

**CITY OF DOVER, DELAWARE
COUNCIL COMMITTEE OF THE WHOLE MEETING
Tuesday, August 11, 2026 at 6:00 PM**

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

AGENDA

Public comments are welcomed on any item and will be permitted at the appropriate time. When possible, please notify the City Clerk (302-736-7008 or email at cityclerk@dover.de.us) should you wish to be recognized.

VIRTUAL MEETING NOTICE

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

Dial: 1-650-479-3208

Link: <https://shorturl.at/6gKiX>

Event number: 2537 904 3791

Event password: DOVER (if needed)

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

CALL COUNCIL COMMITTEE OF THE WHOLE MEETING TO ORDER

ADOPTION OF AGENDA

COUNCIL REPORTS - JULY 2026

- 1. First District**
- 2. Second District**
- 3. Third District**
- 4. Fourth District**
- 5. At-Large**
- 6. Council President Neil**

PARKS, RECREATION, AND COMMUNITY ENHANCEMENT COMMITTEE**ADOPTION OF THE AGENDA**

- 1. Potential Changes to Active Recreation Requirements for Residential Development (Jason Lyon, Water/Wastewater Director and Ann Marie Townshend, Rossi Group)**

(Staff Recommendation: Forward a recommendation on how to proceed with the proposed framework to City Council with a recommendation to draft ordinance(s) for review according to the proposed timeline.)

ADJOURNMENT OF THE PARKS, RECREATION, AND COMMUNITY ENHANCEMENT COMMITTEE MEETING**UTILITY COMMITTEE****ADOPTION OF THE AGENDA**

- 1. Request for Alley Abandonment (Improved) - Liberty Street (Dawn Melson-Williams, Principal Planner)**

(Staff Recommendation: Abandonment of Liberty Street as recommended by Public Works and the Planning Commission)

ADJOURNMENT OF THE UTILITY COMMITTEE MEETING**LEGISLATIVE, FINANCE, AND ADMINISTRATION COMMITTEE****ADOPTION OF THE AGENDA**

- 1. Investment Portfolio Presentation (Patricia Marney, Controller/Treasurer, Martin Hammond, Managing Director, and Jeff Fasino, Senior Managing Consultant, PFM Asset Management)**

(Committee Action Not Required)

- 2. Discussion - Fiscal Year 2026 Audit Program (Robin Dickerson, Accounting and Reporting Manager, and Patricia Marney, Controller/Treasurer)**

(Staff Recommendation: Acceptance of the 2026 Audit Program)

- 3. Proposed Ordinance #2025-19 - Adoption of 2024 ICC Codes (Matthew Brown, Deputy Fire Marshal, and Dave Naples, Master Code Professional, Code Solutions International, LLC)**

(Staff Recommendation: Forward Proposed Ordinance #2025-19 to council for approval)

- 4. Delaware Opioid Settlement Commission Funding Disbursement (Dr. Roy Sudler, OUD Task Force Chairman)**

(Recommendation: Approval of the funding disbursements)

5. Drafting A Temporary Moratorium For Data Centers (Councilwoman Hall and Paul Waddell, Electric Director)

(Recommendation: Have staff work with Councilmembers to prepare an Ordinance to be forwarded to Council)

**ADJOURNMENT OF THE LEGISLATIVE, FINANCE, AND ADMINISTRATION
COMMITTEE MEETING**

ADJOURNMENT OF THE COUNCIL COMMITTEE OF THE WHOLE

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



CITY OF DOVER, DELAWARE ACTION FORM

MEETING: Council Committee of the Whole – Parks, Recreation & Community Enhancement Committee

MEETING DATE: August 11, 2026 Meeting

DEPARTMENT OF ORIGIN: Planning, Inspections and Community Development

PREPARED BY: Ann Marie Townshend, TA Provider **SUBMITTED:** July 30, 2026

SUBJECT: Potential Changes to Active Recreation Requirements for Residential Development

REFERENCES: *SJR 8 – State of Delaware Land Use Reform Pilot Project*

RELATED PROJECT:

EXHIBITS:

- Power Point Presentation

TIMETABLE:

- August 11, 2026: Review of Framework for Potential Changes to Active Recreation Requirements at City Council Committee of the Whole: Parks, Recreation & Community Enhancement Committee Meeting
- August 17, 2026: Review of Framework for Potential Changes to Active Recreation Requirements at Planning Commission Meeting
- August – October 2026: Rossi staff to Draft Text Amendment language for Proposed Ordinance(s)
- November 10, 2026: Presentation of Proposed Ordinance (Text Amendments/First Reading language) to City Council Committee of the Whole: Parks, Recreation & Community Enhancement Meeting
- November 23, 2026: First Reading of Proposed Ordinance at City Council Meeting for Referral and Setting of Public Hearing dates
- December 21, 2026: Public Hearing and Review for Recommendation of Proposed Ordinance by Planning Commission
- January 11, 2027: Public Hearing and Review for Final Action by City Council

STAFF RECOMMENDATION:

- Review of framework for Potential Changes to Active Recreation Requirements for Development.
 - Recommend forwarding a recommendation on how to proceed with the proposed framework to City Council with a recommendation to draft ordinance(s) for review according to the proposed timeline.

BACKGROUND AND ANALYSIS

Background

The City of Dover is one of nine jurisdictions participating in the State's voluntary Land Use Reform Pilot Program created under Senate Joint Resolution 8 (SJR 8) to address regulatory barriers to building a variety of types and styles of housing. Under this program, the Delaware State Housing Authority (DSHA) has hired technical assistance providers and assigned them to each participating jurisdiction. Rossi Group is the technical assistance provider working with Dover.

The Land Use Reform process began with a comprehensive evaluation of the City's land use regulations and review process to identify barriers to affordable housing. This review will result in a Land Use Regulatory Analysis Report including an Opportunities and Barriers Matrix. This report will be presented to the CCOW in September.

The issue of Active Recreation Requirements was identified as a barrier that could be addressed separately from the other barriers identified, as it is a targeted issue that is not interrelated with other zoning barriers.

The Barrier

Dover's Active Recreation Requirements are specified in the *Zoning Ordinance*, Article 5 §10 Open Space, Recreation and Other Public Facilities.

The Active Recreation Area required is set at 275 square feet per dwelling unit or one-half acre of land, whichever is greater (§10.16). This requirement works well for larger projects. Over time, the code has been amended to add exceptions for smaller developments and developments in the Downtown Development District. These exceptions include:

- Residential developments with less than five acres of land and less than ten dwelling units (§10.511)
- Residential developments with less than five acres of land and less than 20 dwelling units (§10.512)
- Residential developments of ten (10) or fewer acres with a density of over six units per acre (§10.514)
- Residential developments located within the Downtown Redevelopment Target area as defined in Appendix C (§10.515)

Cash in Lieu of Recreation Area Construction is permitted under §10.17, "if the commission determines that construction of recreation is not practical due to proximity to existing available recreation facilities or infeasible due to the natural characteristics of the land or will not benefit the residents of the development."

The Cash in Lieu amount is based on "the appraised value of land area required" which is determined "based on the appraisal prepared for the developer to secure construction financing." For the small project exceptions, the cash donation is equivalent to "ten percent of the appraised gross land area."

Challenges with the current provisions include:

- Too many exemptions cause confusion over which provisions apply.
- Cash in Lieu
 - Many small projects don't involve construction financing, adding extra cost for the applicant to complete an appraisal to determine cash donation amount.
 - The fee is often determined toward the end of the process, making it unpredictable and hard for the

- applicant to budget.
 - Recently the PRCE and Planning Commission have adjusted the amounts based on applicant requests.
- Current provisions do not apply well to small, infill projects.

Proposed Framework

To address the challenges associated with the current Active Recreation Requirements, the following framework is proposed for how the requirements could be amended. The proposed framework is as follows:

- **Multi-family development with 10+ units** – recreational open space would be required
- **Over 25 duplexes, townhouses, single-family detached homes** – recreational open space would be required
- **Projects below these thresholds** – establish a flat fee
- **Minor Subdivisions** – exempt from requirements

Examples of flat fee Cash in Lieu amounts or recreation impact fees in neighboring jurisdictions are provided below. Please note that impact fees are not the same as a Cash in Lieu of recreation area, but they are provided as a comparison for a similar fee.

Jurisdiction	Fee Type	Fee Amount per unit
Harrington	Public open space contribution	\$325
	Community impact fee for parks & recreation	\$400
Smyrna	Parks & recreation impact fee	\$2,543 - \$4,539
New Castle County	Parks & special facilities impact fee	\$328 - \$492
Delaware City	Parks & recreation impact fee	\$150

Examples of Land Dedication Amounts from other jurisdictions include:

Jurisdiction	Land Required
Newark	1-7 units/acre – 7%
	8-14 units/acre – 12%
	15 units/acre – 17%
Smyrna	15% gross area

Recent examples of Land Dedication for Active Recreation for Dover projects include:

Project	Site Area	Units	Recreation Area	Area Per Unit	% of Site Area
Bay Village	79.14 acres	250	1.66 acres	289 SF/unit	2%
The Old Post	1.267 acres	42	4,576 SF	109 SF/unit	8.3%
The Governor	1.98 acres	120	29,093 SF	285 SF/unit	33.7%

Direction Needed

1. Is there general support for the proposed framework?
2. Should minor subdivisions be exempt from a flat fee?
3. Is there a general sense of what the area requirement should be? Should it be a percent of the land area or per unit amount?

Potential Changes to Active Recreation Requirements for Residential Development

Parks, Recreation & Community Enhancement

August 11, 2026



SJR8 Land Use Reform

- Voluntary pilot program
 - State offering technical assistance with zoning reform
 - Dover participating in pilot
- Regulatory Analysis
 - Identifying barriers to construction of housing that is affordable
 - Full Regulatory Analysis to be presented in September
- Active Recreation requirements identified as barrier
- Recent examples
 - Cecil Street Townhomes
 - Nixon Lane Minor Subdivision



Current Code Requirements

Area Required (§10.16)

Area required. All residential developments shall provide recreational areas in a size equal **to 275 square feet per dwelling unit or one-half acre of land**, whichever is greater. In no case shall the commission require that more than ten percent of the gross area of the development be so dedicated or reserved when the gross area is greater than five acres.



Current Code Requirements - Exemptions



Residential developments with **less than five acres** of land and **less than ten dwelling units**. (§10.511)



Residential developments with **less than five acres** of land and **less than 20 dwelling units**. (§10.512)



Residential developments of **ten (10) or fewer acres** with a density **over six units per acre**. (§10.514)



Residential developments located within the Downtown Redevelopment Target Area as defined in Appendix C. (§10.515)



Current Code Requirements – Cash In Lieu

10.173 *Amount of cash donation.* The cash donation shall be **equivalent to the appraised value of land area required in section 10.16.** The land area value shall be **based on the appraisal prepared for the developer to secure construction financing.** This submitted appraisal shall be a copy of the original supplied to the lending institution, with that institution identified, and shall conform in all ways to the Uniform Standards of Professional Appraisal practice and be performed by an appropriately qualified certified appraiser. **If an appraisal prepared for construction financing is not available, then the developer shall have an appraisal done** in accordance with the procedures set forth in [sub]section 10.174.



Current Code Requirements – Cash In Lieu for Exemptions

Item 1.

10.52 *Amount of cash donation.* This cash donation shall be **equivalent to ten percent of the appraised value of gross land area.** The land area value shall be **based on the appraisal prepared for the developer to secure construction financing.** This submitted appraisal shall be a copy of the original supplied to the lending institution, with that institution identified, and shall conform in all ways to the Uniform Standard of Professional Appraisal practice and be performed by an appropriately qualified certified appraiser. **If an appraisal prepared for construction financing is not available, then the developer shall have an appraisal done** in accordance with the procedures set forth in [sub]section 10.174.



The Challenges



Too many carve-outs in exemptions



Cash in Lieu:

- Small projects may not have construction financing
- Fee determined near the end - not predictable



Makes small, infill projects difficult

New Framework

How can open space requirements better serve Dover's goals?

Open Space Requirements: Idea for Consideration

Multi-family with 10+ units: need to provide recreational open space

Over 25 lots of duplexes, townhouses, single-family detached homes: need to provide recreational open space

For projects under these thresholds (major subdivisions, conditional use, PC site development plan): a flat fee could be established.

Minor subdivisions: Exempt.

Cash In Lieu – Flat Fee Local Examples

Harrington, DE: \$325 “public open space contribution” per dwelling unit and \$400 community impact fee per unit for parks and recreation

Smyrna, DE: \$4,539 per single-family unit or \$2,543 per multi family unit (parks & recreation impact fee)

New Castle County: \$338 - \$492 per unit (parks & special facilities impact fee)

Delaware City: Parks and Recreation Impact Fee \$150/unit

NOTE: impact fees are different from cash-in-lieu but provided for comparison purpose



Land Dedication – Local Examples

Newark

- 1-7 units/acre – 7% of total area
- 8-14 units/acre – 12% of total area
- 15 units/acre – 17% of total area

Smyrna – 15% of total area

Land Dedication – Recent Dover Examples

Item 1.

Project	Site Area	Units	Recreation Area	Area Per Unit	% of Site Area
Bay Village	79.14 acres	250	1.66 acres	289 SF/Unit	2%
The Old Post	1.267 acres	42	4,576 SF	109 SF/Unit	8.3%
The Governor	1.98 acres	120	29,093 SF	285 SF/Unit	33.7%



Needed Direction



Is there support for the general framework?



