again, with grandiose assertions reported in the Delaware State News on July 6, 2026, claims as debatable as the old question of what came first, the chicken or the egg.

Even if one accepted the premise, the practical hurdles are enormous. Securing agreement from the affected institutions would require extensive negotiation, but negotiation has not been mentioned —likely a session or two of legislative work—and there is no guarantee of success. The article suggests private non-profits could simply obtain grants to cover the additional costs. But grants to municipalities are drying up nationwide, a trend driven by decisions in Washington. Is that realistic, or is that politics talking?

Meanwhile, the State and City have already demonstrated what real investment looks like.

Downtown redevelopment is producing the tax base Dover needs: 120 apartments and retail at the former Acme site, and 42 apartments with retail at the old Post Office. These projects are just a start. They will bring residents, activity, and long-term revenue—without gimmicks.

And none of this touches the core issue: Delaware's fractured revolving door justice system. Endorsing changes to Dover's budget process will not cure a system that releases arrested drug dealers on unsecured bail the same day or allows individuals struggling with addiction and mental illness to avoid accountability. Our kindhearted legislators have unintentionally created conditions that undermine public safety. Budget changes do not fix that.

Despite the political origins of the proposal, I value the discussion. There may be elements staff can examine and adapt—ideas with practical merit once stripped of political packaging. Council members are not the financial experts; we set the theory. Staff reports on the practicality.

Our responsibility is to separate political theater from fiscal reality.

From: Roy Sudler Jr.
To: Anderson, David; Lewis, Brian; City Clerks Office
Cc: Duca, Sharon; Marney, Patricia
Subject: EXTERNAL: Re: Proposal
Date: Thursday, July 9, 2026 4:45:16 PM

Chairman Anderson,
Thank you for the inquiry!
Provided for your review and submission to the Legislative Finance and Administrative Committee is the response to your questions.

1. **The state of Delaware isn't just tax-exempt like the other entities; it is tax-immune. We have no authority to tax it. That means the fee must relate to costs incurred.**

Pg. 6 and 7PDF
The Fee Distinction: This is why frameworks such as the Municipal Services Impact Fee (MSIF) are transitioning away from **ad valorem structures [2026-CAMSA-07].** Because the MSIF is classified as a regulatory service fee calculated strictly on Gross Square Footage (GSF) rather than an ad valorem tax based on valuation, it bypasses traditional tax-exempt protections [2026-CAMSA-07]. It legally compels large institutions to pay for the exact physical utility and emergency assets they consume, creating structural fiscal equity [2026-CAMSA-07].
As these entities expand, they absorb geographic territory, removing valuable acreage from the taxable land base while driving up service demands [2026-CAMSA-04]. CAMSA resolves this paradox by shifting from property valuation to a regulatory service fee of $1.00 per gross square foot (GSF), ensuring that non-residential mega-structures pay their fair share [2026-CAMSA-07].
Pg. 6 and 7PDF

2. **Where did you get the fee level? How do you back it up based upon costs?**

The fee structure is based on Priority-Based Budgeting (PBB), which connects municipal costs to specific infrastructure and public safety needs created by large developments. The entry-level billing rate is set at $1.00 per Gross Square Foot (GSF) per the CAMSA financial framework. PBB focuses on the city's core goals, such as resident safety and utility repairs, ensuring funding is directed towards programs that achieve these objectives [2026-CAMSA-07]. To address the city's structural deficit without raising property taxes or imposing administrative costs on residential utility accounts, a target of $12,990,000 in annual revenue is required from Dover's 12,990,000 GSF tax-exempt institutional tier.
Pg. 9 and 10PDF

3. **Is the possible loss of PILOT and Higher ed public safety grant in your calculations?**

YES!
The potential loss of traditional state Payment in Lieu of Taxes (PILOT) programs and the Higher Education Public Safety Grant are key reasons the CAMSA framework totals $12,990,000. This framework channels MSIF revenues into dedicated infrastructure funds through Priority-Based Budgeting (PBB), eliminating unpredictable deficits in the general fund.
Instead of relying on uncertain state allocations, CAMSA is designed to overcome the loss of these grants by establishing a stable, legally binding local fee. Traditional PILOT and higher education grants are unreliable and do not cover the actual costs of maintaining infrastructure for 12.99 million square feet of tax-exempt property. CAMSA secures an independent revenue stream that benefits local taxpayers and reduces dependence on these inconsistent grants.
Pg. 9 and 10PDF

4. **How will this impact the hospital expansion needed?**

It will have a positive impact on the hospital's expansion because the CAMSA proposal is designed to decisively support and stabilize the infrastructure necessary for the hospital expansion, which is essential to accommodate large-scale medical developments. It ensures that these advancements can proceed without overburdening Dover's public utility networks or straining local residential taxpayers. Given that regional medical centers, like Bayhealth, are generally tax-exempt, their substantial expansions can impose significant structural stress on the city's infrastructure while failing to contribute to the property tax base.

5. **Our current billing system is not set up for this proposal. Is software and staffing costs considered for the first year? How much will administration cost?**

Pg. 7 and 8PDF
Yes, the proposal includes first-year software and staffing costs through an Administrative Cost Recovery Carve-Out within the core allocations. CAMSA uses verified Municipal GIS Division datasets to identify non-residential, tax-exempt structures over 50,000 GSF, establishing a billing baseline of 12,990,000 GSF, which generates $12,990,000 annually in cost-recovery revenue [2026-CAMSA-07]. Following Revenue Policy Mandate 7, CAMSA sets strict budget controls, allocating the $12.99 million into sub-accounts: 50.04% for safety, 34.56% for grid repair, and 15.40% for reserve stabilization [2026-CAMSA-07].
Importantly, the proposal doesn't require new taxpayer dollars so that it won't impact Dover's General Fund. Instead, it creates a self-funded administrative launch to finance the software integration and staffing needed to modernize our billing systems, turning IT and GIS into revenue-generating assets at no cost to local taxpayers.
Pg. 7 and 8PDF

6. **What is an example of a place with this proposal?**

Footprint-based impact fees are legally recognized across a range of jurisdictions, from Oklahoma to California, to offset infrastructure expenditures. Priority-Based Budgeting is currently enhancing fiscal sustainability in over 200 municipalities across the United States. The CAMSA initiative integrates these established, legally sound mechanisms into a comprehensive framework designed to safeguard the interests of working families in Dover.

Intergovernmental Precedent: Alternative Legislative Instruments

This framework leverages successful legislative strategies from other progressive municipalities, thereby promoting structural equity. For instance, it adopts the model used by Seattle, Washington, which implements direct structural and service fees based on non-residential property footprints. This approach ensures 100% compliance with existing legal standards.

Pg. 13 and 14PDF

XII. Comparative Fiscal Analysis

The table below contrasts Dover's current financial exposure against the structured mitigation frameworks active in other capital cities. Without the passage of CAMSA or a dedicated Bond Bill allocation, Dover remains the only listed capital city that forces local residential utility users to absorb the full cost of state-driven infrastructure decay.

> On 07/09/2026 12:14 PM EDT Anderson, David <david.anderson@dover.de.us> wrote:
>
> Gentlemen, I apologize for not sending you questions yesterday as I intended, but life took a different path. I have several questions. I want you to be prepared for them because that makes better discussion.
>
> Off the record, I am in favor of the direction that you wish to take here. I think that there is brilliance in the proposal. It is however a radical departure from the way things work in Delaware. That's not bad, it just means a lot of adjustments will need to be made and questions answered. I don't think every question needs to be answered to advance the resolution, but several do need to be answered. I want legal review to help craft the charter change and bring that back in August. That's what I will be looking towards. I don't want you blindsided by that. Because we're not always in lockstep politically, I want you to know in advance what my thoughts are and why so we have no misunderstandings.
>
> First batch of questions
>
> The state of Delaware isn't just tax exempt like the other entities, it is tax immune. We have no authority to tax it. That means the fee must relate to costs incurred.
>
> Where did you get the fee level? How do you back it up based upon costs?
>
> Is the possible loss of PILOT and Higher ed public safety grant in your calculations?
>
> How will this impact the needed hospital expansion?
>
> Our current billing system is not set up for this proposal. Is software and staffing costs considered for the first year? How much will administration cost?
>
> What is an example of a place with this proposal?
>
> Respectfully,
>
> The Honorable David L. Anderson

4th District Councilman, Dover, DE

Phone: (302)339-1047

Council Office: (302)736-7006

Sent from my T-Mobile 5G Device

Get Outlook for Android

Thank you for your email. Please be advised that the City of Dover email domain has changed to @doverde.gov as part of our ongoing efforts to improve communications. Our new domain is part of a long-range initiative to increase security and by switching to a .gov domain it provides further assurance to the public that the communications received from @doverde.gov is official, trusted information. Messages sent to our old email addresses will still be received until the conversion is completed. Kindly update your records accordingly, we appreciate your attention to this update.

"Growth Pays for Growth"

Sponsored By: Roy Sudler, Jr., Ph.D. District 4 Councilman and Brian Lewis District 2 Councilman

Capital Area Municipality Sustainability Act (CAMSA)

CAMSA successfully reduces regressive tax burdens on residents, secures the city's revenue engine, and promotes the long-term fiscal and structural sustainability of the Dover community.

Backing this revenue pipeline is an optimized Priority-Based Budgeting (PBB) model ensuring 100% compliance with Revenue Policy Mandates 1 and 7 of the city budget.

CAMSA

PROBLEM

ECONOMIC GAP

No matter how massive tax-exempt physical footprint grows or how much market value their buildings command, their ad valorem property tax bill remains exactly **$0.00.**

PSYCHOLOGICAL CONTRACT AND ORGANIZATIONAL JUSTICE

“Incremental budgeting" **represents the ultimate failure of goal-setting theory.** Shifting the cost burden back to the entities driving the asset exhaustion restores the psychological contract, driving a sense of institutional equity and shared community purpose.

SYSTEMIC STRUCTURAL GAP:

45% of the real property footprint is tax-exempt, forcing the remaining **55% of taxable properties** (working families and local shopkeepers) to absorb 100% of the financial burden for public assets utilized by the entire state.

NON-TAX-EXEMPT FOOTPRINTS

Traditional municipal budgeting models are failing mid-sized capital cities because they lack modern regulatory frameworks to recover infrastructure wear-and-tear costs from the mega-scale, tax-exempt institutional growth driving those very costs.

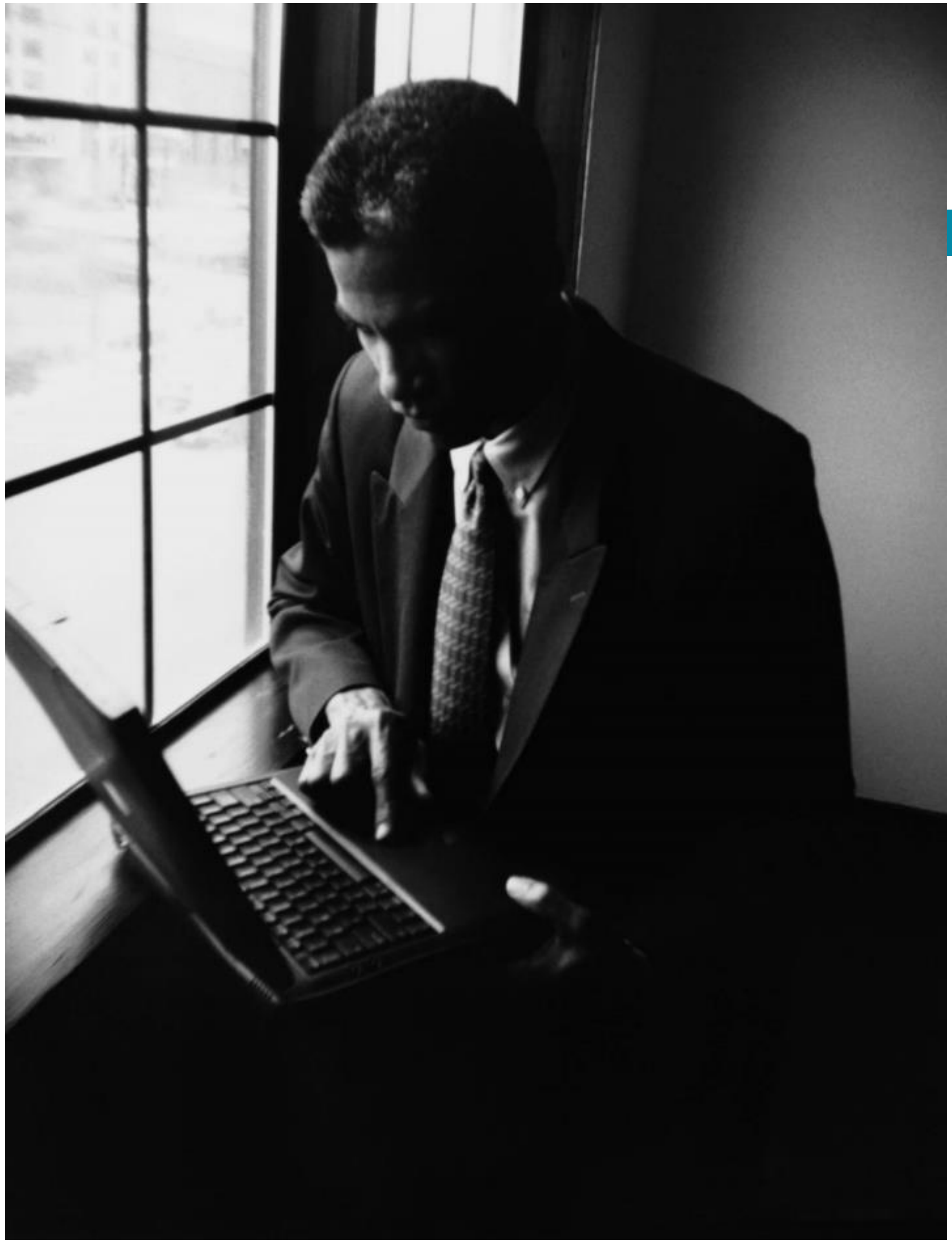
PROBLEM

BAYHEALTH MEDICAL CENTER

THE DELAWARE STATE UNIVERSITY

LEGISLATIVE HALL
DELAWARE STATE CAPITAL

SOLUTION



CLOSE THE GAP

By shifting our budget mindset to ***an external revenue-generating framework***

TARGET AUDIENCE

Mega-scale Institutional, Medical, and educational footprints.