Should minor subdivisions be exempt or subject to flat fee?



Is there a general sense of what the area requirements should be?

Standard land area per unit?

Percent of gross land area based on density?



ACTION FORM

Item 1.

PROCEEDING: Utility Committee	AGENDA ITEM:
DEPARTMENT OF ORIGIN: Public Works	DATE SUBMITTED: 7/31/2026
PREPARED BY: Mark Nowak, GISP Public Works Director	
SUBJECT: Request for Street Abandonment Legislative Hall Building Addition – Liberty Street	
REFERENCE: N/A	
RELATED PROJECT: N/A	
APPROVALS: City Manager	
EXHIBITS: Exhibit A – Maps	
EXPENDITURE REQUIRED: \$ _____ N/A	AMOUNT BUDGETED: \$ _____ N/A
FUNDING SOURCE (Dept./Page in CIP & Budget): <u>N/A</u>	
TIMETABLE: The references street shall be abandoned upon approval by City Council.	
RECOMMENDED ACTION: Abandonment of the subject street.	

BACKGROUND AND ANALYSIS

The City Clerk's Office received a request for an abandonment of public right-of-way (ROW), known as Liberty Street, which is associated with the Legislative Hall Building Addition project. The ROW runs south from westbound portion of Martin Luther King Jr. Boulevard through the Capital Complex to the eastbound portion of Martin Luther King Jr. Boulevard. The request is seeking to vacate the entirety of this ROW and is being made to allow for the two (2) main parcels involved in the project to be consolidated into one (1) parcel. This will accommodate the construction of the Legislative Hall Building addition, as the new building footprint and associated plaza will span across the existing ROW. The ROW included in this request is exclusively within the project's property boundaries and adjacent properties on both sides of the ROW are currently owned by the State of Delaware.

The Department of Public Works has no objection to the abandonment of the subject street.

EXISTING PARCEL CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	R=12.00'	25.95'	N43° 51' 40"E	21.18'
C2	R=169.18'	331.42'	S18° 04' 43"E	280.91'
C3	R=12.00'	25.95'	N80° 01' 06"W	21.18'

LEGEND

EXISTING R/W

R/W

SITE

SITE MAP (NOT TO SCALE)

2-05-077.09-05-13.00
STATE OF DELAWARE
DR T-17-192

2-05-077.09-05-15.00
STATE OF DELAWARE

LIBERTY STREET
60' WIDE R/W

SUBJECT PARCEL

2-05-077.09-05-14.00
STATE OF DELAWARE
DR T17-192

20,044 SQ. FT OR
0.4601 AC +/-

319.45'

N18° 04' 43"W

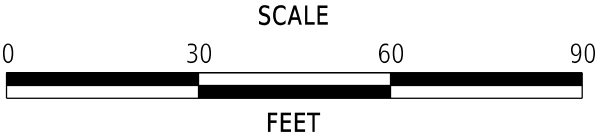
POB

MARTIN LUTHER KING JR. BLVD S
R/W WIDTH VARIES

MARTIN LUTHER KING JR. BLVD N
R/W WIDTH VARIES

2-05-077.10-01-02.00
STATE OF DELAWARE
DR C-14-103

REFER TO CONTRACT #267
REFER TO CONTRACT #1169
REFER TO CONTRACT #1696
REFER TO MAINTENANCE AGREEMENT DATED 8/7/1964



SURVEYORS CERTIFICATION

SURVEY CLASSIFICATION: SUBURBAN

A TITLE REPORT BY A DELAWARE LICENSED ATTORNEY HAS NOT BEEN PERFORMED IN CONJUNCTION WITH THIS SURVEY. I, KENNETH M. REYNOLDS REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE."

KENNETH M. REYNOLDS, DE P.L.S. #740
CENTURY ENGINEERING, LLC, A KLEINFELDER COMPANY.
550 BAY ROAD DOVER, DE 19901



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION



P.O. BOX 778
DOVER, DELAWARE 19903

REAL ESTATE SECTION

TO BE COMPLETED BY DELDOT
UPON PROPERTY SETTLEMENT:

DEED RECORD DEED DATE INITIALS PLOT NO.

STATE OF DELAWARE
LANDS OF

XXXXXX
XXXXXXXXXX

EAST DOVER
HUNDRED

02-05-077.09-05-14.00
TAX ASSMT. PAR. NO.

CONTRACT NO.

LEGISLATIVE HALL BUILDING ADDITION - RW EXHIBITS
PROJECT TITLE

CONTRACT PARCEL NO.

T17-192
DEED RECORD

10/13/1946
DEED DATE

SCALE: 1 INCH = 30 FEET

FULL SIZE DWG. IS 17" x 22"
FOR 8 1/2" x 11" COPIES SCALE X 2

AREA OF

REVISIONS:

DRAWN BY
GO@CE

DATE 05/05/2026

SHEET NO.
1 OF 1

CEI. DWG. NO.
24003303.001A
DEDOT BORDER 1722P V2

DELDOT PLOT N 21

LEGEND

EXISTING R/W

PROPOSED R/W

CURVE TABLE				
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C1	R=169.18'	34.23'	S43° 50' 15"W	34.17'
C2	R=169.18'	52.02'	S83° 00' 28"E	51.82'
C3	R=12.00'	25.95'	S43° 51' 40"W	21.18'
C4	R=12.00'	25.95'	S80° 01' 06"E	21.18'

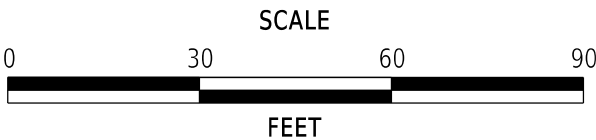
SITE

SITE MAP (NOT TO SCALE)

2-05-077.09-05-15.00
STATE OF DELAWARE

REFER TO CONTRACT #267
REFER TO CONTRACT #1169
REFER TO CONTRACT #1696
REFER TO MAINTENANCE AGREEMENT DATED 8/7/1964

MARTIN LUTHER KING JR. BLVD S
R/W WIDTH VARIES



TO BE COMPLETED BY DELDOT
UPON PROPERTY SETTLEMENT:

STATE OF DELAWARE			
LANDS OF			
XXXXXX XXXXXXXXXX	EAST DOVER HUNDRED	CITY OF DOVER RIGHT-OF-WAY TAX ASSMT. PAR. NO.	
CONTRACT NO.	LEGISLATIVE HALL BUILDING ADDITION - RW EXHIBITS PROJECT TITLE		
CONTRACT PARCEL NO.	DEED RECORD	DEED DATE	
SCALE: 1 INCH = <u>30</u> FEET FULL SIZE DWG. IS 17" x 22" FOR 8 1/2" x 11" COPIES SCALE x 2		AREA OF	

REVISIONS:

SURVEYORS CERTIFICATION

SURVEY CLASSIFICATION: SUBURBAN

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STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION



P.O. BOX 778
DOVER, DELAWARE 19903

REAL ESTATE SECTION

DRAWN BY
GO@CE

DATE 05/05/2026

SHEET NO.
1 OF 1

CEI. DWG. NO.
24003303.001A
DEDOT BORDER 17x22P V2

DELDOT PLOT N 22

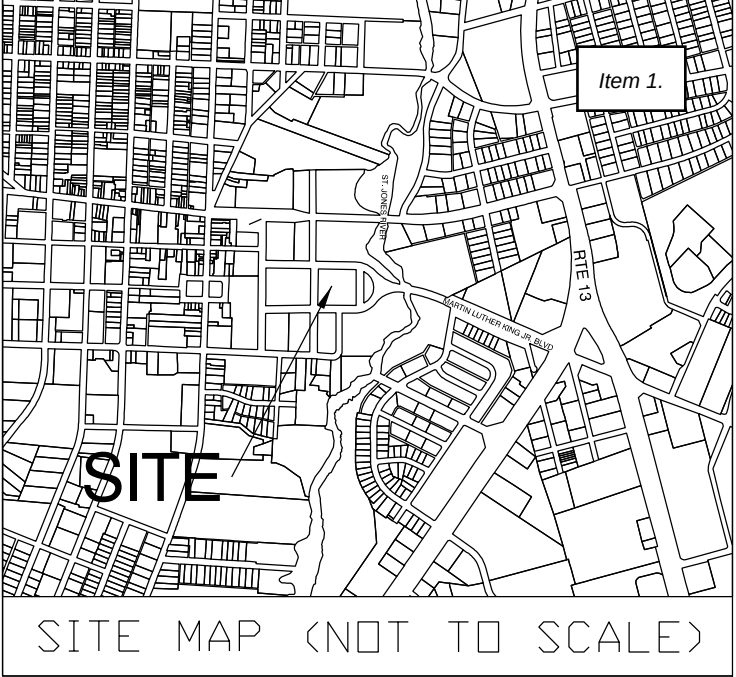
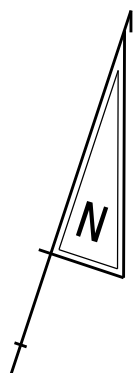
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EXISTING R/W

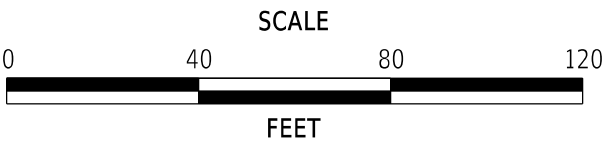
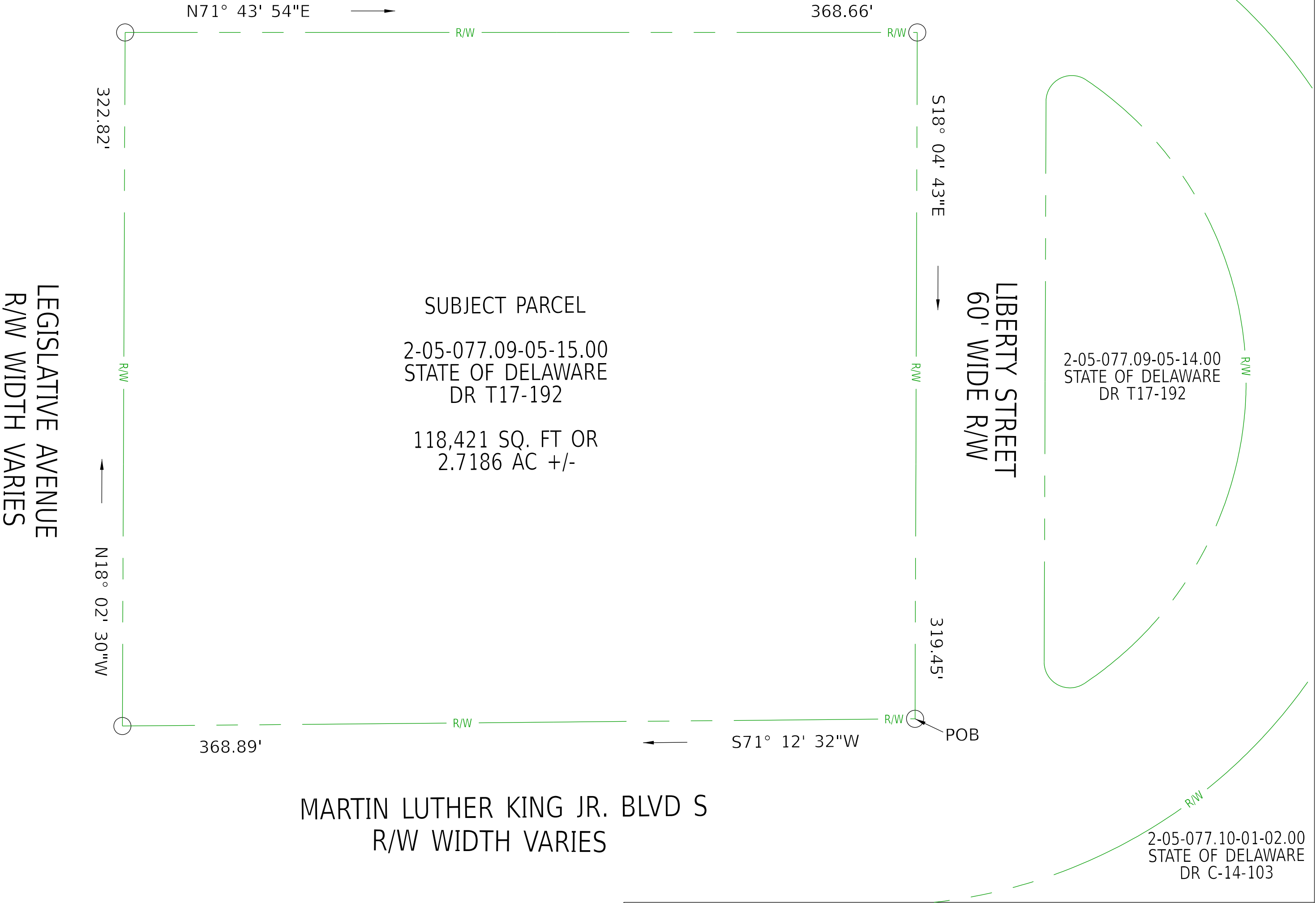
R/W

REFER TO CONTRACT #267
REFER TO CONTRACT #1169
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REFER TO MAINTENANCE AGREEMENT DATED 8/7/1964

2-05-077.09-05-13.00
STATE OF DELAWARE
DR T-17-192



MARTIN LUTHER KING JR. BLVD N
R/W WIDTH VARIES



SURVEYORS CERTIFICATION

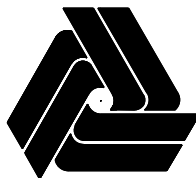
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P.O. BOX 778
DOVER, DELAWARE 19903

REAL ESTATE SECTION

TO BE COMPLETED BY DELDOT UPON PROPERTY SETTLEMENT:				
	DEED RECORD	DEED DATE	INITIALS	PLOT NO.
STATE OF DELAWARE				
LANDS OF				
XXXXXX XXXXXXXXXX	EAST DOVER HUNDRED	02-05-077.09-05-15.00 TAX ASSMT. PAR. NO.		
CONTRACT NO.	LEGISLATIVE HALL BUILDING ADDITION - RW EXHIBITS PROJECT TITLE			
CONTRACT PARCEL NO.	XXX-XXX DEED RECORD	XX/XX/XXXX DEED DATE		
SCALE: 1 INCH = 40 FEET	FULL SIZE DWG. IS 17" x 22" FOR 8 1/2" x 11" COPIES SCALE X 2			AREA OF

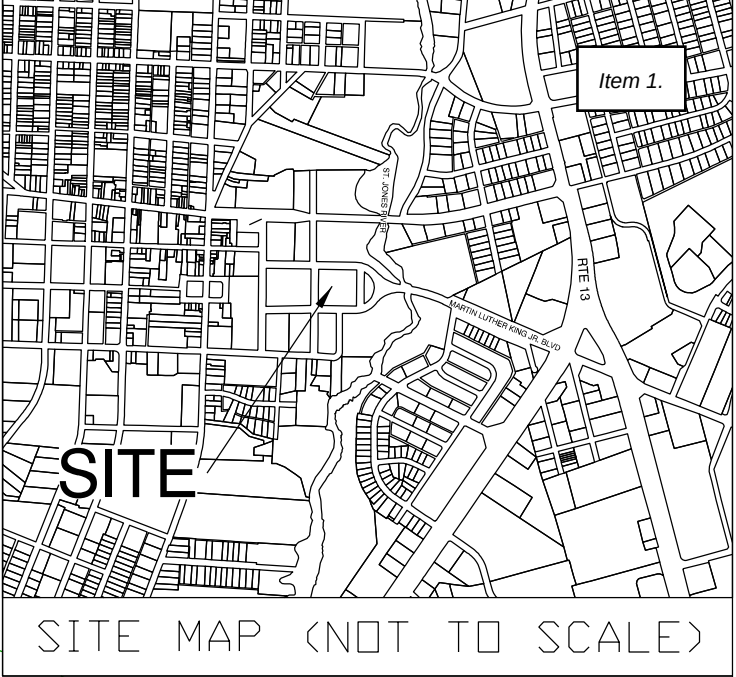
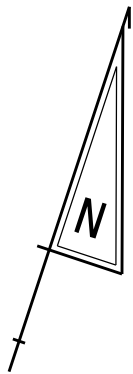
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CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	R=169.18'	417.67'	S21° 05' 30"E	319.39'

REFER TO CONTRACT #267
REFER TO CONTRACT #1169
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REFER TO MAINTENANCE AGREEMENT DATED 8/7/1964

LEGEND

EXISTING R/W

R/W



MARTIN LUTHER KING JR. BLVD N
R/W WIDTH VARIES

N71° 43' 54"E

400.41'

322.82'

2-05-077.09-05-14.00
2-05-077.09-05-15.00
STATE OF DELAWARE

157,652 SQ. FT OR
3.6192 AC +/-

LEGISLATIVE AVENUE
R/W WIDTH VARIES

N18° 02' 30"W

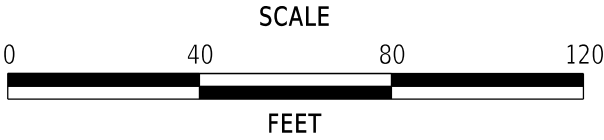
417.44'

S71° 12' 32"W

POB

MARTIN LUTHER KING JR. BLVD S
R/W WIDTH VARIES

2-05-077.10-01-02.00
STATE OF DELAWARE
DR C-14-103



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550 BAY ROAD DOVER, DE 19901

TO BE COMPLETED BY DELDOT
UPON PROPERTY SETTLEMENT:

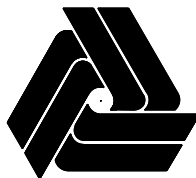
DEED RECORD DEED DATE INITIALS PLOT NO.

STATE OF DELAWARE
LANDS OF

XXXXXX XXXXXXXXXX	EAST DOVER HUNDRED	02-05-077.09-05-14.00 & 02-05-077.09-05-15.00 TAX ASSMT. PAR. NO.
CONTRACT NO.	LEGISLATIVE HALL BUILDING ADDITION - RW EXHIBITS PROJECT TITLE	
CONTRACT PARCEL NO.	XXX-XXX DEED RECORD	XX/XX/XXXX DEED DATE
SCALE: 1 INCH = 40 FEET FULL SIZE DWG. IS 17" x 22" FOR 8 1/2" x 11" COPIES SCALE X 2		AREA OF



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION



P.O. BOX 778
DOVER, DELAWARE 19903

REAL ESTATE SECTION

REVISIONS:

DRAWN BY
GO@CE

DATE 05/05/2026

SHEET NO.
1 OF 1

CEI. DWG. NO.
24003303.001A
DEDOT BORDER 17x22P V2

DELDOT PLOT N 24

EXISTING PARCEL CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	R=169.18'	417.67'	S21° 05' 30"E	319.39'

REFER TO CONTRACT #267
REFER TO CONTRACT #1169
REFER TO CONTRACT #1696
REFER TO MAINTENANCE AGREEMENT DATED 8/7/1964

LEGEND

EXISTING R/W

R/W

2-05-077.09-05-13.00
STATE OF DELAWARE
DR T-17-192

SITE

SITE MAP (NOT TO SCALE)

MARTIN LUTHER KING JR. BLVD N
R/W WIDTH VARIES

N71° 43' 54"E

400.41'

2-05-077.09-05-14.00
2-05-077.09-05-15.00
STATE OF DELAWARE

157,652 SQ. FT OR
3.6192 AC +/-

LEGISLATIVE AVENUE
R/W WIDTH VARIES

322.82'

N18° 02' 30"W

417.44'

S71° 12' 32"W

POB

MARTIN LUTHER KING JR. BLVD S
R/W WIDTH VARIES

2-05-077.10-01-02.00
STATE OF DELAWARE
DR C-14-103

SCALE

FEET

SURVEYORS CERTIFICATION

SURVEY CLASSIFICATION: SUBURBAN

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KENNETH M. REYNOLDS, DE P.L.S. #740
CENTURY ENGINEERING, LLC, A KLEINFELDER COMPANY.
550 BAY ROAD DOVER, DE 19901



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION



P.O. BOX 778
DOVER, DELAWARE 19903

REAL ESTATE SECTION

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STATE OF DELAWARE
LANDS OF

XXXXXX
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EAST DOVER
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02-05-077.09-05-14.00 &
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TAX ASSMT. PAR. NO.

CONTRACT NO.

LEGISLATIVE HALL BUILDING ADDITION - RW EXHIBITS
PROJECT TITLE

CONTRACT PARCEL NO.

XXX-XXX
DEED RECORD

XX/XX/XXXX
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AREA OF

DRAWN BY
GO@CE

DATE 05/05/2026

SHEET NO.
1 OF 1

CEI. DWG. NO.
24003303.001A
DEDOT BORDER 1722P V2

DELDOT PLOT N 25



REQUEST FOR STREET ABANDONMENT

For Consideration by Council Committee of the Whole: Utility Committee on August 11, 2026
and future City Council Meetings
Recommendation from Planning Commission Meeting on July 20, 2026
With Staff and Development Advisory Committee Review

Applicants: State of Delaware – OMB/Division of Facilities Management
(for Legislative Hall area)

Properties and Property Owners Adjacent to Street Segment:
411 Legislative Avenue State of Delaware
Property east of 411 Legislative Ave State of Delaware

Location: Portion of the Improved Street known as Liberty Street (Road C) located
between Martin Luther King Jr. Boulevard North and Martin Luther King Jr.
Boulevard South
See Plan Diagram for Detailed Location

Abandonment Area: ~19,186 square feet (0.4405 acres)

Tax Parcel ID #: No Tax Parcel Numbers – All public right-of-way

Present Use: Drive aisle of parking lot area associated with Legislative Hall

Proposed Use: Abandonment of Public Right-of-Way and Integration into Adjacent Parcels

Reason for Request: To abandon and integrate the Street area into the adjacent parcels of land
proposed to be consolidated for Legislative Hall Building Addition
project

File Number: MI-26-08

Planning Commission

Recommendation: The Application MI-26-08 Request for Street Abandonment: Liberty Street was represented by Mr. Bret Martine of Century Engineering representing the requestor (State of Delaware – OMB/Facilities Management). A Public Hearing was conducted on July 20, 2026 where no members of the public spoke and no written comments were received regarding the Request for Street Abandonment application. The Planning Commission's motion to recommend approval of the proposed Request for Street Abandonment, which included all Staff recommendations, resulted in an 8-0 vote in favor. (Draft Meeting Minutes attached)

This Request for Street Abandonment was referred to the Planning Commission. The Commission is required to provide a Review Report on the Request to the City Council. The following document and attachments are provided as the Review Report and Planning Commission Recommendation.

I. REQUEST SUMMARY

Street Abandonment Request:

The State of Delaware – OMB/Division of Facilities Management has requested that the City abandon portions of the street right-of-way known as Liberty Street (Road C) Alley between Martin Luther King Jr. Boulevard North and Martin Luther King Jr. Boulevard South

This request is being made as part of the project proposal for the Legislative Hall Building Addition project. This Request focuses on the process for Street Abandonment only as the redevelopment project has been subject to separate Site Development Plan applications and Architectural Review Certification reviews (Applications HI-24-07 and S-24-19).

Existing Area:

The subject area consists of a street right-of-way known as Liberty Street (Road C). This area currently contains part of an existing parking lot, parking lot drive aisle, and plaza area with a statue. Recent property surveys and research have shown this Liberty Street to be located within right-of-way; however, it is not in the typical format of a street. The Liberty Street right-of-way requested for abandonment is adjacent on both sides to properties held in the ownership of the State of Delaware. See Table below and attached Plan submission diagrams:

Address	Tax Parcel Number	Current Property Owner
411 Legislative Avenue	ED-05-077.09-02-15.00-000	State of Delaware
Parcel east of Legislative Avenue	ED-05-077.09-02-14.00-000	State of Delaware

Legislative Hall Building Addition project

Site Development Plan Application S-24-19 and associated Architectural Review Certification (HI-24-07) to permit renovation and expansion of Legislative Hall was previously granted conditional approval by the Planning Commission in November 2024 following recommendation by the Historic District Commission. The project includes a three-story 56,820 SF Building Addition on the east side of the existing Legislative Hall building creating a new main public entrance, a Plaza area with Monument Walk, and other site improvements. The existing parking lot and drive aisle will be removed for the Building Addition project as the area will become a Plaza Area with pedestrian access only. As part of the review of Site Plan S-24-19, Planning Staff identified the need to research this (Library Street) right-of-way area that crosses the eastern portion of the Legislative Hall Building Addition project area creating the two adjacent parcels. This review request noted that the resolution may result in abandonment and a parcel consolidation process.

II. RECOMMENDATION OF THE PLANNING STAFF:

The Planning Staff notes that the Legislative Hall Building Addition project is completing the Site Development Plan Review process as S-24-19. The project will reconfigure the access to the Legislative Hall Building to make the east side the main building entrance with an associated

pedestrian plaza area. The existing parking lot currently at this Liberty Street right-of-way location will be removed during the redevelopment and parking will be accommodated in the Legislative Hall Parking Garage that is under construction. To the extent that long-term abandonment of the street right-of-way area will help accomplish this development project, Staff supports the conceptual request. Staff believes that the requested Street Abandonment should be conditioned on abandonment coinciding with appropriate planning for the relocation of any utility infrastructure in the Street right-of-way as associated with future site development plans.

III. PLANNING COMMISSION REVIEW FOR RECOMMENDATION

The Request for Street Abandonment is to be considered by the Planning Commission. The Planning Commission as part of their public hearing and review process will provide a recommendation on the Alley Abandonment to the Utility Committee (a City Council Committee of the Whole Subcommittee). A Recommendation Report from the Planning Commission will be forwarded to City Council for their consideration of the Annexation/Rezoning Application.

RECOMMENDATION OF THE PLANNING COMMISSION:

At the Hybrid (In-Person and Virtual) Planning Commission Meeting of July 20, 2026, the Request for Street Abandonment: Liberty Street MI-26-08 was represented by Mr. Bret Martine of Century Engineering on behalf of the requestor (State of Delaware – OMB/Facilities Management). During the Public Hearing, no members of the public spoke and no written comments were received.

The Planning Commission's motion was to recommend approval for Request for Street Abandonment: Liberty Street MI-26-08 to include all Staff recommendations and resulted in a vote of 8-0 in favor of abandonment. The reasons cited for the recommendation of approval include referencing the Development Advisory Committee Report including the Planning Staff's recommendations of approval. It was also noted the Street Abandonment is associated with the proposed project for an Addition to Legislative Hall.