COST SAVINGS

Under CAMSA's framework, financial resources will ne returned back to residents in the form of lower utility bills.

PREDICTABLE CAPITAL FORECASTS:

Priority-Based Budgeting (PBB) channels MSIF revenues directly into dedicated infrastructure funds, removing unpredictable capital project deficits from the general fund.

Comparative Fiscal Analysis

UNIQUE

CAMSA breaks this cycle by generating **$12,990,000 annually**, immediately transferring $2 million in Year 1 to permanently raise the city's emergency reserve floor to an unassailable **11.35% statutory baseline ($6.78 million)**

TESTED IN OTHER CAPITAL CITIES

Hartford, CT Olympia, WA and Albany, NY.

Dover remains the only capital city listed that forces local residential utility users to entirely absorb state-driven infrastructure decay.

LEGISLATIVE FRAMEWORK

- **Section 1. Formal Charter Amendment Petition**
- **Proposal:** A petition by City Council to the General Assembly of the State of Delaware to enact legislation amending the Charter of the City of Dover by adding "SECTION 49A."
- **Subsections:**
- **(a)** Legislative Findings and Declaration of Structural Tax Asymmetry
- **(b)** Statutory Definition of Ad Valorem Tax vs. Regulatory Service Fee
- **(c)** Establishment of the Footprint Threshold and Billing Baseline
- **(d)** Priority-Based Budgeting and Strict Anti-Supplanting Mandates
- **(e)** Severability and Enforcement

WHEREAS, the City of Dover exhibits a profound structural fiscal asymmetry, d highly constrained municipal tax base where forty-five percent (45%) of the total y aggregate is encumbered by statutory and valorem tax exemptions granted to state administrative complexes, public higher education systems, and non-profit 501(c)(3) healthcare networks; and

WHEREAS, this narrow private tax base is forced to entirely internalize the operational and capital expenditures required to maintain the high-capacity utility grids, transit corridors, and emergency networks that support regional, state-wide macroeconomic activity daily; and

WHEREAS, empirical engineering data verified by the Department of Public Works and Public Safety GIS analytics confirms that non-residential mega-footprints exceeding 50,000 gross square feet (GSF) inflict severe localized stress points on municipal infrastructure, including hyper-volumetric fire flow containment demands of 3,450 gallons per minute (GPM), an 8.1 million gallon peak stormwater runoff surge per 1-inch precipitation event, and continuous power draws driving a 2.8x accelerated substation overhaul timeline; and

WHEREAS, opponents rely on an outdated defense, arguing that their economic presence and job creation should buy them a lifetime exemption from local infrastructure costs, when the hard reality dictates that job creation does not pave roads, institutional growth does not clear stormwater networks, and prestige does not fuel emergency rescue vehicles; and

WHEREAS, Article III, Section 18 of the Dover Charter vests City Council with the explicit legislative authority to pass ordinances and set penalties for violations, providing the legal foundation to transition from value-based taxation to a strict, footprint-based regulatory cost-recovery model; and

WHEREAS, the City Council seeks to establish an Asset Preservation Capital Allocation of **$7,110,000.00** via the State Bond Bill to protect state agency operational budgets while generating a total predictable, non-residential revenue pipeline of **$12,990,000.00 annually** to eliminate regressive local tax increases, freeze utility rate hikes at a strict 0%, and execute direct residential utility bill reductions;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF DOVER, IN ELECTED CHAMBER ASSEMBLED:

The City Council of the City of Dover hereby formally petitions the General Assembly of the State of Delaware to enact legislation amending the Charter of the City of Dover by adding **Section 49A**, to read as follows:

"SECTION 49A. CODIFICATION OF STRUCTURAL TAX ASYMMETRY MITIGATION AND MUNICIPAL SERVICES COST RECOVERY

Subsection (a) Legislative Findings and Declaration of Structural Tax Asym

Hard Reality & Technical Validity

BUSINESS MODEL

RESEARCH

Capital Area Municipality Sustainability Act (CAMSA) is built upon data-driven municipal finance strategies designed to shift the burden of infrastructure costs away from everyday taxpayers.

ABSTRACT

Equity in Growth
Large-scale, tax-exempt entities must generate the capital required to sustain the public infrastructure they exhaust.

DESIGN

Biopsychosocial Model is not treated as an abstract healthcare theory.

Instead, they operationalize it as a concrete **municipal fiscal strategy**.

Clarifying the Council’s Legal Mandate

A. **Legal Incontrovertibility Article III, Section 18 of the Dover Charter vests City Council with the explicit legislative authority to pass ordinances, ensuring the power to set penalties for violations**

B. **Fixing a Structural Injustice:** City Council and the Budget Team cannot ignore the math: **45% of Dover’s property footprint is tax-exempt**, forcing the remaining **55% of taxable properties** (residents and small businesses) to shoulder **100% of the maintenance burden** for public grids.

Legal and Mathematical Distinction

To withstand constitutional scrutiny and avoid classification as an unauthorized municipal tax, the MSIF maintains a rigid structural distinction:

Fiscal Metric	Ad Valorem Property Tax	Municipal Services Impact Fee (MSIF)
Calculation Base	Assessed market value of property.	Total Gross Square Footage (GSF) of building footprint.
Legal Framework	Wealth-based revenue generation.	Cost-recovery for regulatory services used.
Exemption Eligibility	100% exempt for state, educational, and 501(c)(3) entities.	Zero exemptions; applies to all physical structures.
Dedicated Use	Dispersed into General Fund operations.	Fenced exclusively for public safety and capital assets.

FIVE-YEAR ALLOCATION FORECAST

XV. 5-Year Revenue & Allocation Forecast

Fiscal Metric	Year 1 (FY27)	Year 2 (FY28)	Year 3 (FY29)	Year 4 (FY30)	Year 5 (FY31)
Gross Projected Revenue	$12,990,000	$12,990,000	$12,990,000	$12,990,000	$12,990,000
Emergency Reserve Allocation	($2,000,000)	$0	$0	$0	$0
Net Infrastructure/Safety Funds	$10,990,000	$12,990,000	$12,990,000	$12,990,000	$12,990,000
Resident Tax/Fee Increases	$0.00	$0.00	$0.00	$0.00	$0.00

SUMMARY OF POTENTIAL OFFSETS BY ENTITY SECTOR		
ENTITY SECTOR	TOTAL FOOTPRINT	MAX OFFSET CAP
🎓 Higher Education Institutions	5,100,000 GSF	$5,100,000.00
🏥 Healthcare Systems	3,260,000 GSF	$3,260,000.00
🏛 State of Delaware Complexes	2,960,000 GSF	$2,960,000.00
🗺 Local Gov. & Civic Foundations	1,450,000 GSF	$1,450,000.00
🏠 Public Housing Authorities	220,000 GSF	$220,000.00
TOTAL PROGRAM PORTFOLIO	12,990,000 GSF	$12,990,000.00

FORMAL REQUEST FOR STATE BOND BILL CAPITAL ABSORPTION

To prevent the Municipal Services Impact Fee from draining individual institutional and agency operational budgets, the City of Dover formally requests that the **Joint Capital Improvement Committee utilize its statutory authority to issue a direct cash premium or a general obligation bond allocation paid directly to the City of Dover**.

This dedicated capital allocation will seamlessly absorb the infrastructure wear-and-tear costs generated by the following state-supported footprints:

┌── Higher Education Footprints (Ranks 1, 3, 5, 9, 14)

| Combined GSF: 5,100,000 GSF ➔ $5,100,000.00 State Bond Allocation

|

STATE LEVEL EXPOSURE ────┼── State Executive & Agency Complexes (Ranks 4, 6, 12, 19)

[Total: $8,310,000] | Combined GSF: 2,230,000 GSF ➔ $2,230,000.00 State Bond Allocation

|

└── Legislative & Judicial Complexes (Ranks 10, 15)

Combined GSF: 730,000 GSF ➔ $730,000.00 State Bond Allocation

CAPITAL ABSORPTION

CAMSA Master Structural Overview

$12.9M

Year 1

Permanently raise the city's emergency reserve floor to an unassailable 11.35% statutory baseline ($6.78 million).

$12.9M

Year 2

Sunset Target sweeping subsequent surpluses into direct residential utility bill reductions

12.9M

The Year 3

Upward Capital

Re-allocation direct, proportional reductions in existing residential utility bills for Dover's working families.

(MSIF)- BENEFITS

- **Capital City 2030: Strategic Master Plan for Downtown Dover Partnership**

- **State-Sanctioned Sovereignty Section 49A's Municipal Services Impact Fee**

- **Biopsychosocial Optimization (Optimal Health & Financial Stability)**

- **Concrete Immunity Against Corporate Litigation**

- **Protected Asset Environments**

- **Transparent Valuation**

MARKET COMPARISON

Funding Metric	Resident Tax Hike	Proposed MSIF
Annual Cost	$841.29	$0.00
Monthly Cost	$70.11	$0.00
Utility Rates	+12% to 15% Spike	Frozen (0%)
Small non-profits	Burdened	100% Exempt

Infrastructure Works & Workforce Stability

ple

The "Lockbox" Funding Model

Fire Department:
Operational Solvency

Police Department:
Operational Solvency

Utility Grid Stress ($0.22 / GSF)

Metric: Thermal Transformer Aging. Continuous high demand (12.5 VA/GSF) overheats substation transformers, reducing equipment lifecycles by 35%.

REBUTTAL & DEFENSE MATRIX (CAMSA PROPOSAL)

When the Opposition Claims:	Your Unified Counter-Stance Is:
"It is an illegal, unconstitutional property tax."	**"It is an engineered footprint cost-recovery fee based on home-rule police powers."**
"We are hurting colleges and medical care budgets."	**"The state bond cushion absorbs costs to protect agency operations."**
"A flat $50,000 cap is a fair compromise."	**"A flat cap forces residential taxpayers to shoulder 55% of the property burden."**
"Restricted line items tie the city's hands."	**"Restricted accounts end the practice of diverting utility funds to cover deficits."**

MATHEMATICAL FORMULAS FOR CAMSA MATRIX

The Scenario: Let's look at a group of Dover residents.

- **Baseline (Start)**: 100 ER visits and 100 checkups.
- **Year 1 (After CAMSA)**: ER visits drop to 80, and regular checkups rise to 120.

- **The Simple Math**:
  - ER visits dropped by \(20\%\) (80 out of 100).
  - Checkups increased by \(20\%\) (120 out of 100).

1. Healthcare Utilization Shift (H_{util})

Measures the percentage change in emergency stress-induced events (E_{stress}) versus preventive care visits (P_{prev}) relative to baseline values (B_{stress}, B_{prev}):

$$H_{util} = \left(\frac{E_{stress,t}}{B_{stress}} - \frac{P_{prev,t}}{B_{prev}} \right) \times 100$$

The Dover Biopsychosocial Health & Stability Survey

In the past 30 days, have you experienced physical symptoms of chronic stress (such as frequent tension headaches, unexplained chest tightness, racing heart, or severe sleep disruption) brought on by worrying about your household finances?

- Daily or almost daily (4)
- A few times a week (3)
- Once or twice a month (2)
- Rarely or never (0)

When walking through your immediate neighborhood or using local public parks, how safe do you feel from open-air illicit drug activity, vandalism, or poorly lit public pathways?