See also the included excerpt of the DRAFT Meeting Minutes of the July 20, 2026 Planning Commission Meeting. The comments received from the other member agencies of the Development Advisory Committee (D.A.C.) are also provided.

IV. ADVISORY COMMENTS TO THE APPLICANT:

1. The Planning Commission's role is to make a recommendation to the City Council on the matter. City Council has ultimate authority on the Request for Street Abandonment.
2. Staff notes that abandonment of the public street may require relocations or easements for any existing utilities in the area. If the request for abandonment is successful, then additional coordination with various City Departments will be necessary to address utility infrastructure access, the need to maintain emergency access, and the development (and approval) of a Record Plan documenting a transfer of ownership and any associated infrastructure easements.
3. Abandonment of public streets does not constitute approval for physical alteration of such streets. Any modification or ground-disturbing activity must be reviewed through the appropriate site plan process and receive all requisite approvals from regulatory agencies. In

this case, this can be achieved with the review and approval of Site Plan S-24-19 Legislative Hall Building Addition.

ATTACHMENTS:

- Request Submission: Cover Letter of May 26, 2026; Plan Sheets of Liberty Street Right-of-way and Adjacent Parcels and Aerial View Plan; Legal Descriptions
- Development Advisory Committee Comments from City of Dover Departments of Public Works and Water & Wastewater, City of Dover Electric Department, City Office of the Fire Marshal, DelDOT, and Dover/Kent County MPO
- Excerpt from DRAFT Planning Commission Meeting Minutes of July 20, 2026

May 26, 2026

Ms. Andria L. Bennett, CMC
City Clerk
City of Dover
15 Loockerman Plaza
Dover, Delaware 19901

RE: **Right-of-way Abandonment Request**
LEGISLATIVE HALL BUILDING ADDITION – LIBERTY STREET
Dover, Delaware
Century Engineering Project No: 24003303.001A

Dear Ms. Bennett:

On behalf of our client, the State of Delaware – OMB/Division of Facilities Management, please accept this letter as a formal request for the City of Dover to begin the process to abandon the public right-of-way (ROW) known as Liberty Street (Road C) associated with the Legislative Hall Building Addition project. The ROW runs south from westbound portion of Martin Luther King Jr. Boulevard through the Capital Complex to the eastbound portion of Martin Luther King Jr. Boulevard. We are seeking to vacate the entirety of this ROW segment. The areas included in this request are depicted on the following enclosures to this application:

1. Exhibits depicting the limits of tax assessment parcel no. 02-05-077.09-05-14.00 (east side of Liberty St), Liberty St and tax assessment parcel no. 02-05-077.09-05-15.00 (west side of Liberty St) as well as a parcel combination/ROW abandonment exhibit (with and without aerial imagery).
2. Legal descriptions to accompany all of the exhibits noted above.

This request is being made to allow for the consolidation of the two (2) main parcels involved in the project into one parcel to accommodate the construction of the Legislative Building addition, as the new building footprint and associated plaza will span across the existing right-of-way.

The right-of-way included in this request is exclusively within the project's property boundaries, and adjacent properties on both sides of the right-of-way are currently owned by the State of Delaware. Under Section 27 of the Dover Charter, it allows the City Council

to “in their discretion, sell such land either at private or public sale and for such consideration as the council shall deem proper, and shall have the right and power to convey to the purchaser or purchasers thereof a good and sufficient title thereto.” The right-of-way proposed for abandonment is located entirely within the project's boundary, and given that the State of Delaware is the sole owner of the parcels that make up the project boundary (tax parcels: 2-05-077.09-05-14.00 and 2-05-077.09-05-15.00), we request that Council not offer them for public or private sale and that they be allowed to be consolidated in the overall master parcel for the project.

Based on previous discussions, it is our understanding that the abandonment procedure begins with a formal request to your office with a copy to the Planning Office. From there the request is added to the Development Advisory Committee and Planning Commission agendas. After being discussed at the Planning Commission, their recommendation will be forwarded to the Council Committee of the Whole Utility Committee for review and then final action by the full City Council.

Please include this request on the July 1, 2026 Development Advisory Committee agenda and subsequent July 20, 2026 Planning Commission agenda, and feel free to contact us with any questions or concerns with this request.

Sincerely,

CENTURY ENGINEERING, LLC, A KLEINFELDER COMPANY



Bret Martine, PE, PTOE
Senior Program Manager

cc: Dawn Melson-Williams, City of Dover
Ryan Parker, Century Engineering, LLC
Hasan Almashhadani, Century Engineering, LLC

EXISTING PARCEL CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	R=12.00'	25.95'	N43° 51' 40"E	21.18'
C2	R=169.18'	331.42'	S18° 04' 43"E	280.91'
C3	R=12.00'	25.95'	N80° 01' 06"W	21.18'

LEGEND

EXISTING R/W

R/W

SITE

SITE MAP (NOT TO SCALE)

2-05-077.09-05-13.00
STATE OF DELAWARE
DR T-17-192

2-05-077.09-05-15.00
STATE OF DELAWARE

LIBERTY STREET
60' WIDE R/W

SUBJECT PARCEL

2-05-077.09-05-14.00
STATE OF DELAWARE
DR T17-192

20,044 SQ. FT OR
0.4601 AC +/-

319.45'

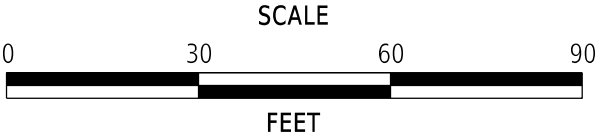
N18° 04' 43"W

POB

MARTIN LUTHER KING JR. BLVD S
R/W WIDTH VARIES

MARTIN LUTHER KING JR. BLVD N
R/W WIDTH VARIES

REFER TO CONTRACT #267
REFER TO CONTRACT #1169
REFER TO CONTRACT #1696
REFER TO MAINTENANCE AGREEMENT DATED 8/7/1964



SURVEYORS CERTIFICATION

SURVEY CLASSIFICATION: SUBURBAN

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550 BAY ROAD DOVER, DE 19901



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION



P.O. BOX 778
DOVER, DELAWARE 19903

REAL ESTATE SECTION

TO BE COMPLETED BY DELDOT
UPON PROPERTY SETTLEMENT:

DEED RECORD DEED DATE INITIALS PLOT NO.

STATE OF DELAWARE
LANDS OF

XXXXXX
XXXXXXXXXX

EAST DOVER
HUNDRED

02-05-077.09-05-14.00
TAX ASSMT. PAR. NO.

CONTRACT NO.

LEGISLATIVE HALL BUILDING ADDITION - RW EXHIBITS
PROJECT TITLE

CONTRACT PARCEL NO.

T17-192
DEED RECORD

10/13/1946
DEED DATE

SCALE: 1 INCH = 30 FEET

FULL SIZE DWG. IS 17" x 22"
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AREA OF

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GO@CE

DATE 05/05/2026

SHEET NO.
1 OF 1

CEI. DWG. NO.
24003303.001A
DEDOT BORDER 1722P V2

DELDOT PLOT N 32

LEGEND

EXISTING R/W

PROPOSED R/W

CURVE TABLE				
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C1	R=169.18'	34.23'	S43° 50' 15"W	34.17'
C2	R=169.18'	52.02'	S83° 00' 28"E	51.82'
C3	R=12.00'	25.95'	S43° 51' 40"W	21.18'
C4	R=12.00'	25.95'	S80° 01' 06"E	21.18'

SITE

SITE MAP (NOT TO SCALE)

MARTIN LUTHER KING JR. BLVD N
R/W WIDTH VARIES

N71° 43' 54"E
31.76'

319.45'

S18° 04' 43"E

260.99'

R/W

R/W

R/W

R/W

R/W

R/W

R/W

R/W

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R/W

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R/W

R/W

2-05-077.09-05-15.00
STATE OF DELAWARE

LIBERTY STREET
60' WIDE R/W
19,186 SQ. FT OR
0.4405 AC +/-

2-05-077.09-05-14.00
STATE OF DELAWARE
DR T-17-192

REFER TO CONTRACT #267
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MARTIN LUTHER KING JR. BLVD S
R/W WIDTH VARIES

SCALE



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CITY OF DOVER RIGHT-OF-WAY
TAX ASSMT. PAR. NO.

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DELDOT PLOT N 33

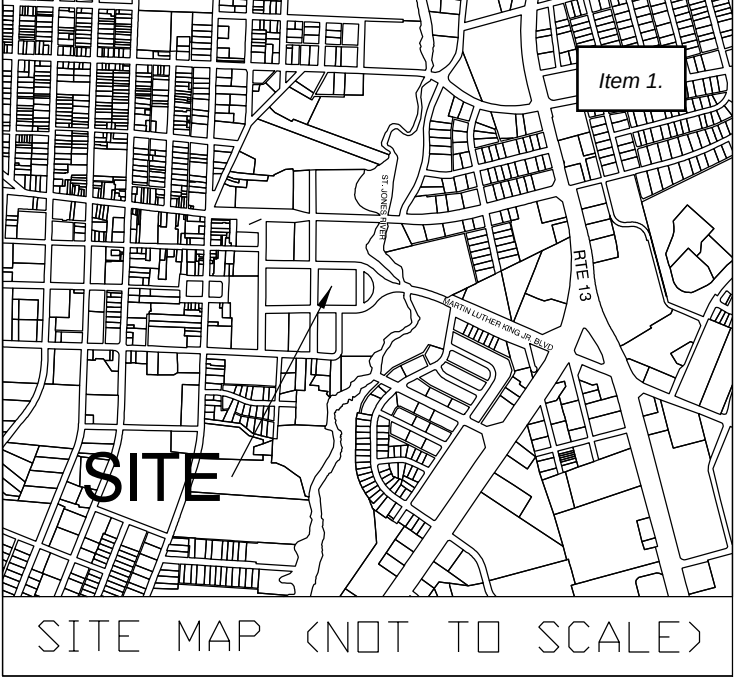
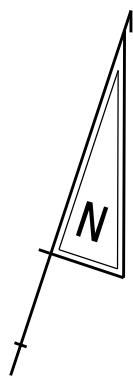
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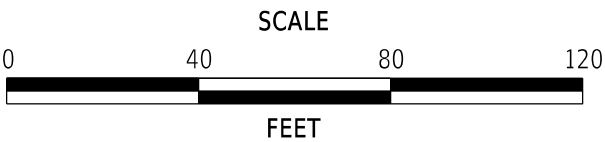
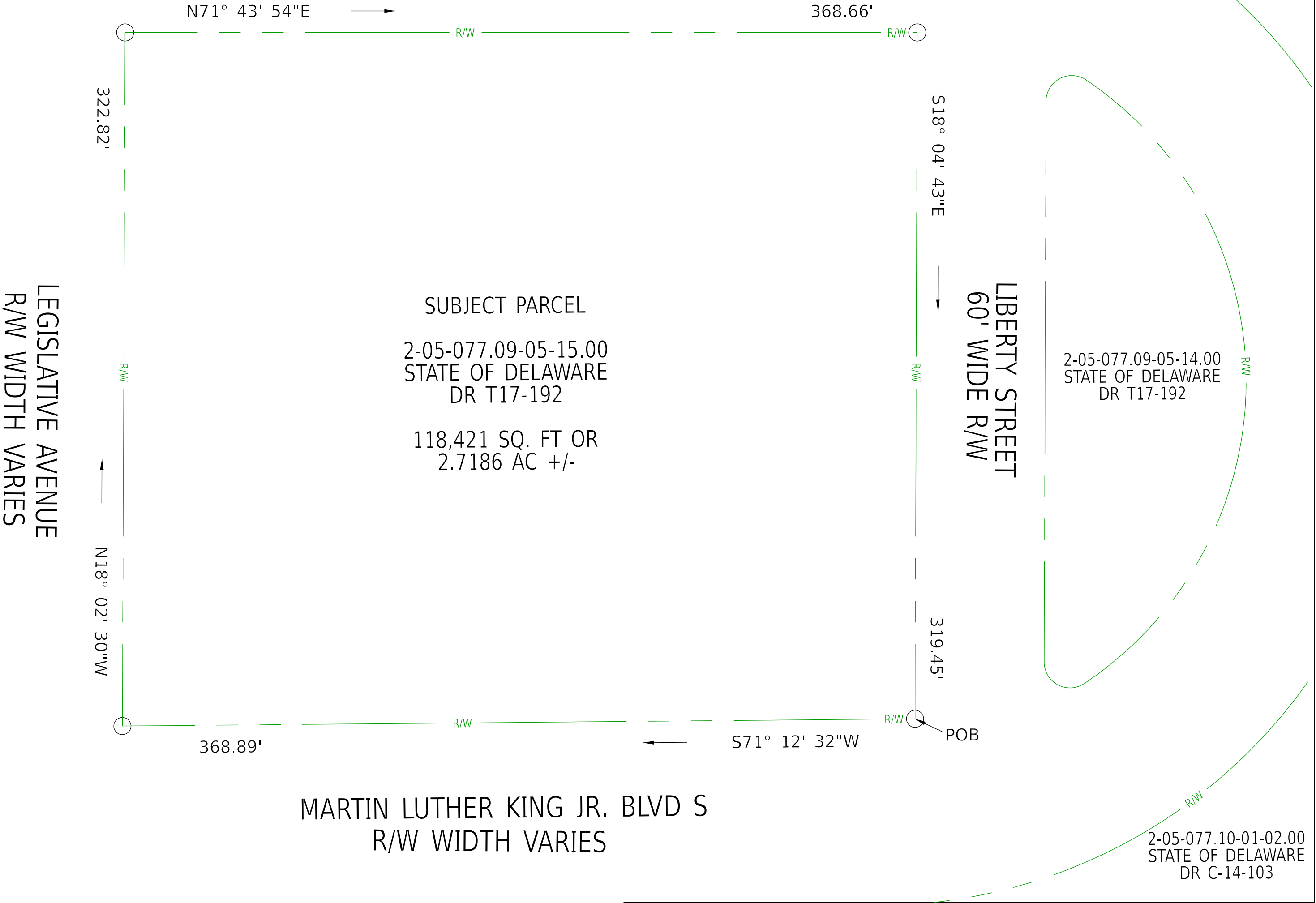
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STATE OF DELAWARE
DR T-17-192



MARTIN LUTHER KING JR. BLVD N
R/W WIDTH VARIES



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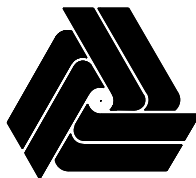
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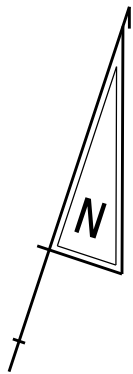
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DR C-14-103

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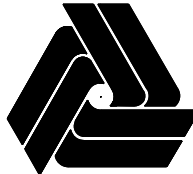
SURVEY CLASSIFICATION: SUBURBAN

A TITLE REPORT BY A DELAWARE LICENSED ATTORNEY HAS NOT BEEN PERFORMED IN CONJUNCTION WITH THIS SURVEY. I, KENNETH M. REYNOLDS REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE."