- Very unsafe; I actively avoid public areas in my neighborhood. (4)
- Somewhat unsafe; I only use public spaces during specific peak hours. (2)
- Completely safe; I utilize local parks and walkways confidently. (0)

Councilman Sudler & Lewis's Recommendation:

CITY OF DOVER, DELAWARE

MOVE to accept the

Capital Area Municipality Sustainability Act (**CAMSA**) Presentation and Authorize City Manager Sharon Duca, and the Municipal Budget Team to conduct a rigorous Sustainability, Feasibility, and Validity Appraisal of this **"Growth Pays for Growth"** Conceptual Model and **ESTABLISHMENT OF SECTION 49A (MUNICIPAL SERVICES IMPACT FEE) by August 24, 2026.**

COUNCIL COMMITTEE OF THE WHOLE

The Council Committee of the Whole met on July 14, 2026, at 6:00 p.m. with Council President Neil presiding. Members of Council present were Mr. Anderson, Mr. Boggerty, Ms. Hall (via WebEx), Mr. Lewis (via WebEx), Dr. Pillsbury, and Mr. Rocha. Ms. Arndt and Dr. Sudler were absent. Mayor Christiansen was also present. Civilian members present for their Committee meetings were Mr. Garfinkel (via WebEx) *(Legislative, Finance, and Administration)*. Mr. Shevock *(Legislative, Finance, and Administration)* was absent.

ADOPTION OF AGENDA

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

Mayor and Council Reports – May and June 2026

First District

Dr. Pillsbury had nothing to report.

Mr. Rocha reported that he had been working with staff regarding overgrown vegetation in the Maple Dale area, which is being addressed through the appropriate city departments. He also reported attending the African American Festival and noted that he continues to work on internal liaison matters with Mr. Boggerty and Ms. Arndt. Mr. Rocha stated that additional items remain under review pending further information.

Second District

Mr. Lewis had nothing to report.

Ms. Hall had nothing to report.

Third District

Ms. Arndt was absent; no report was given.

Fourth District

Mr. Anderson reported that he had assisted with several constituent matters and thanked city staff for their support in addressing those issues. He noted ongoing follow-up regarding a concern raised at a previous meeting and stated that information would be forwarded to the Police Chief when available. Mr. Anderson also reported increased public interest in the Alderman's Court. He highlighted his participation in the Juneteenth celebration, the African American Festival, and the Fourth of July event, and noted that updates regarding the Hamlet project would be provided at a future meeting.

Dr. Sudler was absent; no report was given.

At-Large
Mr. Boggerty reported that the Construction and Property Maintenance Code Board of Appeals has remained active and thanked the board members, council representatives, and citizen volunteers for their service. He also shared that he is participating in an initiative with the national Blacks in Government organization to support leadership development and encourage interest in government service. Mr. Boggerty noted that he continues to work with Mr. Rocha on pending matters and is collaborating with another organization to foster relationships within the community, with additional information to be shared at a later date. Lastly, Mr. Boggerty reported that he worked with the City Manager and Planning Department to expedite an emergent parking matter involving Calvary Baptist Church and expressed his appreciation for their prompt assistance. He also reported attending the Delaware House of Representatives for consideration of the Delaware John Lewis Voting Rights Act, stating that he attended to support efforts to protect voting rights and prohibit racial discrimination in voting procedures at the local level.

Council President Neil
Council President Neil reported participating in the Fourth of July parade. He stated that he and Ms. Arndt responded to a constituent concern regarding code enforcement and thanked Eddie Kopp for providing clarification. Mr. Neil also met with Richard Murphy, Director of Luther Village, regarding a dispute involving a proposed second emergency egress for a planned expansion and stated that the matter had been referred to City Manager Duca for further review.

Mr. Neil reported participating in the June 24 Construction and Property Appeals Board hearing with Mr. Boggerty and Mr. Rocha. He also worked with city staff to resolve a traffic sign concern in the Wild Meadows community and requested assistance with finalizing council approval of the annexation for 7 Nixon Lane, thanking Dawn Melson-Williams for her assistance.

Mr. Neil stated that he responded to numerous constituent emails regarding electric rate increases and encouraged residents to take advantage of the city's free DEMEC energy efficiency program. He also assisted with communications regarding issues involving the Persimmon Park Place manufactured home community and requested that City Manager Duca review the matter.

Mr. Neil reported responding to inquiries from the Delaware State News and Spotlight Delaware on various issues. He also shared information received from Chief Johnson regarding a traffic camera that had been removed, noting that it may have been part of a traffic study evaluating the feasibility of local speed cameras. Finally, Mr. Neil stated that he and Ms. Arndt received an inquiry regarding unfinished improvements at Dover Park and that Director Roger Ridgeway advised that several issues must be resolved before construction of the ADA-accessible playground can begin.

LEGISLATIVE, FINANCE, AND ADMINISTRATION COMMITTEE

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

Adoption of Agenda

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

Proposed Dual Employment Policy (Naomi Poole, Human Resources Director)
Ms. Naomi Poole, Human Resources Director, reviewed the background and analysis regarding the proposed Dual Employment Policy.

Staff recommended approval of the Dual Employment Policy.

Mr. Rocha moved to recommend acceptance of the staff recommendation for the approval of the dual employment policy. The motion was seconded by Dr. Pillsbury and unanimously carried.

Mr. Anderson stated that an item regarding opioid settlement funds had been removed from the agenda due to the need for additional information. He explained that the committee needed documentation regarding the funds, including how much had been received, how the funds were being spent, and the meeting minutes establishing the criteria for approval. He stated that the requested information was expected to be available for the next meeting.

Mr. Anderson emphasized that the city has established processes for allocating public funds, including economic development funds, CDBG funds, ARPA funds, community development funds, and other grant programs. He stated that recommendations should proceed through the appropriate council committee before final approval by council. Mr. Anderson noted that maintaining a transparent and objective process allows the public to understand how public funds are being used and provides equitable opportunities for organizations to apply for available grants.

Mr. Boggerty questioned whether an item that had been removed from the agenda could still be discussed and whether the public would have an opportunity to comment on the matter. He expressed concern that allowing discussion before the necessary information was available could limit the public's ability to provide informed comments when the item is formally considered at a future meeting.

Responding to Mr. Boggerty, Mr. Anderson stated that the public would still have an opportunity to comment when the item is brought forward because agenda items are open for public comment. He explained that the item had been removed from the agenda approximately six hours before the meeting, which was why the matter was addressed at the beginning of the meeting.

Mr. Boggerty stated that he wanted to ensure members of the public would have the opportunity to comment again once the requested information was available. He emphasized that residents should have access to sufficient information to allow them to provide informed questions and comments.

Mayor Christiansen thanked Mr. Boggerty for raising the concern and emphasized the importance of adhering to public transparency requirements. He requested that discussion on the matter cease until the committee established to review the opioid settlement funds could present the necessary information to council and the public. Mayor Christiansen stated that the public should have the opportunity to review the information and understand the basis for the grant and funding decisions before providing input. He expressed concern that proceeding without the complete information would not serve the public interest and stated that the matter should be thoroughly reviewed before further action is taken.

Responding to Mayor Christiansen, Mr. Anderson stated that his concern was not with presenting the information but with ensuring that required documentation and transparency measures were followed. He referenced concerns regarding delays in posting meeting minutes and prior FOIA-related issues and stated that the public should have the opportunity to review information and ask questions. Mr. Anderson invited members of the public with questions or comments to come forward.

Michelle Walls, 34 N. Governors Avenue, Dover, stated that she came to speak regarding the opioid settlement funding item that had been scheduled for discussion by the Legislative, Finance, and Administration Committee and questioned why the item had been removed from the revised agenda and when it would return for consideration. She emphasized the importance of timely use of the settlement funds to support community needs while also stating that the delay provided an opportunity to ensure the process was transparent and properly reviewed. Ms. Walls requested that future discussions regarding the funding include clear public information regarding the amount of funding received, organizations receiving funds, and the intended use of those funds. She suggested creating a publicly accessible resource on the city's website to provide updates and promote accountability. She also encouraged the city to evaluate the effectiveness of funded programs to ensure resources are being used efficiently and producing meaningful results.

Dawn Meija, Dover, expressed concerns regarding the transparency and accountability of the process used to allocate opioid settlement funds. She acknowledged that the item had been removed from the agenda but stated that the public still has the right to ask questions regarding the process and criteria used to develop the proposed allocation. She requested clarification on how recipients were selected, what criteria were used, whether qualified organizations had an opportunity to apply, and what measurable outcomes would be required. She emphasized the importance of ensuring that opioid settlement funds are used effectively to address community needs, including treatment, recovery, and prevention efforts. She encouraged council to provide transparency regarding the selection process, funded organizations, and expected results before the funds are allocated.

Jeanie Anderson, Dover, expressed concerns regarding the transparency of the process used to evaluate and select organizations for opioid settlement funding. She requested information regarding how applicants were vetted, what qualifications were considered, which organizations participated in the process, and whether related meeting minutes and documentation would be made available to the public. She stated that she supports efforts to address drug-related issues in the community but emphasized the importance of an open and transparent process. She requested clarification on whether funds had already been allocated and stated that residents should have access to information regarding the use of public funds.

Mayor Christiansen addressed concerns regarding the transparency and accountability of the opioid settlement funding process. He stated that the item was removed from the agenda because the necessary information and meeting documentation were not available and emphasized the importance of ensuring the public and council have complete information before further discussion. He stated that, following notification that the city had received opioid settlement funds, meetings were held with city staff to establish a process for tracking and reporting expenditures. He explained that, in addition to the State of Delaware's reporting requirements, the city intends to implement its own accountability measures to monitor awarded funds and require regular reporting from recipients. He noted that the organizations receiving funding were subject to a review process and that additional information would be provided to the public and council once compiled. He expressed his commitment to transparency and accountability and stated that he would work with the committee and staff to make the information available as soon as possible.

Responding to Mayor Christiansen, Mr. Anderson stated that the criteria used by the committee for evaluating opioid settlement funding applications had previously been presented to the Council Committee of the Whole for consideration and approval. He noted that the criteria established objectives, vision, and general guidelines for how the funds would be allocated. Mr. Anderson stated that the committee would need to review the documentation, including meeting minutes, to confirm that the approved criteria were properly applied and that the information would be made available to the public prior to the next meeting. He emphasized the importance of the opioid crisis issue and stated that addressing its impacts remains a significant concern for the city and the broader community.

Bonnie Pennington, Dover, questioned Mayor Christiansen regarding his statement that it was unclear where money went that was given out by the state.

Responding to Ms. Pennington, Mayor Christiansen stated that no money was given to the City of Dover from the first two opioid settlements. He also noted that they would provide a check. He further noted that due to the lack of accountability, he and Mayor West left the committee.

Mayor Christiansen stated that, based on his prior experience with the opioid settlement funding, he believes strong accountability measures are necessary to ensure the funds are used for their intended purpose. He reiterated his support for monthly reporting and oversight by the City Manager and Finance Director, stating that more frequent reporting would provide greater transparency and accountability than quarterly reporting alone. He also noted that additional opioid settlement funding may become available in the future and emphasized the importance of establishing a clear process and accountability framework for the evaluation, award, and monitoring of those funds.

Responding to Ms. Pennington, Mayor Christiansen stated that many of the funds he was referring to were never allotted to the City of Dover; instead, they were provided to entities within the State of Delaware. He reassured her that the City of Dover would not let any money walk away. He reiterated that some of the people who received the funding had high political connections and there was no accountability, which is why he refused to be a part of the disbursements.

Mr. Anderson stated that, despite differences of opinion, he agreed with the Mayor regarding the importance of accountability for opioid settlement funds. He stated that concerns had been raised regarding the State's prior administration of opioid settlement funding, noting that the State

Auditor became involved, and that the new administration made changes to the program's management. Mr. Anderson stated that those concerns related to the Governor's Office and the Attorney General's Office, not the City of Dover.

Mr. Anderson further explained that the city had expected to receive a share of the opioid settlement funds because the City of Dover was the original party to the litigation. He stated that the state subsequently established a process under which the settlement funds were placed into a statewide fund for distribution to Delaware entities, including municipalities and counties. He noted that the current allocation represents a portion of those settlement funds that will be distributed over ten years and emphasized that the funds now being discussed are the city's share of that statewide allocation.

William G. Faust, Jr., Dover, questioned when the settlement funds would be received and what the total amount to be allotted would be.

Responding to Mr. Faust, Mr. Anderson stated that the City of Dover was to receive $258,000 in quarterly installments.

Mayor Christiansen noted that, to the best of his knowledge, the disbursements would be quarterly, but the ultimate decision rested with Bradley Owens, the Delaware Opioid Settlement Commission Director. He also noted that one applicant for the City of Dover funds did not qualify, leaving a $68,000 balance available for an organization to apply for in quarter two and be awarded funds in quarter three.

Responding to Mr. Faust, Mayor Christiansen reiterated that he sat down with staff, and they guaranteed that the funding would be accounted for quarterly.

Responding to Mr. Faust, Mayor Christiansen stated that there are city staff who are on board to ensure the city will receive its funding. Also, the City of Dover was one of the first parties to bring forth litigation and deserves to receive the funding. He noted that he would not agree to serve on the committee if there was no accountability.

Doug Hall, North Dover, began by apologizing to council for the manner in which he addressed the body at a previous meeting. He stated that he attended the meeting to speak about the opioid settlement funding and shared his family's personal experience with substance use disorder. Mr. Hall described his nephew's repeated struggles with addiction, multiple attempts at rehabilitation, and recent relapses, emphasizing the challenges his family has faced in obtaining effective treatment. Mr. Hall expressed concerns regarding the enforcement of drug-related offenses and the availability and effectiveness of local addiction treatment services. He stressed the importance of ensuring that opioid settlement funds are awarded to organizations that provide meaningful treatment and measurable results for individuals struggling with addiction. Mr. Hall also encouraged the city to include individuals with lived experience in substance use recovery when evaluating programs and making funding decisions. He stated that their firsthand knowledge could provide valuable insight into addressing the opioid crisis. Mr. Hall concluded by emphasizing the urgency of the issue and the need for the city to take meaningful action to combat addiction and overdose in the community.

Mr. Anderson moved for adjournment of the Legislative, Finance, and Administration Committee meeting, hearing no objection the meeting adjourned at 6:48 p.m.

Mr. Neil moved for adjournment of the Council Committee of the Whole meeting, hearing no objection the meeting adjourned at 6:49 p.m.

Fred A. Neil
Council President

City of Dover
Preliminary Capital Investment Plan and Project Status Report
As of June 30, 2026
4th Quarter FY26

Points to Remember
* Includes Project Carry-Forward Budget Amendment Ordinance # 2025-02 (approved by Council on 2/10/25).
* Original Project Budget = Original Total Project Budget initially included in approved annual budget.
* Latest Project Budget = Revised Total Project Budget included in most recent approved annual budget or one of the following:
bond resolution, revolving fund loan agreement, Council approved budget amendment, or City Manager approved amendment as per the Budget Amendment Procedure.
* Actual Expenditure/Expense totals are subject to change, due to delays to the month-end closing process.
* Water Quality, Inflow/Infiltration, Distribution Upgrades, and New Development projects are budgeted as a blanket project, and once individual projects are identified and estimated, they are created using an allocation of the overall budgeted amount.

Current Year Budget Funding Sources	Governmental	Community Transportation	Police Grants Federal	Police Grants State	ARPA	Water	Wastewater	Sanitation	Electric	Total CIP
Budget Balance	$ 3,566,100	$ 521,900	$ -	$ -	$ 348,500	$ 93,500	$ 787,100	$ -	$ 9,610,900	$ 14,928,000
Line of Credit (Heavy Duty Vehicles)										-
State Loan Fund						2,217,500				2,217,500
Miscellaneous Receipts										-
General Billings for Reimbursement of Expense									200,000	200,000
Federal Grants										-
State Grants	3,924,500					5,000,000				8,924,500
Transfer from Water/WW Impact Fee Reserve						282,500	7,200			289,700
Transfer from Water/Wastewater Oper. Fund						1,280,600	2,694,900			3,975,500
Transfer from General/Electric Revenue Fund	5,720,400								10,538,300	16,258,700
Sanitation Services								735,000		735,000
Transfer from Lodging Tax	500,000									500,000
Transfer from Capital Asset Reserve										-
Transfer from Future Capacity Reserves										-
Interest Income						50,000	50,000		-	100,000
Total Funding Sources	**$ 13,711,000**	**$ 521,900**	**$ -**	**$ -**	**$ 348,500**	**$ 8,924,100**	**$ 3,539,200**	**$ 735,000**	**$ 20,349,200**	**$ 48,128,900**

PROJECT STATUS REPORT - GENERAL FUND
Preliminary 4th Quarter FY26 - as of June 30, 2026

Project Code	Item	Account Obj/Ele	PAST, CURRENT & FUTURE BUDGETS Original Project Budget	Latest Project Budget	Project To Date Expenses	CURRENT FISCAL YEAR Original Fiscal Year Budget	Addition Fiscal Year (Reduction)	Revised Fiscal Year Budget	Fiscal YTD Charges	Budget Balance	Status	Comments
	Fire Department	**11-14-99-**										
FR1800	Annual Contribution for Engine 5	54025	$ 777,000	$ 777,000	$ 459,557	$ 77,700	$ -	$ 77,700	$ 77,672	$ 28	Paying monthly	
FR2000	Annual Contribution for Squad #1 (Rescue)	54025	956,000	834,000	375,061	83,400	-	83,400	83,347	53	Paying monthly	
FR2200	Annual Contribution for Engine 1	54025	770,000	852,200	369,483	123,200	-	123,200	123,161	39	Paying monthly	
FR2400	Tower Ladder 2	54025	1,623,600	1,623,600	662,376	285,200	-	285,200	285,206	(6)	Paying monthly	
								-		-		
	Total Fire Department		**$ 4,126,600**	**$ 4,086,800**	**$ 1,866,477**	**$ 569,500**	**$ -**	**$ 569,500**	**$ 569,386**	**$ 114**		
	Life Safety (Fire Marshal)	**11-16-13-**										
---	Misc Automobiles	54022				$ -		$ -	$ -	$ -	New vehicles	
	Total Life Safety (Fire Marshal)		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**		
	Code Enforcement	**11-16-20-**										
---	Misc Automobiles	54022				$ 135,000		$ 135,000	$ 100,410	$ 34,590	New vehicles	
	Total Code Enforcement		**$ -**	**$ -**	**$ -**	**$ 135,000**	**$ -**	**$ 135,000**	**$ 100,410**	**$ 34,590**		
	Police	**11-17-00-**										
---	Misc Automobiles	54022				$ 741,400		$ 741,400	$ 871,135	$ (129,735)	New vehicles	
									20,787	(20,787)	Vehicle ad-ons, insurance payments received	
PD2301	Police Officer Body Worn Cameras & Tasers	54031	$ 876,400	$ 903,000	$ 582,133	229,500	-	229,500	-	229,500	Ongoing	
PD2302	Axon In-car Cameras	54031	368,000	368,600	-	126,000	-	126,000	-	126,000	Ongoing	
PD2501	Police Property Security Fencing	54031	36,100	215,800	95,227		-	-	95,227	(95,227)	Ongoing	
PD2502	Police Department Academy 2nd Floor HVAC	54031	193,100	193,100	249,850		-	-	-	-	Ongoing	
PD2601	Flock Security Cameras	54031	556,500		79,500	79,500		79,500	79,500	-		
PD2603	Parking Lot Light Renovation	54031				29,500		29,500	16,390	13,110		
	Total Police		**$ 2,030,100**	**$ 1,680,500**	**$ 1,006,710**	**$ 1,205,900**	**$ -**	**$ 1,205,900**	**$ 1,083,039**	**$ 122,861**		
	Streets	**12-18-35-**										
---	Trucks	54023				$ 110,000		$ 110,000	$ 650,246	$ (540,246)		
---	Misc. Equipment	54025				240,000		240,000	221,000	19,000		
ST2003	Meeting House Branch	54030	$ 1,115,600	$ -	$ 156,266			-	64,742	(64,742)	Design Ongoing	
ST2101	2021 Street & Alley Prog-N Bradford St	54031	500,000	1,115,600	859,925			-	85,495	(85,495)	Complete, awaiting final invoice	
ST2201	2022 Street & Alley Prog-N Bradford St	54031	344,500	344,500	591,134			-	-	-	Complete, awaiting final invoice	
ST2502	Community Signs	54031	60,000	20,000	39,500	20,000		20,000	19,500	500		
ST2601	Street, Concrete, and Alley Program	54031	1,000,000		770,314	1,000,000		1,000,000	770,314	229,686		
ST2602	N State Street Streetscape Improvement	54031	1,500,000		-	1,500,000		1,500,000		1,500,000		
	Total Streets		**$ 4,520,100**	**$ 1,480,100**	**$ 2,417,139**	**$ 2,870,000**	**$ -**	**$ 2,870,000**	**$ 1,811,297**	**$ 1,058,703**		
	Grounds	**12-18-51-**										
---	Trucks	54023	$ 80,000	$ 80,000	149,154	$ 85,000	$ -	$ 85,000	$ 79,154	$ 5,846	Truck being assembled at Dealer	
	Total Grounds					**$ 85,000**	**$ -**	**$ 85,000**	**$ 79,154**	**$ 5,846**		
	Stormwater	**12-18-60-**										
---	Trucks	54023						$ -	$ -	$ -	Leaf truck #363 received	
SW2204	East Lake Garden Basin Improvements	54030	$ 580,000	$ -	$ 44,500			-	$ -	-		
SW2206	MS4 Inventory/Inspection & Green Technology	54031	43,600	93,000	43,519	93,000		93,000	$ 67,633	25,367	Data collection is complete for FY25	
SW2303	Persimmon Park Place Drainage Basin Impr.	54031	1,200,000	-	388,066			-	387,420	(387,420)	Project awarded, awaiting start date-late summer	
SW2407	Water Street Flooding Design	54031	-	-	25,300			-	2,300	(2,300)	Project 95% complete	
SW2501	FY25 Misc. Emergency Storm Sewer Repairs	54031	490,000	-	66,150			-	-	-	An emergency repair is in progress	
SW2502	Meeting House Branch Drainage Improvements	54031	14,400,000	1,250,000	9,004	1,250,000		1,250,000	9,004	1,240,996	Design ongoing	
SW2504	Woodbrook Stormwater Pond Impr	54031		-				-	56,115			
SW2409/SW2507	Downtown Dover Upgrades - Stormwater	54031	245,000	135,000	13,997	135,000		135,000	10,082	124,919	30% Design Completed	
SW2508/SW2608	White Oak Ditch	54031	85,000		72,000			-	72,000	(72,000)		
SW2509	Vehicle Pole Barn	54031	300,000	-	-			-	-	-	Moved to FY27	
SW2601	FY26 Misc. Emergency Storm Sewer Repairs	54031	96,000		24,300	96,000		96,000	24,300	71,700		
SW2602	Silver Lake Dam Repairs	54031	100,000		-	100,000		100,000	-	100,000		
SW2605	Water Street Flooding Improvements	54031	1,450,000		-	1,450,000		1,450,000	-	1,450,000		
SW2609	Parkway Stormwater Grate Replacement	54031			5,567	-	-	-	5,567	(5,567)		
	TOTAL STORMWATER FUND		**$ 18,409,600**	**$ 1,478,000**	**$ 647,902**	**$ 3,124,000**	**$ -**	**$ 3,124,000**	**$ 634,420**	**$ 2,545,695**		
	Facilities Managemnt	**12-25-99-**										
	Misc Automobiles	54022				$ 64,000		$ 64,000	$ 63,027	$ 973		
FC2600	Pear St Whse Roof Repl & Abatement	54030	150,000	150,000	62,823	150,000		150,000	62,823	87,177		
FC2601	City Hall 2nd Story Flat Roof	54030	210,000	210,000	-	210,000		210,000	-	210,000		

PROJECT STATUS REPORT - GENERAL FUND
Preliminary 4th Quarter FY26 - as of June 30, 2026