KENNETH M. REYNOLDS, DE P.L.S. #740
CENTURY ENGINEERING, LLC, A KLEINFELDER COMPANY.
550 BAY ROAD DOVER, DE 19901



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION



P.O. BOX 778
DOVER, DELAWARE 19903

REAL ESTATE SECTION

DRAWN BY
GO@CE

DATE 05/05/2026

SHEET NO.
1 OF 1

CEI. DWG. NO.
24003303.001A
DEDOT BORDER 17x22P V2

DELDOT PLOT N 35

EXISTING PARCEL CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	R=169.18'	417.67'	S21° 05' 30"E	319.39'

REFER TO CONTRACT #267
REFER TO CONTRACT #1169
REFER TO CONTRACT #1696
REFER TO MAINTENANCE AGREEMENT DATED 8/7/1964

LEGEND

EXISTING R/W

R/W

2-05-077.09-05-13.00
STATE OF DELAWARE
DR T-17-192

SITE

SITE MAP (NOT TO SCALE)

MARTIN LUTHER KING JR. BLVD N
R/W WIDTH VARIES

N71° 43' 54"E

400.41'

2-05-077.09-05-14.00
2-05-077.09-05-15.00
STATE OF DELAWARE

157,652 SQ. FT OR
3.6192 AC +/-

LIBERTY STREET - TO BE VACATED

C1

POB

S71° 12' 32"W

MARTIN LUTHER KING JR. BLVD S
R/W WIDTH VARIES

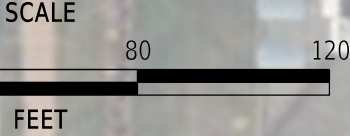
2-05-077.10-01-02.00
STATE OF DELAWARE
DR C-14-103

322.82'

N18° 02' 30"W

417.44'

LEGISLATIVE AVENUE
R/W WIDTH VARIES



SURVEYORS CERTIFICATION

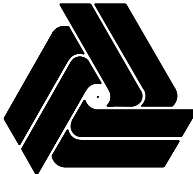
SURVEY CLASSIFICATION: SUBURBAN

A TITLE REPORT BY A DELAWARE LICENSED ATTORNEY HAS NOT BEEN PERFORMED IN CONJUNCTION WITH THIS SURVEY. I, KENNETH M. REYNOLDS REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE."

KENNETH M. REYNOLDS, DE P.L.S. #740
CENTURY ENGINEERING, LLC, A KLEINFELDER COMPANY.
550 BAY ROAD DOVER, DE 19901



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION



P.O. BOX 778
DOVER, DELAWARE 19903

REAL ESTATE SECTION

TO BE COMPLETED BY DELDOT
UPON PROPERTY SETTLEMENT:

DEED RECORD DEED DATE INITIALS PLOT NO.

STATE OF DELAWARE
LANDS OF

XXXXXX
XXXXXXXXXX

EAST DOVER
HUNDRED

02-05-077.09-05-14.00 &
02-05-077.09-05-15.00
TAX ASSMT. PAR. NO.

CONTRACT NO.

LEGISLATIVE HALL BUILDING ADDITION - RW EXHIBITS
PROJECT TITLE

CONTRACT PARCEL NO.

XXX-XXX
DEED RECORD

XX/XX/XXXX
DEED DATE

SCALE: 1 INCH = 40 FEET

FULL SIZE DWG. IS 17" x 22"
FOR 8 1/2" x 11" COPIES SCALE X 2

AREA OF

DRAWN BY
GO@CE

DATE 05/05/2026

SHEET NO.
1 OF 1

CEI. DWG. NO.
24003303.001A
DEDOT BORDER 1722P V2

DELDOT PLOT N 36

CENTURY ENGINEERING, LLC, A KLEINFELDER COMPANY
550 Bay Road
Dover, Delaware 19901

TAX PARCEL: 2-05-077.09-05-14.00

OWNERS: State of Delaware

Original Parcel

ALL that certain lot, piece or parcel of land, situated in the City of Dover, East Dover Hundred, Kent County and State of Delaware, lying at the intersection of Martin Luther King Jr. Boulevard, Martin Luther King Jr. Boulevard N. and Martin Luther King Jr. Boulevard S. (S67 at varied width) and Liberty Street (at 60' wide); being bounded on the north by said Martin Luther King Jr. Boulevard N., on the east by said Martin Luther King Jr. Boulevard, on the south by said Martin Luther King Jr. Boulevard S. and on the west by said Liberty Street; and being more particularly bounded and described as shown on a recent survey by Century Engineering, LLC, a Kleinfelder Company, dated May 24, 2026 as follows, to-wit:

BEGINNING at a point on the northerly end of 12.00' radius junction curve joining the northerly Right-of-Way line of said Martin Luther King Jr. Boulevard S. with the easterly Right-of-Way line of said Liberty Street.

Thence, from the **Point and Place of Beginning**, running along the said easterly Right-of-Way line of Liberty Street, N 18° 04' 43" W, a distance of 260.99 feet to a point being the southerly end of a 12.00' radius junction curve joining said of easterly Right-of-Way line of Liberty Street with the southerly Right-of-Way line of said Martin Luther King Jr. Boulevard N.; thence, along said 12.00' radius curve to the right, said curve having an arc distance of 25.95', a chord bearing of N 43°51'40" E and a chord distance of 21.18' to the southwesterly Right-of-Way line of said Martin Luther King Jr. Boulevard N.; thence, continuing along said southwesterly Right-of-Way line of Martin Luther King Jr. Boulevard N., along a 169.18' radius curve to the right, said curve having an arc distance of 331.42', a chord bearing of S 18° 04' 43" E, and a chord distance of 280.91 feet to the southeasterly end of aforementioned 12.00' radius junction curve joining said northerly Right-of-Way line of Martin Luther King Jr. Boulevard S. with the said easterly Right-of-Way line of Liberty Street; thence, thereby, along said 12.00' radius junction curve to the right, said curve having an arc distance of 25.95', a chord bearing of N 80°01'06" W and a chord distance of 21.18' to the **Point and Place of Beginning** and containing 20,044 +/- square feet or 0.4601 +/- acres of land be the same more or less.

CENTURY ENGINEERING, LLC, A KLEINFELDER COMPANY
550 Bay Road
Dover, Delaware 19901

TAX PARCEL: Liberty Street

OWNERS: State of Delaware

Original Parcel

ALL that certain lot, piece or parcel of land, situated in the City of Dover, East Dover Hundred, Kent County and State of Delaware, being known as “Liberty Street”, being bounded on the north by Martin Luther King Jr. Boulevard N., on the east by lands now or formerly of the State of Delaware (Tax parcel #2-05-077.09-05-14.00), on the south by Martin Luther King Jr. Boulevard S. and on the west by lands now or formerly of the State of Delaware (Tax parcel #2-05-077.09-05-15.00); and being more particularly bounded and described as shown on a recent survey by Century Engineering, LLC, a Kleinfelder Company, dated May 24, 2026 as follows, to-wit:

BEGINNING at a point on the southeasterly end of 12.00’ radius junction curve joining the northerly Right-of-Way line of said Martin Luther King Jr. Boulevard S. with the easterly Right-of-Way line of said Liberty Street.

Thence, from the **Point and Place of Beginning**, running along the northerly determined boundary of said Martin Luther King Jr. Boulevard S, along a 169.18’ radius curve to the right, said curve having an arc distance of 34.23’, a chord bearing of S 43° 50’ 15” W, and a chord distance of 34.17’ to point; thence continuing along the determined northerly boundary of Martin Luther King Jr. Boulevard S, S 71° 12’ 32” W, a distance of 48.55’ to a point, the southwest corner of lands now or formerly of the State of Delaware (Tax parcel #2-05-077.09-05-15.00); thence running along said lands and the westerly Right-of-Way line of said Liberty Street, N 18° 04’ 43” W, a distance of 319.45’ to a point, another corner of said lands; thence turning right and running along the southerly determined boundary of said Martin Luther King Jr. Boulevard N, N 71° 43’ 54” E, a distance of 31.76’ to a point of curvature; thence along a 169.18’ radius curve to the right, said curve having an arc distance of 52.02’, a chord bearing of S 83° 00’ 28” E, and a chord distance of 51.82’, to a point on the northeasterly end of a 12.00’ radius junction curve, said curve being on the easterly Right-of-Way line of said Liberty Street and on a corner of said lands now or formerly of the State of Delaware (Tax parcel #2-05-077.09-05-14.00); thence following with said lands and along said easterly Right-of-Way line of Liberty Street, along said 12.00’ radius junction curve to the left, said curve having an arc length of 25.95’, a chord bearing of S 43° 51’ 40” W, and a chord distance of 21.18’; thence continuing with said Right-of-Way and along said lands, S 18° 04’ 43” E, a distance of 260.99’ to a point, said point being the northeasterly end of the aforementioned 12.00’ radius junction curve joining said northerly Right-of-Way line of Martin Luther King Jr. Boulevard S with said easterly Right-of-way line of Liberty Street; thence continuing along said 12.00’ radius junction curve to the left, said curve having an arc distance of 25.95’, a chord bearing of S 80° 01’ 06” E, and a chord distance of 21.18’ to the southeasterly end of said junction curve and **Point and Place of Beginning** and containing 19,186 +/- square feet or 0.4405 +/- acres of land be the same more or less.

CENTURY ENGINEERING, LLC, A KLEINFELDER COMPANY
550 Bay Road
Dover, Delaware 19901

TAX PARCEL: 2-05-077.09-05-15.00

OWNERS: State of Delaware

Original Parcel

ALL that certain lot, piece or parcel of land, situated in the City of Dover, East Dover Hundred, Kent County and State of Delaware, lying west of the intersection of Martin Luther King Jr. Boulevard, Martin Luther King Jr. Boulevard N. and Martin Luther King Jr. Boulevard S. (S67 at varied width) and Liberty Street (at 60' wide), being bounded on the north by Martin Luther King Jr. Boulevard N., on the east by Liberty Street, on the south by said Martin Luther King Jr. Boulevard S. and on the west by Legislative Avenue (at varied width); and being more particularly bounded and described as shown on a recent survey by Century Engineering, LLC, a Kleinfelder Company, dated May 24, 2026 as follows, to-wit:

BEGINNING at a point on the intersection of the northerly Right-of-Way line of said Martin Luther King Jr. Boulevard S. with the westerly Right-of-Way line of said Liberty Street.

Thence, from the **Point and Place of Beginning**, running along the northerly Right-of-Way line of said Martin Luther King Jr. Boulevard S., S 71° 12' 32" W, a distance of 368.89 feet to a point being the intersection of the easterly Right-of-Way line of said Legislative Avenue and the northerly Right-of-Way line of said Martin Luther King Jr. Boulevard S.; thence turning and running along the easterly Right-of-Way line of said Legislative Avenue, N 18° 02' 30" W, a distance of 322.82 feet to a point being the intersection of the said easterly Right-of-Way line of Legislative Avenue and the southerly Right-of-Way line of said Martin Luther King Jr. Boulevard N; thence turning and running along said southerly Right-of-Way line of Martin Luther King Jr. Boulevard N, N 71° 43' 54" E, a distance of 368.66 feet to a point being the intersection of said southerly Right-of-Way line of Martin Luther King Jr. Boulevard N and the westerly Right-of-Way line of said Liberty Street; thence running along said westerly Right-of-Way of Liberty Street, S 18° 04' 43" E, a distance of 319.45 feet to the **Point and Place of Beginning** and containing 118,421 +/- square feet or 2.7186 +/- acres of land be the same more or less.