			PAST, CURRENT & FUTURE BUDGETS			CURRENT FISCAL YEAR						
Project Code	Item	Account Obj/Ele	Original Project Budget	Latest Project Budget	Project To Date Expenses	Original Fiscal Year Budget	Addition Fiscal Year (Reduction)	Revised Fiscal Year Budget	Fiscal YTD Charges	Budget Balance	Status	Comments
FC2602	City Hall Fire alarm	54025	50,000	50,000	49,500	50,000		50,000	49,500	500		
FC2603	Replace Doors City Hall	54030	-	-		6,100		6,100	5,017	1,083		
			$ 410,000	**$ 410,000**	**$ 112,323**	**$ 480,100**	**$ -**	**$ 480,100**	**$ 180,367**	**$ 299,733**		
	Parks & Recreation	**13-15-12-**										
---	Other Equipment	54025				$ 65,000		$ 65,000	$ -	$ 65,000		
PR2300	Dover Park Splash Pad	54031	$ 200,000	$ 441,600	$ 350,512	-		-	$ 162,711	(162,711)	Contractor has been scheduled to finish concrete work	
PR2301	Dover Park Building	54031		245,000	245,383			-	56,454	(56,454)	Contractor working on finishing floor and check list	
PR2401	Dover Park ADA Playground	54031	800,000	800,000	657,535	-		-	27,972	(27,972)	Seeking funding/contractor for site work	
PR2502	Schutte Park Skate Park	54031	1,100,000	1,100,000	21,610		-	-		-	Working with Engineer on plans	
PR2600	Silver Lake Master Plan	54031	75,000	75,000	-	75,000		75,000		75,000		
PR2602	Pitt Center Floor	54031	150,000	150,000	-	150,000	-	150,000		150,000		
PR2603	Crossgates Park Playground	54031	40,000	40,000	-	40,000		40,000		40,000		
PR2604	Pitts Center Emergency HVAC	54031				5,100		20,100	12,350			
				-	-		-	-		-		
	Total Parks & Recreation		**$ 2,365,000**	**$ 2,851,600**	**$ 1,275,040**	**$ 335,100**	**$ -**	**$ 350,100**	**$ 259,487**	**$ 82,863**		
	Procurement/Inventory	**15-27-99-**										
---	Other Equipment	54025					$ 13,300	$ 13,300	$ 12,908	$ 393		
CS2501	Warehouse Flat Roof Replacement	54031	-	-	-	-		-	44,725			
CS2502	Fuel Pump Island Upgrade	54031	600,000	683,000	191,645	517,000	763,100	1,280,100	191,645	1,088,455		
	Total Procurement/Inventory		**$ 600,000**	**$ 683,000**	**$ 191,645**	**$ 517,000**	**$ 776,400**	**$ 1,293,400**	**$ 249,278**	**$ 1,088,848**		
	Fleet Maintenance	**15-28-99**										
	Misc Automobiles	**54022**				$ 34,100	$ -	$ 34,100	$ 28,513	$ 5,587		
---	Other Equipment	54025				-	-	-	-	-		
CS2602	Oil Containment Shed	54031	10,000	15,000	-	10,000	5,000	15,000	16,619	(1,619)		
	Total Fleet Maintenance		**$ 10,000**	**$ 15,000**	**$ -**	**$ 44,100**	**$ 5,000**	**$ 49,100**	**$ 45,132**	**$ 3,968**		
	Information Technology	**16-22-99-**										
IT2402	Cisco Switches	54025							$ 10,662			
IT2404	Replace 3 servers	54028	42,000.00	33,700.00	15,512.43	-		-	1,977	(1,976.73)		
IT2406	Barracuda Backup	54028	40,000	22,400	29,580	-		-	10,348	(10,348)	To be paid out monthly for the next 4 years.	
IT2503	Server/San Replacement	54028	40,000	37,500	46,812			-		-	Purchased and in service	
IT2504	Replacement of Cisco Switches	54028	12,000	12,000	33,459		12,000	12,000		12,000	Switches purchased and being paid off	
IT2506	Rewiring City Hall Internet Cable	54028	60,000	60,000	59,685		60,000	60,000	8,265	51,735	Waiting for quote from vendor	
IT2507	Reed Street Network Reconfiguration	54028	-	6,600	38,299	-	13,600	13,600	3,655	9,945	$7,000 in grant funding	
IT2600	Replacing 9 Timeclocks	54028	12,200	12,200	3,655	12,200		12,200		12,200		
IT2601	Replacing 10 Wireless Access Points	54025	10,000	10,000	-	10,000		10,000	7,134	2,866		
IT2602	Leased Switches	54025	53,000	53,000	-	53,000		53,000	25,707	27,293		
IT2603	Migrate Fortis to Docuware	54025	9,000	9,000	25,707	9,000		9,000	315	8,685		
IT2604	CISCO Swithces	54025	16,500	16,500	315	16,500		16,500	15,788	712		
IT2605	Replament of UPS	54028	10,000	10,000	15,788	10,000		10,000	-	10,000		
IT2606	Leased Switches	54025		20,000	7,134	20,000		20,000	20,000	-		
IT2607	Migrate Fortis to Docuware	54025		32,000	20,000	32,000		32,000	5,760	26,240		
IT2608	CISCO Switches	54025		25,000	5,760	25,000		25,000	2,422	22,578		
IT2610	Cyber Business Continuity Project	54025		170,000		170,000		170,000	40,145	129,855		
IT2612	Transition of Domain Name to .gov	54025				20,000		20,000	1,259	18,741		
IT2613	IT OT Network Security	54025				87,000		87,000	77,627	9,373		
IT2614	Cybersecurity Incident Plan Up	54025				19,000		19,000	14,650	4,350		
		54028		-	2,422			-	8,712	(2,422)		
	Total Information Technology		**$ 304,700**	**$ 529,900**	**$ 301,708**	**$ 483,700**	**$ 85,600**	**$ 569,300**	**$ 254,427**	**$ 331,825**		
	TOTAL GENERAL FUND		**$ 32,776,100**	**$ 13,214,900**	**$ 7,818,944**	**$ 9,849,400**	**$ 867,000**	**$ 10,731,400**	**$ 5,266,397**	**$ 5,575,045**		

PROJECT STATUS REPORT - COMMUNITY TRANSPORTATION FUND
Preliminary 4th Quarter FY26 - as of June 30, 2026

			PAST, CURRENT & FUTURE BUDGETS			CURRENT FISCAL YEAR					
Project Code	Item	Account Obj/Ele	Original Project Budget	Latest Project Budget	Project To Date Expenses	Original Fiscal Year Budget	Internal Fiscal Year Revisions	Revised Fiscal Year Budget	Fiscal YTD Charges	Budget Balance	Status
	Community Transportation - 203-12-99										
CT2322	Dover Little League	54031	$ 221,400	$ 486,400	$ 296,316		$ -	$ -	$ -	$ -	Complete
CT2533	Boggs Drive/Kerbin Street	54031	162,300	162,300	83,192	-	-	-	33,216	(33,216)	Kerbin St Complete, Boggs CCW
CT2576	Traffic Safety Vehicle		-	26,300	26,294	-		26,300	26,294	6	
CT2625	Railing along Siver Lake Blvd		-	7,900	7,852	7,900		7,900	7,852	48	
	C/F for past projects; to be repurposed			30,900			-	-	-	-	July
	TOTAL COMMUNITY TRANSPORTATION FUND		**$ 383,700**	**$ 713,800**	**$ 413,654**	**$ 7,900**	**$ -**	**$ 34,200**	**$ 67,362**	**$ (33,162)**	

PROJECT STATUS REPORT - POLICE FEDERAL GRANTS
Preliminary 4th Quarter FY26 - as of June 30, 2026

Project Code	Item	Account Obj/Ele	PAST, CURRENT & FUTURE BUDGETS Original Project Budget	Latest Project Budget	Project To Date Expenses	CURRENT FISCAL YEAR Addition Fiscal Year (Reduction)	Revised Fiscal Year Budget	Fiscal YTD Charges	Budget Balance	Status
	Federal Police Grants - 207-11-17-33	52026								
GM2312 - Line 3	Fibre Optic Upgrade		$ 94,200	$ 94,200	$ 108,026		$ -	$ 13,900	$ (13,900)	Expected completion by 12/31/25.
				-	-		-		-	
TOTAL FEDERAL POLICE GRANTS			**$ 94,200**	**$ 94,200**	**$ 108,026**	**$ -**	**$ -**	**$ 13,900**	**$ (13,900)**	

PROJECT STATUS REPORT - POLICE STATE GRANTS
Preliminary 4th Quarter FY26 - as of June 30, 2026

		PAST, CURRENT & FUTURE BUDGETS				CURRENT FISCAL YEAR			
Project Code	Item	Original Project Budget	Latest Project Budget	Project To Date Expenses	Original Fiscal Year Budget	Revised Fiscal Year Budget	Fiscal YTD Charges	Budget Balance	Status
	State Police Grants - 209-11-17-32								
			$ -	$ -	$ -	$ -		$ -	
			-	-		-		-	
			-	-		-		-	
TOTAL STATE POLICE GRANTS		$ -	$ -	$ -	$ -	$ -	$ -	$ -	

PROJECT STATUS REPORT - ARPA FUND
Preliminary 4th Quarter FY26 - as of June 30, 2026

		PAST, CURRENT & FUTURE BUDGETS			CURRENT FISCAL YEAR				
Project Code	Item	Original Project Budget	Latest Project Budget	Project To Date Expenses	Original Fiscal Year Budget	Revised Fiscal Year Budget	Fiscal YTD Charges	Budget Balance	Status
			$ -	$ -		$ -	$ -	$ -	Complete
			-	-	-	-	-	-	Complete
			-	-	-	-	-	-	Complete
			-	-	-	-	-	-	Complete
			-	-	-	-		-	Complete
			-	-	-	-	-	-	Cancelled
	TOTAL ARPA FUND	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	

PROJECT STATUS REPORT - WATER FUND
Preliminary 4th Quarter FY26 - as of June 30, 2026

			PAST, CURRENT & FUTURE BUDGETS			CURRENT FISCAL YEAR					
Project Code	**Item**	**Account Obj/Ele**	**Original Project Budget**	**Latest Project Budget**	**Project To Date Expenses**	**Original Fiscal Year Budget**	**Addition Fiscal Year (Reduction)**	**Revised Fiscal Year Budget**	**Fiscal YTD Charges**	**Budget Balance**	**Status**
	Water Engineering	**40-26-99**									
---	Trucks	54023				$ 61,000		$ 61,000	$ -	$ 61,000	
	Water	**40-68-99**									
WD2507	GIS Utility Network Upgrade	54025	160,000	160,000	73,554			-	71,596	(71,596)	Work Underway 35% complete
WD2509	Portable Emergency Generator	54025	70,000	70,000	103,100			-	103,100	(103,100)	Project awarded, awaiting fabrication
WD2307	Stonebrook East Water Main Increase	54031	26,000	26,000	-			-	-	-	Developer non-responsive
WD2405	Well #9 Improvements	54031	1,000,000	1,000,000	1,423,125			-	1,423,125	(1,423,125)	Work underway
WD2408	Asset Management Plan	54031	100,000	100,000	134,640			-	17,640	(17,640)	Project underway, research phase
WD2408	Asset Management Plan	54031	100,000	100,000	4,728			-	-	-	Project underway, research phase
WD2505	SCADA Equipment Upgrade	54031	975,000	975,000	100,929			-	100,929	(100,929)	Project needs to be re-bid
WQ2306	Brandywine Lead and Copper Rule	54031	115,000	115,000	-			-	335,448	(335,448)	Project 50% complete
WQ2401	Water Quality Improvements	54031	1,707,300	1,707,300	379,204			-	379,204	(379,204)	Awaiting agency approvals
WQ2403	Downtown Dover Upgrades - Water	54031	-	-	63,036			-	45,402	(45,402)	Awaiting agency approvals
WQ2503	Downtown Dover Upgrades - Water	54031	1,101,000	1,101,000	-			-		-	30% Design Completed
WD2504	Elevated Water Tower Maintenance	54031	73,200	73,200	48,308	73,200		73,200	48,308	24,893	
WD2600	Meter Reading Technology Upgrade	54025	18,400	18,400	12,911	18,400		18,400	12,911	5,489	
WD2601	Wellhead Redevelopment Program	54031	171,000	171,000	102,040	171,000		171,000	102,040	68,960	
WD2603	Water Tank Concrete Rehabilitation	54031	190,000	190,000	2,506	190,000		190,000	2,506	187,494	
WQ2601	Water Quality Improvements	54031	2,500,000	2,500,000	-	2,500,000		2,500,000		2,500,000	
WQ2602	Miscellaneous Emergency Water Repairs	54031	85,000	85,000	53,486	85,000		85,000	53,486	31,514	
									69,134		
	Water Treatment Plant	**40-76-99**									
--	Trucks	54023				$ -	$ -	$ -		$ -	
WD2508	PFAS WTP Improvements	54031	5,885,000	956,800	287,140	5,000,000		5,000,000	280,354	4,719,646	Design underway
WD2602	Manganese Removal Program	54031	400,000	-	-	400,000		-	2,993		
WD2605	WTP Security Upgrade	54031	222,000	222,000	-	222,000		222,000	-	222,000	
WD2607	WTP Storefront & Door Replacement	54031	60,000	60,000	24,880	60,000		60,000	24,880	35,120	
	TOTAL WATER FUND		**$ 14,958,900**	**$ 9,630,700**	**$ 2,813,587**	**$ 8,780,600**	**$ -**	**$ 8,380,600**	**$ 3,073,056**	**$ 5,379,671**	

PROJECT STATUS REPORT - WASTEWATER FUND
Preliminary 4th Quarter FY26 - as of June 30, 2026

			PAST, CURRENT & FUTURE BUDGETS						CURRENT FISCAL YEAR							
Project Code	Item	Account Obj/Ele	Original Project Budget	Latest Project Budget	Project To Date Expenses	Previous Expenses	Project Budget Balance	Percent Budget Spent	Original Fiscal Year Budget	Addition Fiscal Year (Reduction)	Revised Fiscal Year Budget	Internal Fiscal Year Revisions	Revised Fiscal Year Budget	Fiscal YTD Charges	Budget Balance	Status
	Wastewater	**41-69-99**														
---	Trucks	54023			$ 593,117	$ -			$ 605,000	$ 145,000	$ 750,000		$ 750,000	$ 593,117	$ 156,883	Vehicle #655 received
WW2300	Meter Reading Technology Upgrade	54025	30,000	30,000	-	-	30,000	0%			-	-	-	-	-	Project Cancelled
WW2308	Heatherfield Pump Station Repl.	54031	45,000	45,000	38,722	38,200	6,278	86%			-		-	522	(522)	Awaiting final deliverables
WW2308	Heatherfield Pump Station Repl.	54031	45,000	45,000	38,200	38,200	6,800	85%			-		-	-	-	Awaiting final deliverables
WW2310	Miscellaneous Sanitary Sewer Rehab	54031	910,900	910,900	1,210,195	1,056,195	(299,295)	133%	-		-	1	1	154,000	(153,999)	
WW2401	Inflow/Infiltration Removal	54031	394,500	394,500	285,767	-	108,733	72%			-	-	-	285,767	(285,767)	Project 90% Complete
WW2403	Pump Station #7 Upgrades	54031	350,000	655,000	31,753	31,753	623,248	5%			-	-	-	-	-	Project to be re-programmed
WW2404	GIS Utility Network Upgrade	54031	150,000	800,000	607,872	607,872	192,128	76%			-	-	-	-	-	95% complete
WW2406	Turnberry Pump Station Repl.	54031	1,117,500	1,117,500	1,117,476	889,326	24	100%			-	-	-	228,150	(228,150)	Project 80% complete
WW2407	Asset Management Plan	54031	100,000	100,000	22,368	4,728	77,632	22%			-	-	-	17,640	(17,640)	Project underway, research phase
WW2409	Cedar Chase Pump Station Repl.	54031	30,000	30,000	7,006	3,982	22,994	23%			-	-	-	3,025	(3,025)	Project 90% Complete
WW2412	Downtown Upgrades - Wastewater	54031	30,000	30,000	20,849	5,832	9,151	69%			-	-	-	15,016	(15,016)	30% Design Completed
WW2501	FY25 Misc. Emerg. San Sewer Repairs	54031	900,000	900,000	259,920	192,260	640,080	29%	-		-	2	2	67,659	(67,657)	
WW2502	Heatherfield Pump Station Repl.	54031	545,000	545,000	-	-	545,000	0%			-	-	-	-	-	Project to be bid in FY26, design issues
WW2504	White Oak Road Improvements	54031	865,000	865,000	23,623	-	841,377	3%			-	-	-	23,623	(23,623)	Project awarded, awaiting schedule
WW2506	Downtown Upgrades - Wastewater	54031	354,000	354,000	-	-	354,000	0%			-	-	-	-	-	Design ongoing
WW2507	Puncheon Run PS Roof Replacement	54031	37,000	37,000	-	-	37,000	0%			-	-	-	-	-	Complete
WW2600	Meter Replacement Projects	54031	18,600	18,600	12,911	-	5,689	69%	18,600		18,600	-	18,600	12,911	5,689	
WW2601	Misc Emergency Sanitary Sewer Rehab	54031	925,000	175,000	129,277	-	45,723	74%	175,000		175,000	-	175,000	129,277	45,723	
WW2602	Lepore Road SS Upgrade	54031	370,000	370,000	-	-	370,000	0%	370,000		370,000	-	370,000	-	370,000	
WW2603	Cedar Chase Pump Station Repl.	54031	636,500	636,500	-	-	636,500	0%	636,500		636,500	-	636,500	-	636,500	
WW2604	Laurel Drive Pump Station Repl	54031	705,600	49,000	-	-	49,000	0%	49,000		49,000	-	49,000	-	49,000	
WW2605	Kings Cliffe Pump Station Rep;	54031	745,700	18,000	4,927	-	13,074	27%	18,000		18,000	-	18,000	4,927	13,074	
WW2606	Pump Station #7 Upgrades	54031	680,000	680,000	535,043	-	144,957	79%	680,000		680,000	-	680,000	535,043	144,957	
WW2607	Reed Street Gravity Sewer Upgrade	54031	90,000	90,000	-	-	90,000	0%	90,000		90,000	-	90,000	-	90,000	
WW2608	Pump Station Digital Scan Inventory	54031	60,000	60,000	52,761	-	7,239	88%	60,000		60,000	-	60,000	52,761	7,239	
	TOTAL WASTEWATER FUND		**$ 10,135,300**	**$ 8,956,000**	**$ 4,991,785**	**$ 2,868,346**	**$ 4,557,332**	**55.7%**	**$ 2,702,100**	**$ 145,000**	**$ 2,847,100**	**$ 3**	**$ 2,847,103**	**$ 2,123,439**	**$ 723,664**	

Item #12.

PROJECT STATUS REPORT - SANITATION FUND
Preliminary 4th Quarter FY26 - as of June 30, 2026

			PAST, CURRENT & FUTURE BUDGETS						CURRENT FISCAL YEAR					
Project Code	**Item**	**Account Obj/Ele**	**Original Project Budget**	**Latest Project Budget**	**Project To Date Expenses**	**Previous Expenses**	**Project Budget Balance**	**Percent Budget Spent**	**Original Fiscal Year Budget**	**Internal Fiscal Year Revisions**	**Revised Fiscal Year Budget**	**Fiscal YTD Charges**	**Budget Balance**	**Status**
	Sanitation	**43-70-99**												
---	Trucks	54023	$ 735,000	$ 1,191,000	$ 437,608				$ 735,000	$ -	$ 1,474,000	675,904	$ 798,096	Veh #441 & 448 on order: FY26 replace Veh #451 & 452
	TOTAL SANITATION FUND		**$ 735,000**	**$ 1,191,000**	**$ 437,608**	**$ -**	**$ -**	**0.0%**	**$ 735,000**	**$ -**	**$ 1,474,000**	**$ 675,904**	**$ 798,096**	

Item #12.

PROJECT STATUS REPORT - ELECTRIC FUND

Preliminary 4th Quarter FY26 - as of June 30, 2026

			PAST, CURRENT & FUTURE BUDGETS								CURRENT FISCAL YEAR						
Project Code	Item	Account Obj/Ele	Original Project Budget	Latest Project Budget	Project To Date Expenses	Previous Expenses	Project Budget Balance	Percent Budget Spent	Original Fiscal Year Budget	Addition Fiscal Year (Reduction)	Revised Fiscal Year Budget	Internal Fiscal Year Revisions	Revised Fiscal Year Budget	Fiscal YTD Charges	Budget Balance	Status	Comments
	Engineering	**411-42-26**															
---	Misc Automobiles	54022							$ -		$ -	$ -	$ -	$ -	$ -	Vehicles #784 & 786 received	
EE2113/2317	ArcFM Migration to Elec. Util. Network	54025	$ 270,000	$ 160,000	$ 277,305	$ 277,305	$ 152,695	102.7%			-	-	-	-	-	80% complete	
EE2202	SCADA Master Hardware Replacement	54025	550,000	550,000	366,431	307,166	183,569	66.6%			-	-	-	59,265	(59,265)	60% complete	
EE2315	SCADA Upgrade	54025	$ 100,000	$ -	$ 68,978	$ 68,978	$ -	0.0%			-	-	-	-	-	80% complete	
EE2523	Substation Component Replacement	54025	150,000	-	-	-	-	0.0%			-	-	-	-	-	Recurring project	
EE2621	Emergency Component Replacement	54025	65,000	65,000	51,477	-	-	79.2%	65,000		65,000	-	65,000	51,477	13,523		
EE2622	Small cell Wireless Improvements	54025	30,000	30,000	-	-	-	0.0%	30,000		30,000	-	30,000	-	30,000		
EE2408	Cartanza Substation Foundation Repair	54031	85,000	-	3,500	3,500	-	0.0%			-	-	-	-	-	Project should be cancelled, waiting for next	
EE2522	Small Cell Wireless Improvements	54031	150,000	-	-	-	-	0.0%			-	-	-	-	-	Recurring project	
EE2609	UPS Battery Replacement	54031	11,000	11,000	-	-	-	0.0%	11,000		11,000	-	11,000	-	11,000		
EE2623	Substation Component Replacement	54031	30,000	30,000	18,154	-	-	60.5%	30,000		30,000	-	30,000	18,154	11,846		
EE2313/2416/2513	Transmission Line Maintenance	57035	600,000	-	134,202	134,202	465,798	22.4%			-	-	-	-	-	Recurring project	
EE2505	Electric System Study	57035	750,000	-	-	-	-	0.0%			-	-	-	-	-	5% Complete	
EE2611	Substation Transformer Replacement	57035	2,400,000	2,400,000	-	-	-	0.0%	2,400,000		2,400,000	-	2,400,000	-	2,400,000		
EE2613	Transmission Line Maintenance	57035	50,000	50,000	26,852	-	-	53.7%	50,000		50,000	-	50,000	26,852	23,148		
EE2619	Transmission Pole Replacement	57035	168,000	168,000	155,007	-	-	92.3%	168,000		168,000	-	168,000	155,007	12,993		
EE2016/2215/2410	Garrison Oak Tech Park Substation	57060	8,250,000	14,750,000	7,733,962	6,624,290	7,016,038	52.4%			-	-	-	1,109,672	(1,109,672)	35% complete	
EE2511	Primary Metering OVH-UGD	59025	202,000	-	162,295	162,295	-	0.0%			-	-	-	-	-	Recurring project	
EE2515	Fox Road Overhead Rebuild	59025	63,000	-	62,644	52,983	-	0.0%			-	-	-	9,661	(9,661)	75% Complete	
EE2516	William Street Overhead Rebuild	59025	89,000	-	68,081	62,920	-	0.0%			-	-	-	5,161	(5,161)		
EE2518	Mitscher road Overhead Rebuild	59025	41,000	-	40,202	35,865	-	0.0%			-	-	-	4,337	(4,337)		
EE2519	Transmission Pole Replacement	59025	504,000	-	56,867	54,369	-	0.0%			-	-	-	2,498	(2,498)	Not started	
EE2602	Cartanza Station RTU Upgrade	59025	130,000	130,000	12,084	-	-	9.3%	130,000		130,000	-	130,000	12,084	117,916		
EE2604	Derby Estates Underground Upgrade	59025	270,000	270,000	5,798	-	-	2.1%	270,000		270,000	-	270,000	5,798	264,202		
EE2614	Substation Battery Replacement	59025	16,000	16,000	20,631	-	-	128.9%	16,000		16,000	-	16,000	20,631	(4,631)		
EE2615	ABB to SEL Relay Replacement	59025	360,000	360,000	26,633	-	-	7.4%	360,000		360,000	-	360,000	26,633	333,367		
EE2616	Cartanza Station Foundation Repairs	59025	900,000	900,000	59,575	-	-	6.6%	900,000		900,000	-	900,000	59,575	840,425		
EE2617	PWII Site Work	59025	1,400,000	1,400,000	-	-	-	0.0%	1,400,000		1,400,000	-	1,400,000	-	1,400,000		
EE2620	Forrest Avenue Rebuild	59025	40,000	40,000	35,841	-	-	89.6%	40,000		40,000	-	40,000	35,841	4,159		
EE2624	Old College Road Rebuild	59025	24,000	24,000	15,571	-	-	64.9%	24,000		24,000	-	24,000	15,571	8,429		
EE2625	Replace ABS Switches	59025	70,000	70,000	50,183	-	-	71.7%	70,000		70,000	-	70,000	50,183	19,817		
	Total Engineering		**$ 17,768,000**	**$ 21,424,000**	**$ 9,452,272**	**$ 7,783,872**	**$ 7,818,100**	**44.1%**	**$ 5,964,000**	**-**	**5,964,000**	**-**	**$ 5,964,000**	**$ 1,668,400**	**$ 4,295,600**		
	Electric Generation	**411-42-80**															
EG2203	Plant Decommissioning	54031	$ 14,000,000	$ -	$ 2,172,289	$ 2,172,289	$ (2,172,289)	0.0%			$ -		$ -	$ -	$ -	Complete	
EG2302	Plant Decommissioning	54031	-	-	-	-					-	-	-	15,110	(15,110)	95% Complete	
EG2404	VanSant Water Treatment System Rem	54031	60,000	-	5,345	40,238					-	-	-	5,345	(5,345)	Sulfuric acid and caustic soda tanks drained and rinsed. Scaffolding installed for insulation removal and tank demolition. Project approximately 80% complete.	
EG2501	VanSant Out of Service Fuel Tank Inspection	54031	400,000	-	144,518	71,977	(144,518)	0.0%			-		-	72,541	(72,541)	Inspection 100% complete. Repairs to be completed later this year following discussion with Electric Department Director and Budget Analyst. Bids received for repairs and painting. Overall project approximately 30% complete.	
EG2502	VanSant Unit 11 Component Replacements	54031	170,000	-	55,275	55,275	(55,275)	0.0%		-	-	-	-	-	-	Recurring project. No additional expenditures this FY.	
EG2601	VanSant Site Security & Fire Protection	54031	65,000	65,000	-		65,000	0.0%	65,000	-	65,000	-	65,000	-	65,000		
EG2602	VanSant Unit 11 Component Replacements	54031	40,000	40,000	196,348		(156,348)	490.9%	40,000	-	40,000	-	40,000	196,348	(156,348)		
EG2603	VanSant Structural Preservation	54031	130,000	130,000	-		130,000	0.0%	130,000		130,000	-	130,000	-	130,000		
EG2604	VanSant Meter Replacement	54031	225,000	225,000	-		225,000	0.0%	225,000		225,000	-	225,000	-	225,000		
	Total Electric Generation		**$ 15,090,000**	**$ 460,000**	**$ 2,573,775**	**$ 2,339,779**	**$ (2,108,430)**	**559.5%**	**$ 460,000**	**$ -**	**$ 460,000**	**$ -**	**$ 460,000**	**$ 289,345**	**$ 170,655**		
	Transmission & Distribution	**411-42-82**															
---	Automobiles	54022									$ -	$ -	$ -	$ -	$ -		
---	Trucks	54023							-		-	-	-	104,309	(104,309)		
---	Other Equipment	54025									-	-	-	-	-		
EE2521	Emergency Component Replacement	54025	$ 260,000	$ -	$ -	$ 127,086	$ -	0.0%			-	-	-	-	-	Recurring project	
TD2401	Dover Downs Metering	54025	31,000	-	-	27,466	-	0.0%			-	-	-	-	-	Not started	
	Transmission & Distribution (continued)																
TD2402	Utility Pole Testing		125,000	-	54,000	54,000					-	-	-	-	-	90% Complete	
EE2626	New Developments	54031	2,400,000	-	-	-			-		-	-	-	-	-	90% Complete	
	UG Transformers locations as follows:																
EE2525	New Developments	56031	1,000,000	-	529,300	503,359				-	-	-	-	25,941	(25,941)		
EE2626	New Developments	56031	1,000,000						1,000,000		1,000,000		1,000,000				
TD2301	Rojan Meadows Phase 1	56031	18,600		18,600	18,600								-		75% Complete	
TD2412	Eden Hill Farms Phase 4A	56031	78,500		97,640	97,640								-		50% Complete	
TD2413	Eden Hill Farms Apartment	56031	-		50,158	-								50,158			
TD2528	Kent County Septage Facility	56031			-	-								-		50% Complete	
TD2534	Village of Mapledale	56031			-	-								-		50% Complete	
TD2537	Kent Court EV	56031												16,001			
TD2538	St Jones EV	56031			11,682	-								11,682		50% Complete	
TD2540	Silver Lake BLVD	56031												31,120			
TD2610	Rojan Meadows Phase 2	56031			48,257	-								48,257			
TD2614	Willow Tree Water System	56031												14,691			
TD2616	Dover Mobility Center Garage	56031												23,804			
TD2623	Windward Ridge Phase 1	56031												122,955			
	UG Conductors locations as follows:																
EE2525	New Developments	56034	900,000	-	814,337	814,337				-	-	-	-	-	-		
TD2110	DAFB Welch Elementary	56034	18,600		18,620	18,620								-		90% Complete-waiting on customer	