CENTURY ENGINEERING, LLC, A KLEINFELDER COMPANY
550 Bay Road
Dover, Delaware 19901

TAX PARCEL: 2-05-077.09-05-14.00, 2-05-077.09-05-15.00, & Liberty Street

OWNERS: State of Delaware

Combined Parcel

ALL that new lot, piece or parcel of land, situated in the City of Dover, East Dover Hundred, Kent County and State of Delaware, lying adjacent to Martin Luther King Jr. Boulevard, Martin Luther King Jr. Boulevard N. and Martin Luther King Jr. Boulevard S. (S67 at varied width) and Legislative Avenue (at varied width), being bounded on the north by Martin Luther King Jr. Boulevard N., on the east by said Martin Luther King Jr. Boulevard, on the south by said Martin Luther King Jr. Boulevard S. and on the west by said Legislative Avenue; and being more particularly bounded and described as shown on a recent survey by Century Engineering, LLC, a Kleinfelder Company, dated May 24, 2026 as follows, to-wit:

BEGINNING at a point on the southerly end of a 169.18' radius curve, said curve running from the southern Right-of-Way line of Martin Luther King Jr. Boulevard N along the westerly Right-of-Way line of Martin Luther King Jr. Boulevard to the northerly Right-of-Way line of Martin Luther King Jr. Boulevard S.

Thence, from the **Point and Place of Beginning**, running along said northerly Right-of-Way line of Martin Luther King Jr. Boulevard S, S 71° 12' 32" W, a distance of 417.44' to a point at the intersection of the easterly Right-of-Way line of Legislative Avenue and said northerly Right-of-Way line of Martin Luther King Jr. Boulevard S; thence turning and running along said easterly Right-of-Way line of Legislative Avenue, N 18° 02' 30" W, a distance of 322.82' to the intersection of said easterly Right-of-Way line of Legislative Avenue and the southerly Right-of-Way line of Martin Luther King Jr. Boulevard N; thence turning and running along said southerly Right-of-Way line of Martin Luther King Jr. Boulevard N, N 71° 43' 54" E, a distance of 400.41' to a point of curvature being the northerly end of the previously mentioned 169.18' radius curve joining the southerly Right-of-Way line of Martin Luther King Jr. Boulevard N, Martin Luther King Jr. Boulevard, and Martin Luther King Jr. Boulevard S.; thence, along said 169.18' radius curve to the right, said curve having an arc distance of 417.67', a chord bearing of S 21° 05' 30" E and a chord distance of 319.39' to the **Point and Place of Beginning** and containing 157,652 +/- square feet or 3.6192 +/- acres of land be the same more or less.



CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: JULY 1, 2026



APPLICATION: Request for Street Abandonment: Liberty Street
FILE #: MI-26-08
REVIEWING AGENCY: City of Dover Department of Public Works and Water & Wastewater
CONTACT PERSON: Jason A. Lyon, P.E., Director of Water & Wastewater / Engineering Services
CONTACT PHONE #: 302-736-7025
CONTACT EMAIL: jlyon@dover.de.us

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS

SANITATION / STREETS / STORMWATER / WASTEWATER / GENERAL

1. Our office has no objections to the proposed alley abandonment.

WATER

1. The alley proposed for abandonment contains a city-owned water main. Our office requires that a public utility easement be provided in order to maintain proper service to our customers. The easement may not contain any structures or signage as per the Water / Wastewater Handbook. It is our understanding that adjacent parcels are to be redeveloped and lot lines will be re-recorded. As utility locations are to be redesigned at that time, the public utilities easement is to be re-evaluated by the Department of Water & Wastewater with revisions made as appropriate.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

SANITATION / STREETS / STORMWATER / WATER / WASTEWATER / GENERAL

1. None

ADVISORY COMMENTS TO THE APPLICANT

SANITATION / STREETS / STORMWATER / WASTEWATER / GENERAL

1. None

WATER

1. If the future development proposes to build on top of the aforementioned water main location, the developer shall relocate the water main to the satisfaction of the Department of Water & Wastewater. The cost of this relocation shall be the sole expense of the developer.

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

CITY OF DOVER ELECTRIC
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
STAFF D.A.C. MEETING DATE: JULY 1, 2026

APPLICATION:	Request for Street Abandonment: Liberty Street
FILE #:	MI-26-08
REVIEWING AGENCY:	City of Dover Electric Department
CONTACT PERSON:	Shawn Burgett, Engineering Services & System Ops Superintendent
CONTACT PHONE #:	302-674-7568
CONTACT EMAIL #:	sburgett@dover.de.us

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS

ELECTRIC

1. The Electric Department has no objection to the proposed abandonment of Liberty Street. The streetlights within the proposed abandonment area are State-owned and are not maintained by the City of Dover Electric Department. The Electric Department has reviewed the proposed abandonment area and is not aware of any City of Dover Electric Department infrastructure within that area.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

1. None

ADVISORY COMMENTS TO THE APPLICANT

1. None

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 07/01/26

APPLICATION: Request for Street Abandonment Liberty Street

FILE #: MI-26-08 REVIEWING AGENCY: City of Dover, Office of the Fire MarshalCONTACT PERSON: Jason Osika, Fire Marshal
josika@dover.de.usPHONE #: (302) 736-4457

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY, AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESS BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS:

- I. Proposal is a request for abandonment of a portion of the improved street known as Liberty Street located between Martin Luther King Jr Boulevard North and Martin Luther King Jr. Blvd South. This office has no objections

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

- I. This is currently an access area for emergency apparatus for Legislative Hall. This needs to remain emergency access until the new site plan is implemented for the Legislative Hall Addition.

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):

2021 NFPA 1 Fire Code (NFPA; National Fire Protection Association)
 2021 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)
 2019 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)
 2019 NFPA 13 Installation of Sprinkler Systems (NFPA; National Fire Protection Association)
 2009 IBC (International Building Code)
 Latest editions of all other NFPA Codes as defined by the Delaware State Fire Prevention Regulations
 2021 Delaware State Fire Prevention Regulations
 City of Dover Code of Ordinances

*If you have any questions or need to discuss any of the above comments, please call the above contact person listed.

Melson-Williams, Dawn

From: Mobley, Will (DeIDOT) <will.mobley@delaware.gov>
Sent: Thursday, July 2, 2026 4:13 PM
To: Melson-Williams, Dawn
Subject: EXTERNAL: Staff Development Advisory Committee Meeting 1 July 2026 DAC

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning.

Here are the comments from DeIDOT for the applications discussed in the DAC Meeting 1 July

1. AX-26-03 Lands of Johnson at 102 Fox Hall Drive
 1. No Objection to annexation.
3. MI-26-08 Request for Street Abandonment : Liberty Street.
 1. Please allow me to verify that Liberty St is NOT State Maintained ROW. If it is not, I have not objection to abandonment. If it is, there is a process to abandon state ROW that must be started with our ROW section. However, please ensure that the planned facility does not encroach into DeIDOT ROW which is Martin Luther King Drive.

As you pointed out, we have had some reorganization in the department. The new POCs are

Kevin Hickman (Kevin.Hickman@delaware.gov)
 TiJah Jones (Tijah.jones@delaware.gov)

Will

Sincerely,

Will T Mobley III, PMP

Division of Economic Development, DELDOT
 Interim Kent County Review Coordinator
 Phone (302)-760-2409
 Will.mobley@delaware.gov

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
ADVISORY BRIEF
D.A.C. MEETING DATE: 7/8/2026

**Dover/Kent
County
Metropolitan
Planning
Organization**

MI-26-08 Request for Street Abandonment: Liberty Street

FILE # MI-26-08 REVIEWING AGENCY: Dover/Kent County MPO

CONTACT PERSON: Malcolm Jacob PHONE #: (302) 387-6030

Attached, please find comments submitted by Dover Kent MPO for each of the current City of Dover Development Advisory Committee (DAC) applications. These comments are a part of the MPO's ongoing goals of promoting transportation safety and connectivity within the region. They are submitted in accordance with the support given by the MPO Council on November 6, 2024.

Issues of concern to the MPO are effective transit, reducing the amount of vehicle emissions by shortening or eliminating trips, and facilities for alternative modes of transportation, including bicycle and pedestrian access. The MPO considers the bicycle facilities required by the City of Dover to be the standard for all applications, not to be waived.

City of Dover Planning Commission
Street Abandonment Review

MI-26-08 Request for Street Abandonment: Liberty Street

Dover Kent MPO has no objections to the proposed street abandonment. For further information on the MPO's recommendations for the Legislative Hall building addition, please see the comments provided for Application S-24-19 in November of 2024.¹

If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.

¹ "City of Dover, Delaware Planning Commission – Session 1" (Minutes). City of Dover (2024).
<https://evogov.s3.us-west-2.amazonaws.com/meetings/27/attachments/17746.pdf#page=80>.



CITY OF DOVER PLANNING COMMISSION

July 20, 2026

Excerpt from Meeting Minutes – Draft

The Meeting of the City of Dover Planning Commission was held on Monday, July 20, 2026 at 7:00 PM as an In-Person Meeting and also using the Webex phone/videoconferencing system. The Meeting Session was conducted with Vice Chairwoman Mrs. Denney presiding. Members present were Mr. Michael Lewis, Mr. Roach (virtual), Mrs. Maucher, Mr. Baldwin, Dr. Jones, Mrs. Welsh, Mr. Reaves (virtual), and Mrs. Denney. Mr. Witham resigned from the Planning Commission effective July 2, 2026 leaving a vacancy of one member.

Staff members present were Mrs. Dawn Melson-Williams, Mr. Alex Dewey, and Mrs. Kristen Mullaney.

NEW APPLICATIONS

MI-26-08 Request for Street Abandonment: Liberty Street – Public Hearing and Review for Recommendation to City Council of a request for abandonment of a portion of the improved street known as Liberty Street (Road C) located between Martin Luther King Jr. Boulevard North and Martin Luther King Jr. Boulevard South. Liberty Street consists of a right-of-way width of sixty (60) feet, a length of approximately 319.45 feet, and 19,186 SF (0.4405 acres +/-) in area. The street to be abandoned is adjacent to the parcel at 411 Legislative Avenue, Dover DE as the location of Legislative Hall owned by the State of Delaware. *This Request is associated with Site Plan Application S-24-19 Legislative Hall Building Addition.*

Representative: Mr. Bret Martine, Century Engineering

Mrs. Melson-Williams stated that this is a Request for Street Abandonment. In this situation, the Planning Commission is part of the process as a recommending body. The State of Delaware Office of OMB Division of Facilities Management has made this Request. The location of the street, known as Liberty Street and Road C, is located on the east side of Legislative Hall. Legislative Hall is at the address of 411 Legislative Avenue. The next image on the screen shows us the current location of the “U” shaped Legislative Hall Building and to the east of it is the statue and then the parking lot area and then an additional tract that is a little bit of a landscaped area. Liberty Street actually traverses through this parking lot area and it is generally aligned with the drive aisle for that parking lot. With the concept for an addition to Legislative Hall, when we looked at that back in 2024, we discovered this right-of-way that actually bi-sects two parcels associated with Legislative Hall. Upon research, it showed that it was actually street right-of-way and that proper abandonment process involves the Planning Commission and then ultimately City Council. So, the request was made and as part of that process we do look at what is going on in that existing area. While this is street right-of-way, it truly does not, in format look like your typical street. It’s really just the drive aisle and other paved areas of this parking lot area. She will note that it is associated with the Site Development Plan Application S-24-19 which is the Legislative Hall Building Addition that is proposed. Planning Staff is recommending abandonment of this right-of-way area known as Liberty Street so that could allow for potential re-development associated with the proposed project at Legislative Hall. They note that any abandonment should be conditioned on the appropriate planning for relocation of

any utility infrastructure that may be found in this right-of-way as well as other related items with any site development plan. The Planning Commission tonight will need to hear from the representative of the application. They will need to conduct a public hearing and then provide a recommendation on this Street/Alley Abandonment. That recommendation will be forwarded to the City's Utility Committee and then ultimately to City Council. They did provide some advisory comments regarding this Street Abandonment. Depending on the timing thereof, there may need to be parcel consolidation and potential for either utility relocations or easements if such items are found in that area. With our participating reviewers from the Development Advisory Committee, probably the most significant one is related to the Department of Water/Wastewater. There is a City water main that runs along the eastern edge of this right-of-way area. For the utilities on the electric side, they did not have anything in this area. The Fire Marshal's Office certainly notes that this area currently is an access area for emergencies and that any new addition plan associated with expansions at Legislative Hall would need to plan for appropriate fire lane coverage and emergency access. DelDOT and the Dover/Kent County MPO also provided advisory comments as well.

Mr. Martine stated that he represents Century Engineering and they are doing the civil engineering work for this Legislative Hall Addition and need to do this in order to complete that Addition which includes the expanded plaza area that is on display now. With the Building Addition pushing out about 100 feet from the existing structure today, the fire lane will still be established. The fire lane is a critical part of the safety of the building itself. The abandonment of Liberty Street really just consolidates the wedge and the already existing property for the building. They have seen the DAC comments, and they have addressed a good majority of them. The only ones that they are still working out are the potential water line that they are looking to abandon that does go through the sliver part to the east. They are currently working with the Public Works group with our utility engineers to abandon that and reroute that to the back side (the west side of the building) to give the water pressure the correct cubic flow of water to flow on that side and of course computation and modeling that will happen within the City will verify whether or not that is appropriate for our proposed design.