PROJECT STATUS REPORT - ELECTRIC FUND
Preliminary 4th Quarter FY26 - as of June 30, 2026

			PAST, CURRENT & FUTURE BUDGETS						CURRENT FISCAL YEAR								
Project Code	Item	Account Obj/Ele	Original Project Budget	Latest Project Budget	Project To Date Expenses	Previous Expenses	Project Budget Balance	Percent Budget Spent	Original Fiscal Year Budget	Addition Fiscal Year (Reduction)	Revised Fiscal Year Budget	Internal Fiscal Year Revisions	Revised Fiscal Year Budget	Fiscal YTD Charges	Budget Balance	Status	Comments
EE2626	New Developments	56034	900,000						900,000		900,000		900,000				
TD2301	Rojan Meadows Phase 1	56034	122,800		122,755	122,755								-		75% Complete	
TD2303	Kent Courthouse	56034	388,700		388,682	347,058								41,624		75% Complete	
TD2315	DELDOT Kenton Rd	56034	923,400		923,419	896,651								26,768		30% Complete	
TD2411	Commerce Way Warehouse	56034	22,000		-	-								-		Not started	
TD2412	Eden Hill Farms Phase 4A	56034	541,700		106,035	68,827								37,207		50% Complete	
TD2413	Eden Hill Farms Apartment	56034	-		22,439	22,439								-			
TD2414	Eden Hill OKH Phase 2	56034	233,600		211,186	211,186								-		50% Complete	
TD2415	Eden Hill OKH Phase 3	56034												36,592			
TD2513	Stonebrook East Dev	56034												14			
TD2516	Caliber Collision	56034	37,150											-		10% Complete	
TD2517	Dickinson Visitors Center	56034	37,150											-		10% Complete	
TD2525	Dover Industrial LLC	56034												5,545			
TD2534	Village of Mapledale	56034												10,741			
TD2537	Kent Court EV	56034												35,454			
TD2538	St Jones EV	56034												2,015			
TD2610	Rojan Meadows Phase 2	56034												58,951			
TD2612	Bayhealth Helipad	56034												13,667			
TD2614	Willow Tree Water System	56034												8,804			
TD2615	State Police Museum	56034												57,005			
TD2616	Dover Mobility Center Garage	56034												37,614			
TD2618	West Denney's Road 750	56034												57,409			
TD2620	Skipton Community Center	56034												676			
TD2623	Windward Ridge Phase 1	56034												127,822			
TD2625	250 Garrison Oak Drive	56034												312			
	Transmission & Distribution (continued) **UG Meters locations as follows:**																
EE2525	New Developments	56046	535,000	-	92,290	92,290				-	-	-	-	-	-		
EE2626	New Developments	56046	500,000	500,000	-				500,000		500,000		500,000				
TD2110	DAFB Welch Elementary	56046	1,800		1,758	1,758								-		Waiting on contractor	
TD2205	Calvary Baptist Church	56046	900		924	924								-		Complete	
TD2210	Verona Woods Phase 3/4	56046	6,100		6,097	6,097								-		85% Complete	
TD2301	Rojan Meadows Phase 1	56046	17,900		17,867	17,867								-		50% Complete-waiting on customer	
TD2308	El Azteca Dover	56046	-		-	-								-		0% Complete-waiting on customer	
TD2309	1001 N DuPont EV Charger	56046	1,500		1,489	1,489								-		Not started	
TD2314	CT Site Repairs & Maintenance	56046	32,000		31,974	31,974								-		70% Complete	
TD2315	DelDOT Kenton Rd	56046	52,900		52,883	47,454								5,429		30% Complete	
TD2411	Commerce Way Warehouse	56046	1,800		-	-								-		Not started	
TD2412	Eden Hill Farms Phase 4A	56046	9,200		4,066	4,066								-		35% Complete	
TD2413	Eden Hill Farms Apartment	56046												13,643			
TD2414	Eden Hill OKH Phase 2	56046	4,100		2,275	2,275								-		50% Complete	
TD2415	Eden Hill OKH Phase 3	56046												19,036			
TD2510	CT Site Repairs & Maintenance	56046												423			
TD2511	The Edge at Dover	56046	23,450		22,518	22,518								-		Not started	
TD2516	Caliber Collision	56046	1,650											-		10% Complete	
TD2517	Dickinson Visitors Center	56046	1,650											-		10% Complete	
TD2523	Preston Autobody	56046												395			
TD2525	Dover Industrial LLC	56046												6,180			
TD2528	Kent County Septage Facility	56046												-		Not started	
TD2534	Village of Mapledale	56046												-		50% Complete	
TD2537	Kent Court EV	56046												403			
TD2538	St Jones EV	56046												-			
TD2539	Mt. Zion AME Church	56046												2,855			
TD2540	Silver Lake BLVD	56046												1,395			
TD2610	Rojan Meadows Phase 2	56046												3,233			
TD2614	Willow Tree Water System	56046												403			
TD2615	State Police Museum	56046												7,622			
TD2616	Dover Mobility Center Garage	56046												11,681			
TD2623	Windward Ridge Phase 1	56046												38,896			
	Total Transmission & Distribution		**$ 10,228,150**	**$ 500,000**	**$ 3,651,251**	**$ 3,558,736**	**$ -**	**730.3%**	**$ 2,400,000**	**$ -**	**$ 2,400,000**	**$ -**	**$ 2,400,000**	**$ 1,118,732**	**$ (130,250)**		
	Administration	**411-42-84**															
EA2601	Weyandt Hall Stairwells/Basement Flooring	54031	60,000	60,000	54,630	-	5,370	100.0%	60,000	-	60,000	-	60,000	54,630	5,370		
	Total Administration		**$ 60,000**	**$ 60,000**	**$ 54,630**	**$ -**	**$ 5,370**	**91.1%**	**$ 60,000**	**$ -**	**$ 60,000**	**$ -**	**$ 60,000**	**$ 54,630**	**$ 5,370**		
	Electric Meters	**411-42-85**															
EE2677	Meter Reader Handheld Replacements	59030	14,000	14,000	-	-	14,000	0.0%	14,000		14,000	-	14,000	-	14,000		
EM2600	**Meter Reading Technology Upgrade**	**59030**	**$ 36,800**	36,800	25,823	-	10,978	100.0%	36,800		36,800	-	36,800	25,823	10,978		
	Total Electric Meters		**$ 50,800**	**$ 50,800**	**$ 25,823**	**$ -**	**$ 24,978**	**50.8%**	**$ 50,800**	**$ -**	**$ 50,800**	**$ -**	**$ 50,800**	**$ 25,823**	**$ 24,978**		
		411-42-99															
FN1701/ERP2020	Purchase of ERP System	59030	**$ 1,313,400**	**$ 1,803,500**	**$ 1,118,357**	**$ 987,782**	**$ 685,143**	**62.0%**	**$ 1,803,500**		**$ 1,803,500**		**$ 1,803,500**	**130,575**	**$ 1,672,925**	In progress	
	TOTAL ELECTRIC FUND		**$ 44,510,350**	**$ 24,298,300**	**$ 16,876,108**	**$ 14,670,169**	**$ 6,425,160**	**69.5%**	**$ 10,738,300**	**$ -**	**$ 10,738,300**	**$ -**	**$ 10,738,300**	**$ 3,287,505**	**$ 6,039,277**		

Item #13.

CITY OF DOVER
FISCAL YEAR JULY 1, 2025 TO JUNE 30, 2026
PRELIMINARY QUARTERLY REVENUE REPORT
As of June 30 2026, FY26

	GENERAL FUND	FY26 ORIGINAL BUDGET	FY26 REVISED BUDGET	Unaudited YTD REVENUES	100% % BUDGET RECEIVED	COMMENTS	FY25 Unaudited REVENUES	FY24 Audited REVENUES
1	Property Taxes	16,500,000	16,500,000	16,544,100	100.3%	Billed at the beginning of FY	16,306,379	15,679,300
2	Payment In Lieu of Taxes	550,000	550,000	538,900	98.0%	Billed at the beginning of FY	578,400	543,800
3	Transfer from Electric Fund	10,000,000	10,000,000	10,000,000	100.0%		10,000,000	8,000,000
4	Intrafund Service Receipts Electric	5,402,400	5,402,400	4,422,200	81.9%		3,887,700	3,767,800
5	Transfer from Transfer Tax Fund	2,400,000	2,400,000	2,463,600	102.7%		3,212,200	2,320,400
6	Business Licenses	1,540,000	1,540,000	1,554,000	100.9%		1,554,900	1,484,300
7	Intrafund Service Receipts Water	1,474,300	1,474,300	1,206,800	81.9%		1,060,900	1,028,200
8	Intrafund Service Receipts Wastewater	1,062,000	1,062,000	869,300	81.9%		764,200	740,700
9	Sanitation Fees	-	-	6,300	0.0%		1,221,200	3,966,500
10	Permits & Other Licenses	1,722,000	1,722,000	2,500,100	145.2%	Bldg Permits; Vacant Blding Fee	2,367,600	2,706,600
11	Transfer from Municipal Street Aid Fund	750,000	750,000	777,800	103.7%		769,300	789,500
12	Fines & Police Revenue	767,900	767,900	1,544,200	201.1%		741,600	695,400
13	Police Extra Duty Fees	514,000	514,000	665,000	129.4%		853,700	597,500
14	Transfer from Police Grant Funds	873,000	873,000	50,500	5.8%		383,600	528,700
15	Police Pension Grant	850,000	850,000	925,400	108.9%		861,200	812,400
16	Court of Chancery Fees	4,500,000	4,500,000	5,608,600	124.6%		4,644,000	4,092,700
17	Transfer from Water/Wastewater Fund	2,000,000	2,000,000	2,000,000	100.0%		2,000,000	1,000,000
18	Transfer from Civil Traffic Penalties Fund	50,000	50,000	1,318,300	2636.6%	Back Payments for FY24 and FY25	39,100	66,100
19	Transfer from Lodging Tax	500,000	500,000	424,400	84.9%		384,700	-
20	Transfer from Ambulance Service	600,000	600,000	631,600	105.3%		559,400	-
21	Library Revenues & County Reciprocal Pymt	331,200	331,200	295,900	89.3%		302,100	419,800
22	Franchise Fees	500,000	500,000	337,000	67.4%		368,800	396,500
23	General Fund Grant Receipts	-	-	32,800	0.0%		50,800	161,100
24	Recreation Revenue	145,000	145,000	143,400	98.9%		128,200	140,400
25	Other Miscellaneous Receipts	348,500	348,500	310,000	89.0%	Penalties $74.3k; Sale of Assets $79.1k; Rent $111.1k; GSB $41.1k; Misc $4.3k	546,000	3,221,300
26	Interest Income	200,000	200,000	226,900	113.5%		163,000	72,800
	TOTALS	**$ 53,580,300**	**$ 53,580,300**	**$ 55,397,100**	**103.4%**		**$ 53,748,979**	**$ 53,231,800**
	Final Budget	53,580,300.00	53,580,300.00	55,396,900.00			**$ 53,748,979**	**$ 53,231,800**

CITY OF DOVER
FISCAL YEAR JULY 1, 2025 TO JUNE 30, 2026
PRELIMINARY QUARTERLY REVENUE REPORT
As of June 30 2026, FY26

	WATER FUND	FY26 ORIGINAL BUDGET	FY26 REVISED BUDGET	Unaudited YTD REVENUES	100% % BUDGET RECEIVED	COMMENTS	FY25 Unaudited REVENUES	FY24 Audited REVENUES
1	Water Fees	$ 7,568,500	$ 7,568,500	$ 7,249,500	95.8%		$ 6,624,200	$ 6,544,600
2	Water Impact Fees	250,000	250,000	542,000	216.8%		311,600	353,500
3	Water Tank Space Leasing	464,000	464,000	478,700	103.2%	Billed at beginning of FY	450,600	423,600
4	Interest Income	150,000	150,000	144,300	96.2%		143,200	266,900
5	Other Miscellaneous Revenues	65,400	85,900	907,100	1056.0%	Penalties $22.6K; Misc $859.4K (Napoli Shkolnik Iola $721K); State Grants $19.6k; Sale of Assets $5.5K	164,300	90,700
	TOTALS	**$ 8,497,900**	**$ 8,518,400**	**$ 9,321,600**	**109.4%**		**$ 7,693,900**	**$ 7,679,300**
	Final Budget	**$ 8,497,900**	**$ 8,518,400**	**9,321,600**			**$ 7,693,900**	**$ 7,679,300**

	WASTEWATER FUND	FY26 ORIGINAL BUDGET	FY26 REVISED BUDGET	Unaudited YTD REVENUES	100% % BUDGET RECEIVED	COMMENTS	FY25 Unaudited REVENUES	FY24 Audited REVENUES
1	Wastewater Fees	$ 5,131,300	$ 5,131,300	$ 4,569,000	89.0%		4,929,200	4,672,400
2	Wastewater Adjustment Fees - County Trtmt	4,775,400	4,775,400	4,258,200	89.2%		4,315,000	3,369,700
3	Groundwater Inflow Adjustment	2,369,800	2,369,800	2,115,100	89.3%		2,326,600	2,180,800
4	Wastewater Impact Fees	235,000	235,000	445,100	189.4%		229,100	312,500
5	Interest Income	200,000	200,000	152,700	76.4%		178,400	298,600
6	Other Miscellaneous Revenues	200	200	209,600	104800.0%	Penalties $33.8K; Sale of Assets $175.5K; Misc $.3K	25,000	75,300
	TOTALS	**$ 12,711,700**	**$ 12,711,700**	**$ 11,749,700**	**92.4%**		**$ 12,003,300**	**$ 10,909,300**
	Final Budget	**$ 12,711,700**	**$ 12,711,700**	**11,749,700**			**$ 12,003,300**	**$ 10,909,300**

	SANITATION FUND	FY26 ORIGINAL BUDGET	FY26 REVISED BUDGET	Unaudited YTD REVENUES	100% % BUDGET RECEIVED	COMMENTS	FY25 Unaudited REVENUES	FY24 Audited REVENUES
1	Sanitation Fee	5,168,400	5,168,400	4,887,100	94.6%		-	-
	TOTALS	**$ 5,168,400**	**$ 5,168,400**	**$ 4,887,100**	**94.6%**		**$ -**	**$ -**
	Final Budget	**$ 5,168,400**	**$ 5,168,400**				**$ -**	**$ -**

	ELECTRIC REVENUE FUND	FY26 ORIGINAL BUDGET	FY26 REVISED BUDGET	Unaudited YTD REVENUES	100% % BUDGET RECEIVED	COMMENTS	FY25 Unaudited REVENUES	FY24 Audited REVENUES
1	Sales to Customers	$ 101,796,900	$ 101,796,900	$ 96,089,700	94.4%		$ 87,035,300	$ 85,003,300
2	Purchase Power Adjustment	-	-	-	0.0%		-	-
3	Utility Tax	1,348,500	1,348,500	1,529,700	113.4%		1,392,900	1,365,900
4	Rate Stabilization Reserve	-	-	-	0.0%		-	900,000
5	Miscellaneous Revenue	1,045,000	1,045,000	1,385,300	132.6%	Penalties $224k; Rent $150.8k; Electric Service new $444.3k; Misc Revenue $328.7k; All Other $237.6k	1,179,300	2,514,400
6	Interest Income	2,000,000	2,000,000	3,003,200	150.2%		2,593,000	2,220,500
	TOTALS	**$ 106,190,400**	**$ 106,190,400**	**$ 102,007,900**	**96.1%**		**$ 92,200,500**	**$ 92,004,100**
	Final Budget	**$ 106,190,400**	**$ 106,190,400**	**102,007,900**			**$ 92,200,500**	**$ 92,004,100**

The City of Dover
HUMAN RESOURCES POLICY

DUAL EMPLOYMENT POLICY

POLICY NUMBER: 003	**LAST REVIEWED: TBD**
EFFECTIVE DATE: TBD	**APPROVED BY: Council**
REVISED: N/A	**RESPONSIBLE DEPARTMENT: Human Resources**

PURPOSE

The purpose of this policy is to establish clear rules and procedures regarding dual employment for City of Dover employees. This policy ensures compliance with Delaware state law, promotes transparency, prevents conflicts of interest, and supports accountability in the use of City resources.

SCOPE

This policy applies to all City of Dover employees, including full-time, part-time, temporary, and seasonal employees, who seek to engage in dual employment either within the City or with another public employer.

This policy does not prohibit outside private employment, provided such employment complies with the standards outlined herein.

DUAL EMPLOYMENT POLICY

This policy is intended to comply with ~~Delaware Code Title 29 § 5955~~ Delaware Code, Title 29, Chapter 58, Subchapter III (Compensation Policy) governing dual employment. For purposes of this policy, dual employment occurs when:

- A City of Dover employee holds two or more paid positions within the City; or
- A City employee is simultaneously employed by another State of Delaware agency, political subdivision, or public employer.

Employees may not engage in dual employment unless:

1. Prior approval is obtained from the City Manager;

2. The arrangement complies with ~~Delaware Code Title 29 § 5955~~ Delaware Code, Title 29, Chapter 58, Subchapter III (Compensation Policy); and
3. The employment does not interfere with primary City duties.

APPROVAL PROCESS

Employees must submit a Dual Employment Request Form to Human Resources that includes:

- Nature of the secondary employment
- Work schedule and hours
- ~~Compensation details~~
- Identification of any potential conflicts with City duties
- Employment classification (public, private, quasi-public, self-employed, etc.)

Human Resources will review the request for compliance with applicable laws, policies, and conflict-of-interest standards within 10 business days. Final approval authority rests with the City Manager, with consultation from Human Resources and Legal as necessary. Requests will be evaluated based on operational need, scheduling feasibility, potential conflicts of interest, and overall risks to the City. For employees covered by a collective bargaining agreement, this policy will be applied in a manner consistent with applicable agreement provisions. **The purpose of this approval is to ensure that secondary employment does not create a conflict of interest, interfere with City responsibilities, or result in violations of applicable law or City policy.**

COMPENSATION AND OVERTIME

- Dual employment does not automatically qualify an employee for overtime across positions.
- Overtime eligibility will be determined in accordance with the Fair Labor Standards Act (FLSA) and applicable City policies.
- In cases where dual employment involves multiple City or public positions, hours may be combined for overtime purposes only when required by law.
- Compensation for all secondary employment must be pre-approved and charged to the appropriate departmental budget.

TIMEKEEPING AND PAYROLL CONTROLS

- Employees engaged in dual employment must accurately record all hours worked for each position separately, in accordance with City timekeeping procedures.
- Time worked in one position must not overlap with time worked in another position. Employees may not be compensated by the City for the same time period under multiple roles.

The City of Dover
HUMAN RESOURCES POLICY

DUAL EMPLOYMENT POLICY

- Each position must have its own supervisor approval of time worked. Supervisors are responsible for verifying that hours reported are accurate and do not conflict with other employment assignments.
- Hours worked across multiple City positions will be reviewed in accordance with the Fair Labor Standards Act (FLSA) to determine whether overtime applies.
- Human Resources and Payroll will monitor time records to ensure compliance with this policy and applicable laws.
- Any discrepancies, unauthorized overlap, or improper reporting of time may result in disciplinary action, up to and including termination.
- All hours worked must be recorded in the City's official timekeeping system (UKG/Kronos). Use of alternate or off-system tracking methods is prohibited.

OUTSIDE PRIVATE EMPLOYMENT

Employees may engage in outside private employment provided that:

- It does not interfere with City job duties or assigned work schedule;
- City resources, equipment, uniforms, or confidential information are not used;
- No actual or perceived conflict of interest is created; and
- The employee must disclose the employment to Human Resources if it is related to their City role.

RESTRICTIONS

Dual employment will not be approved if it:

- Creates a conflict of interest ~~under Delaware Code (29 Del. C. Ch. 58)~~ or or otherwise violates Delaware Code, Title 29, Chapter 58, Subchapter III (Compensation Policy);
- Results in overlapping or excessive work hours that may impact performance or safety;
- Involves supervisory authority of one role over another; or
- Undermines public trust, operational efficiency, or the integrity of City services.
- Violates any applicable collective bargaining agreement (CBA). Any dispute regarding interpretation or application of a collective bargaining agreement shall be addressed through the applicable grievance procedure.

COMPLIANCE AND ENFORCEMENT

- Employees must obtain approval prior to engaging in dual employment.
- Failure to disclose or obtain approval may result in disciplinary action, up to and including termination.

The City of Dover
HUMAN RESOURCES POLICY

DUAL EMPLOYMENT POLICY

- The City reserves the right to revoke approval at any time if the arrangement creates conflicts, performance concerns, or operational risks.
- ~~Employees may request reconsideration of a denial through Human Resources.~~
- For employees covered by a collective bargaining agreement, nothing in this policy is intended to limit rights provided under the applicable agreement.
- Nothing in this policy is intended to conflict with applicable collective bargaining agreements.

The City of Dover
HUMAN RESOURCES POLICY

DUAL EMPLOYMENT REQUEST FORM

EMPLOYEE INFORMATION

Name: ___________________________

Department: ___________________________

Job Title: ___________________________

Supervisor: ___________________________

TYPE OF DUAL EMPLOYMENT

☐ Second position within the City of Dover

☐ Employment with another public entity

☐ Outside private employment

Employer Classification: ☐ Public ☐ Private ☐ Quasi-Public

☐ Self-Employed

☐ Contract/Consulting

☐ Other: ___________________________

SECONDARY EMPLOYMENT DETAILS

Employer/Agency Name: ___________________________

Position/Job Title: ___________________________

Job Duties Summary: ___________________________

Start Date: _________ End Date: __________

Work Schedule: ___________________________

Location: ___________________________

Supervisor/Contact Person: ___________________________

On-Call Requirements (if any): ___________________________

☐ Safety-sensitive duties involved

The City of Dover
HUMAN RESOURCES POLICY

DUAL EMPLOYMENT REQUEST FORM

COMPENSATION (SECONDARY POSITION)

~~Hourly Rate/Salary:~~ ___________________________

Anticipated Hours Per Week: ___________________________

Funding Source/Department (if City role): ___________________________

~~Pay Type: ☐ Hourly ☐ Salary~~

CONFLICT OF INTEREST & COMPLIANCE (INITIAL EACH)

___ Does not interfere with City duties

___ I will not perform work for another employer during scheduled City work hours unless I am on approved leave

___ No use of City property, badge, uniform, or confidential info

___ No conflict of interest under Delaware Code or City policy

___ Employer is not a City vendor/contractor/grantee overseen by employee

___ Will notify HR of any changes

APPROVALS

Employee Signature: _________________________________ Date: ________________

Supervisor: ☐ Approve ☐ Deny

HR: ☐ Complies ☐ Further Review Needed

City Manager: ☐ Approve ☐ Deny

City of Dover

PROPOSED ORDINANCE #2026-05
WITH STAFF AMENDMENT #1
(STAFF AMENDMENT #1 IS INDICATED IN GREEN TEXT)

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

That Chapter 70- Offenses and Miscellaneous Provisions, Section 70-4- Throwing and kicking objects and playing games in the streets and public places, is amended by inserting the text indicated in bold, blue, italics, and deleting the text indicated in red strikeout as follows:

Sec. 70-4. ~~Throwing and kicking objects and~~ P~~p~~laying games, and storing equipment in streets and public places.

~~**(a)**~~ It shall be unlawful **between the hours of 11:00 p.m. and 7:00 a.m.** for any person to throw, kick**,** or project, in any manner whatsoever, any ~~stone,~~ ball**,** or other object in the city streets and public places, or to play or practice athletic games, quoits, pitching pennies**,** and like games on the city streets and public places, ~~unless those places are specifically designated for those purposes by lawful authority.~~

(b) It shall be unlawful for any person to ~~set up or~~ store or ~~at any time,~~ leave unattended for thirty minutes or more, play equipment or other similar objects in streets, public right-of-way, or any area where pedestrian or vehicular traffic could be hindered or impeded within the corporate limits of the city, unless those places are specifically designated for those purposes by lawful authorities.

(c) Play equipment is defined as any structure or object designed for recreational play use. This includes, but is not limited to, basketball goals, nets, ramps, swings, slides, and climbing frames.

Charter reference - Power of council to regulate use of streets, subpart A, § 29.

ADOPTED: *

SYNOPSIS

This ordinance amends provisions related to basketball goals and other play equipment. The amendments clarify requirements for the storage of such equipment, particularly prohibiting placement within the street, and establish a definition of play equipment.

(SPONSORS: NEIL, SUDLER)

Actions History

07/24/2026- Scheduled for Final Reading – City Council

07/13/2026 – First Reading – City Council

06/23/2026 – Staff Amendment #1 Introduction – Council Committee of the Whole/Legislative, Finance, and Administration Committee

05/12/2026 - Introduction - Council Committee of the Whole/Legislative, Finance, and Administration Committee (referred back to Staff)