Mrs. Maucher stated that she had a few questions about the DAC comments. First, from the Fire Marshal they indicate that they are using it for emergency access and they need that access to continue. Do you agree with that usage? Responding to Mrs. Maucher, Mr. Martine stated yes.

Mrs. Maucher further stated that she is a little confused by the DelDOT comment. She presumes that it is not a State maintained right-of-way. Responding to Mrs. Maucher, Mr. Martine stated no, Liberty Street is actually City of Dover and then both of the properties on the east and west of Liberty Street are state-owned. So once the abandonment of Liberty Street happens, they will just consolidate that through survey and deeds through the County.

Mrs. Denney stated that when you abandon that street, will there still be parking there? There are staff and representatives of the government that park there. Will that completely abandon their parking, or will it still have parking but just be private? Responding to Mrs. Denney, Mr. Martine stated that there will still be parking along Martin Luther King Jr Boulevard North and South and then the Legislative Avenue to the west, but parking within that abandoned area will no longer be needed due to the Parking Garage that just broke ground about two weeks ago.

Mrs. Denney opened a public hearing and after seeing no one wishing to speak, closed the public hearing.

Mrs. Welsh moved to recommend approval to City Council for application MI-26-08 Request for Street Abandonment: Liberty Street, seconded by Mr. Michael Lewis.

Mrs. Maucher stated that she knows that the Staff recommendation will have some conditions placed upon approval. Is that included in the motion? Responding to Mrs. Maucher, Mrs. Welsh stated yes, it will be now.

Mrs. Welsh moved to recommend approval to City Council for application MI-26-08 Request for Street Abandonment: Liberty Street to include all Staff recommendations, seconded by Mr. Michael Lewis and the motion was carried 8-0 by roll call vote. Mrs. Welsh voting yes; the request is appropriate for the compliance needs to complete the addition to the Legislative Hall Building. Mr. Michael Lewis voting yes. Mr. Roach voting yes. Mrs. Maucher voting yes; based on DAC comments and Staff recommendations. Mr. Baldwin voting yes; based on the forementioned statements. Dr. Jones voting yes; based upon previous comments. Mr. Reaves voting yes; based on the DAC comments and the reasons previously stated. Mrs. Denney voting yes; it is completely necessary as part of the expansion of Legislative Hall.



DOVER, CITY OF

Investment Performance Review For the Quarter Ended June 30, 2026

Client Management Team

Marty Hammond, Managing Director
Robert Cheddar, CFA, Managing Director
Jeffrey Fasino, Institutional Sales and Relationship Manager
Alessandra Demsko, Institutional Sales and Relationship Manager

PFM Asset Management
A division of U.S. Bancorp Asset Management, Inc

213 Market Street
Harrisburg, PA 17101-2141
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Agenda

- Market Summary
- Portfolio Review

Market Summary

Summary

- The second quarter of 2026 began with heightened concerns surrounding the conflict in the Middle East, rising energy prices, and inflationary consequences of supply disruptions. As the quarter progressed, easing geopolitical tensions and a pullback in oil prices improved investor sentiment, allowing markets to refocus on economic fundamentals and monetary policy.
- The quarter marked a significant transition at the Federal Reserve (Fed). The Federal Open Market Committee (FOMC) held its target range unchanged at 3.50% to 3.75% at Kevin Warsh's first meeting as Fed Chair. As expected, the Fed removed all forward guidance, signaling a more data-dependent approach. The June "dot plot" also shifted more hawkish, with nine policymakers projecting at least one rate hike in 2026. Given current market pricing, we see value in the front-end of the yield curve.

Economic Snapshot

- Labor market conditions normalized as payroll growth slowed and wage gains moderated, particularly among lower-income households. Despite this cooling, job openings remained elevated and layoffs historically low, reinforcing a "low-hire, low-fire" environment. While conditions are softening, we view the labor market as normalizing rather than deteriorating.
- Economic growth remained supported by business investment, while consumer spending made its weakest contribution to gross domestic product (GDP) in several years. Declining savings rates and slowing wage gains suggest continued moderation in consumption. Technology, software, and AI-related capital expenditures continue to support business activity and productivity expectations. At the same time, strong demand for computing infrastructure has contributed to inflationary pressures in select technology segments. We expect economic growth to remain near current trends, with business investment offsetting signs of moderating consumer demand.
- Inflation remained above the Fed's target throughout the quarter with headline inflation accelerating, driven primarily by higher energy prices. Core measures remained elevated as services inflation showed limited signs of improvement. Importantly, long-run inflation expectations stayed relatively well anchored despite higher headline readings. We believe headline inflation may be at or near its peak as energy prices retreat, but persistently elevated core inflation remains a concern for the Fed as it determines the near-term path of policy rates.

Interest Rates

- U.S. Treasury yields rose across the curve during the second quarter as markets repriced the Fed's policy path amid energy-driven inflation concerns and a more

hawkish outlook. The move was led by shorter maturities, particularly the 2-year Treasury, as markets reduced expectations for policy easing and increased the probability of additional rate hikes.

- The 3-month U.S. Treasury ended the quarter at 3.81%, 14 bps higher. The 2-, 5-, and 10-year U.S. Treasuries ended the quarter at 4.17%, 4.23%, and 4.47%, representing increases of +38 bps, +28 bps, and +15 bps, respectively.
- Bond indices delivered mixed performance during the quarter as rising yields weighed on valuations, while elevated income supported returns. The ICE BofA 3-month and 2-year U.S. Treasury indices returned 0.88% and 0.27%, respectively. The 5-year U.S. Treasury index declined 0.17%, while the 10-year returned 0.13%, as higher income in longer maturities helped offset valuation headwinds.

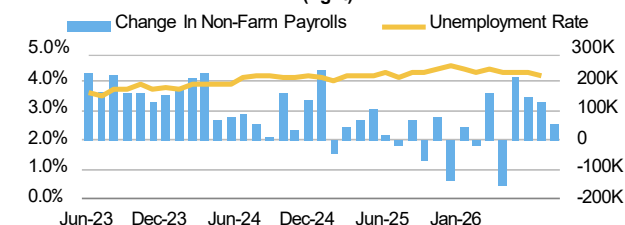
Sector Performance

- Excess returns were generally positive during the quarter as improving sentiment surrounding Middle East negotiations supported spread products. Despite robust issuance volumes, corporate bonds were the strongest performing sector, outperforming both asset-backed and mortgage-backed securities.
- Federal agency and supranational issuance remained limited throughout the quarter, helping keep spreads near historically tight levels. Limited supply is likely to constrain excess return opportunities going forward.
- Investment-grade corporate bonds benefited from strong investor demand and healthy corporate fundamentals. Credit spreads tightened toward historically rich valuations, supporting excess returns during Q2. While fundamentals remain favorable, limited spread compression remains. We expect income generation and carry to be the primary contributors to returns going forward.
- AAA-rated asset-backed securities continued to benefit from resilient collateral performance and strong investor demand. Although spreads tightened and valuations became less compelling, we remain constructive on the sector given its diversification benefits and favorable fundamentals. We believe security selection will become increasingly important as spreads remain below long-term averages.
- Agency-backed mortgage-backed securities generated positive excess returns as demand remained strong and interest-rate volatility moderated. Agency CMBS also performed well, benefiting from favorable technical conditions. Despite recent performance, we continue to view valuations as rich relative to historical levels which may limit future excess return opportunities.
- Given our expectation that the Fed will remain on hold into 2027, we continue to view all-in yields as attractive across fixed income sectors. However, with valuations historically rich, we expect income generation, carry, and security selection drive returns.

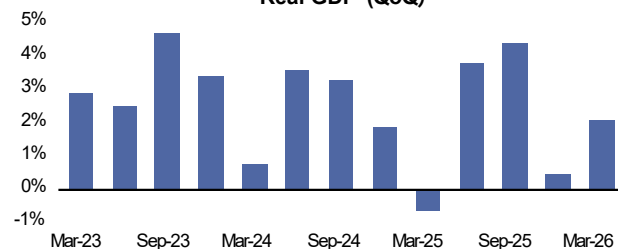
Economic Snapshot

Labor Market		Latest	Mar-26	Jun-25
Unemployment Rate	Jun-26	4.2%	4.3%	4.1%
Change In Non-Farm Payrolls	Jun-26	57,000	214,000	-20,000
Average Hourly Earnings (YoY)	Jun-26	3.5%	3.4%	3.9%
Personal Income (YoY)	May-26	3.8%	3.3%	4.3%
Initial Jobless Claims (week)	7/4/26	215,000	203,000	231,000
Growth				
Real GDP (QoQ SAAR)	2026Q1	2.1%	0.5% ¹	-0.6% ²
GDP Personal Consumption (QoQ SAAR)	2026Q1	0.5%	1.9% ¹	0.6% ²
Retail Sales (YoY)	May-26	6.9%	4.2%	4.4%
ISM Manufacturing Survey (month)	Jun-26	53.3	52.7	49.0
Existing Home Sales SAAR (month)	Jun-26	4.09 mil.	4.01 mil.	3.98 mil.
Inflation/Prices				
Personal Consumption Expenditures (YoY)	May-26	4.1%	3.5%	2.6%
Consumer Price Index (YoY)	Jun-26	3.5%	3.3%	2.7%
Consumer Price Index Core (YoY)	Jun-26	2.6%	2.6%	2.9%
Crude Oil Futures (WTI, per barrel)	Jun 30	\$69.50	\$101.38	\$65.11
Gold Futures (oz.)	Jun 30	\$4,039	\$4,648	\$3,308

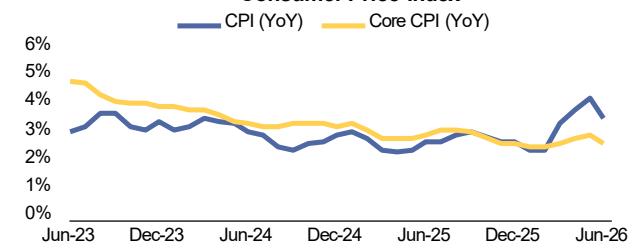
Unemployment Rate (left) vs. Change in Non-farm Payrolls (right)



Real GDP (QoQ)



Consumer Price Index



1. Data as of Fourth Quarter 2025.

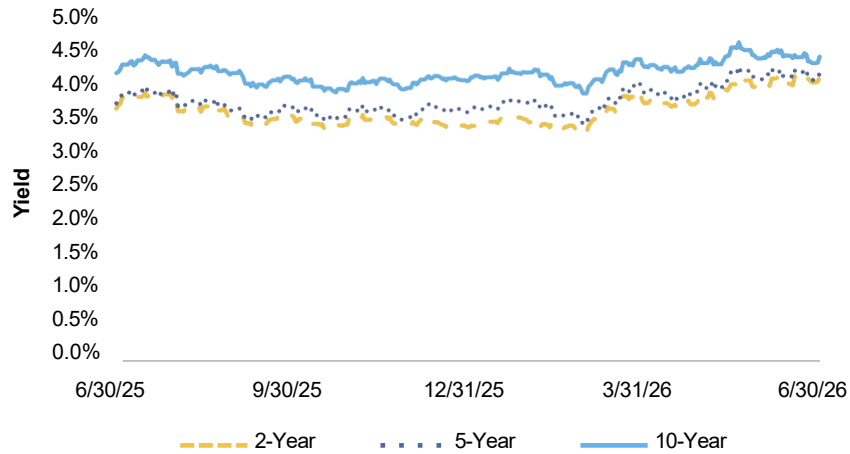
2. Data as of First Quarter 2025.

Note: YoY = year-over-year, QoQ = quarter-over-quarter, SAAR = seasonally adjusted annual rate, WTI = West Texas Intermediate crude oil.

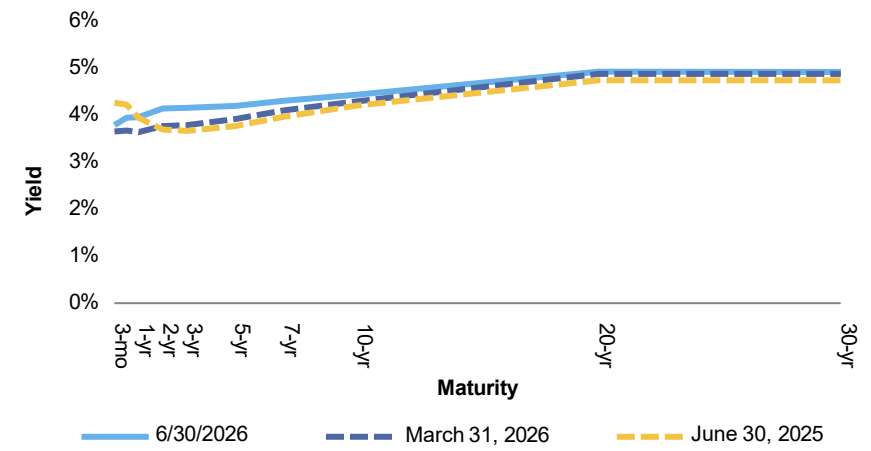
Source: Bloomberg Finance L.P.

Interest Rate Overview

U.S. Treasury Note Yields



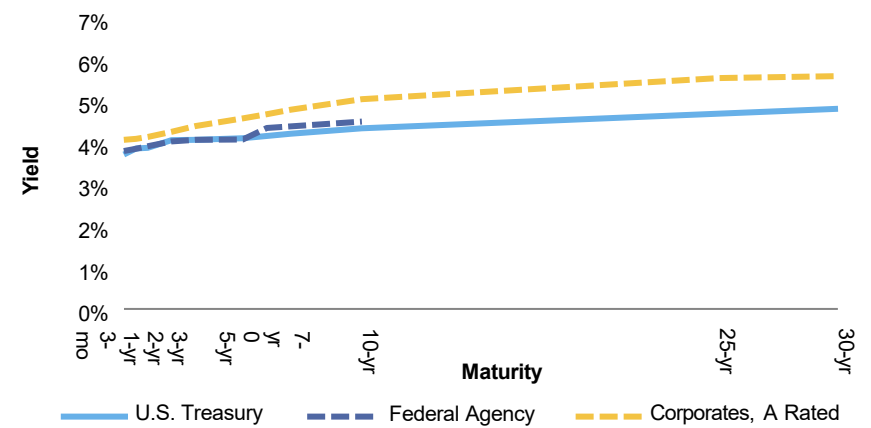
U.S. Treasury Yield Curve



U.S. Treasury Yields

Maturity	Jun-26	Mar-26	Change over Quarter	Jun-25	Change over Year
3-Month	3.81%	3.67%	0.14%	4.29%	(0.48%)
1-Year	3.97%	3.65%	0.32%	3.97%	0.00%
2-Year	4.17%	3.79%	0.38%	3.72%	0.45%
5-Year	4.23%	3.94%	0.28%	3.80%	0.43%
10-Year	4.47%	4.32%	0.15%	4.23%	0.24%
30-Year	4.95%	4.91%	0.04%	4.77%	0.18%

Yield Curves as of June 30, 2026



Source: Bloomberg Finance L.P.

ICE BofA Index Returns

As of 06/30/2026

Returns for Periods ended 06/30/2026

June 30, 2026	Duration	Yield	3 Month	1 Year	3 Years
1-3 Year Indices					
U.S. Treasury	1.82	4.16%	0.39%	2.94%	4.37%
Federal Agency	1.63	4.12%	0.47%	3.17%	4.49%
U.S. Corporates, A-AAA rated	1.86	4.54%	0.76%	3.71%	5.28%
Agency MBS (0 to 3 years)	1.70	4.67%	0.47%	3.77%	4.94%
Taxable Municipals	1.46	4.34%	0.72%	3.89%	5.11%
1-5 Year Indices					
U.S. Treasury	2.52	4.17%	0.23%	2.71%	4.30%
Federal Agency	2.31	4.14%	0.33%	2.99%	4.46%
U.S. Corporates, A-AAA rated	2.68	4.62%	0.71%	3.65%	5.47%
Agency MBS (0 to 5 years)	2.78	4.83%	0.42%	3.97%	5.26%
Taxable Municipals	2.40	4.39%	0.52%	4.08%	5.01%
Master Indices (Maturities 1 Year or Greater)					
U.S. Treasury	6.02	4.38%	0.34%	2.75%	3.08%
Federal Agency	3.34	4.23%	0.38%	3.32%	4.42%
U.S. Corporates, A-AAA rated	6.67	5.05%	1.19%	4.12%	4.92%
Agency MBS (0 to 30 years)	5.53	4.96%	0.59%	5.24%	4.58%
Taxable Municipals	8.68	5.24%	1.11%	5.44%	4.20%

Returns for periods greater than one year are annualized.

Source: ICE BofA Indices.

Disclosures

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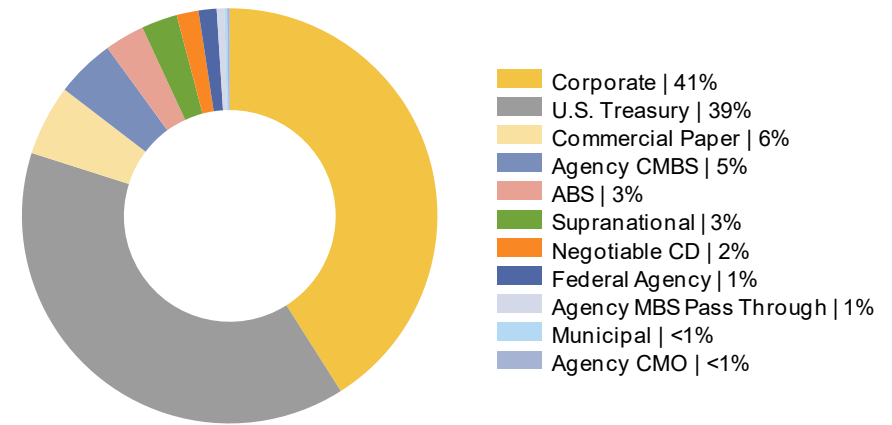
Portfolio Review: DOVER POOLED INVESTMENT ACCOUNT

Portfolio Snapshot - DOVER POOLED INVESTMENT ACCOUNT¹

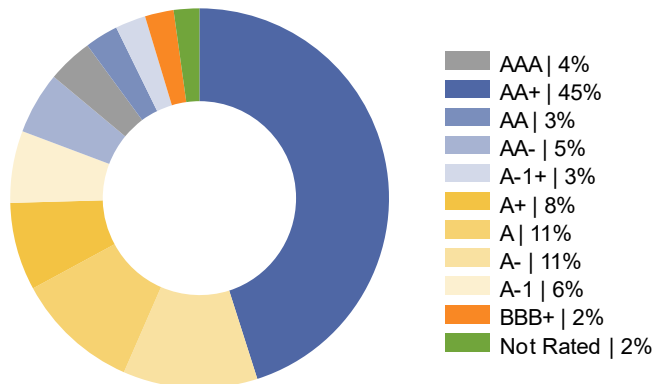
Portfolio Statistics

Total Market Value	\$117,072,647.69
Securities Sub-Total	\$115,945,720.00
Accrued Interest	\$1,029,832.73
Cash	\$97,094.96
Portfolio Effective Duration	2.07 years
Benchmark Effective Duration	2.01 years
Yield At Cost	4.22%
Yield At Market	4.42%
Portfolio Credit Quality	AA

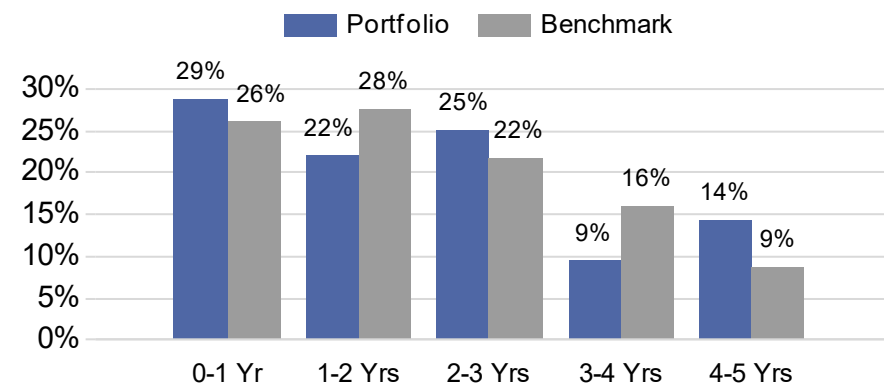
Sector Allocation



Credit Quality - S&P



Duration Distribution



1. Yield and duration calculations exclude cash and cash equivalents. Sector allocation includes market values and accrued interest. The portfolio's benchmark is the ICE BofA 0-5 Year U.S. Treasury Index. Source: Bloomberg Financial LP. An average of each security's credit rating was assigned a numeric value and adjusted for its relative weighting in the portfolio.

Issuer Diversification

Security Type / Issuer	Market Value (%)	S&P / Moody's / Fitch
U.S. Treasury	38.8%	
United States Treasury	38.8%	AA / Aa / AA
Federal Agency	1.4%	
Federal Home Loan Banks	1.4%	AA / Aa / NR
Agency CMBS	4.6%	
Federal Home Loan Mortgage Corp	3.9%	AA / Aa / AA
Federal National Mortgage Association	0.7%	AA / Aa / AA
Agency CMO	0.2%	
Federal National Mortgage Association	0.2%	AA / Aa / AA
Agency MBS Pass Through	0.6%	
Federal Home Loan Mortgage Corp	0.2%	AA / Aa / AA
Federal National Mortgage Association	0.4%	AA / Aa / AA
Supranational	2.8%	
Asian Development Bank	1.5%	AAA / Aaa / AAA
Inter-American Development Bank	0.9%	AAA / Aaa / NR
International Bank for Reconstruction &	0.4%	AAA / Aaa / NR
Municipal	0.2%	
Los Angeles Unified School District/CA	0.2%	NR / Aa / AAA
Negotiable CD	1.7%	
Confederation Nationale du Credit Mutue	1.1%	A / Aa / AA
Groupe BPCE	0.7%	A / Aa / A
Commercial Paper	5.5%	
Bank of New York Mellon Corp	1.1%	AA / Aa / AA
Barclays PLC	1.5%	A / NR / AA
Citigroup Inc	1.5%	A / Aa / A
Credit Agricole Group	1.4%	A / Aa / AA

Security Type / Issuer	Market Value (%)	S&P / Moody's / Fitch
Corporate	41.1%	
Abbott Laboratories	0.5%	A / Aa / NR
AbbVie Inc	0.4%	A / A / NR
Adobe Inc	0.6%	A / A / NR
Alphabet Inc	0.9%	AA / Aa / NR
Amazon.com Inc	0.7%	AA / A / AA
American Express Co	0.9%	A / A / A
Analog Devices Inc	0.7%	A / A / A
Bank of America Corp	0.9%	A / A / AA
Bank of Montreal	0.3%	A / A / AA
Bank of New York Mellon Corp	0.7%	A / Aa / AA
Bank of Nova Scotia	1.0%	A / A / AA
Bayerische Motoren Werke AG	1.2%	A / A / NR
BlackRock Inc	0.3%	AA / Aa / NR
Canadian Imperial Bank of Commerce	1.1%	A / A / AA
Caterpillar Inc	0.4%	A / A / A
Cintas Corp	0.3%	A / A / NR
Citigroup Inc	0.7%	BBB / A / A
Confederation Nationale du Credit Mutue	0.7%	A / A / AA
Depository Trust & Clearing Corp	1.4%	AA / Aa / NR
Eli Lilly & Co	0.4%	AA / Aa / NR
Goldman Sachs Group Inc	0.7%	BBB / A / A
Groupe BPCE	0.7%	A / A / A
Home Depot Inc	0.4%	A / A / A
Honda Motor Co Ltd	0.7%	BBB / A / A
HSBC Holdings PLC	1.1%	A / A / A
Intuit Inc	1.0%	A / A / NR

Ratings shown are calculated by assigning a numeral value to each security rating, then calculating a weighted average rating for each security type / issuer category using all available security ratings, excluding Not-Rated (NR) ratings. For security type / issuer categories where a rating from the applicable NRSRO is not available, a rating of NR is assigned. Includes accrued interest and excludes balances invested in overnight funds.

Issuer Diversification

Security Type / Issuer	Market Value (%)	S&P / Moody's / Fitch
Corporate	41.1%	
JPMorgan Chase & Co	0.7%	A / A / AA
Kenvue Inc	0.5%	A / A / NR
KLA Corp	0.5%	A / A / A
Lloyds Banking Group PLC	0.3%	A / A / A
Mars Inc	0.4%	A / A / NR
Mastercard Inc	0.6%	A / Aa / NR
Mercedes-Benz Group AG	0.5%	A / A / NR
Mitsubishi UFJ Financial Group Inc	0.8%	A / A / A
Morgan Stanley	1.8%	A / Aa / AA
National Rural Utilities Cooperative Fi	0.2%	A / A / A
NatWest Group PLC	1.0%	A / A / AA
Novartis AG	0.4%	AA / Aa / NR
NVIDIA Corp	0.7%	AA / Aa / NR
Realty Income Corp	1.2%	A / A / NR
Royal Bank of Canada	0.6%	A / A / AA
Salesforce Inc	1.0%	A / A / NR
ServiceNow Inc	1.0%	A / A / NR
Shell PLC	0.5%	A / Aa / AA
Siemens AG	0.7%	AA / Aa / NR
Skandinaviska Enskilda Banken AB	1.5%	AA / Aa / AA
Sumitomo Mitsui Financial Group Inc	0.2%	A / A / NR
Sumitomo Mitsui Trust Holdings Inc	0.7%	A / A / NR
Toronto-Dominion Bank	0.7%	A / A / AA
TotalEnergies SE	0.9%	A / Aa / NR
Truist Financial Corp	1.0%	A / A / A
UBS Group AG	1.8%	A / Aa / AA

Security Type / Issuer	Market Value (%)	S&P / Moody's / Fitch
Corporate	41.1%	
United Services Automobile Association	0.3%	AA / Aa / NR
Wells Fargo & Co	0.3%	BBB / A / A
Westpac Banking Corp	1.7%	AA / A / NR
ABS	3.0%	
Bank of America Corp	0.0%	NR / Aaa / AAA
BMW Vehicle Lease Trust	0.3%	AAA / NR / AAA
Dell Equipment Finance Trust	0.2%	NR / Aaa / AAA
Enterprise Fleet Financing	0.7%	AAA / NR / AAA
Kubota Credit Owner Trust	0.1%	NR / Aaa / AAA
Porsche Innovative Lease Owner	0.1%	AAA / NR / AAA
Verizon Master Trust	0.7%	NR / Aaa / AAA
Volkswagen Auto Loan Enhanced Trust	0.9%	NR / Aaa / AAA
Total	100.0%	

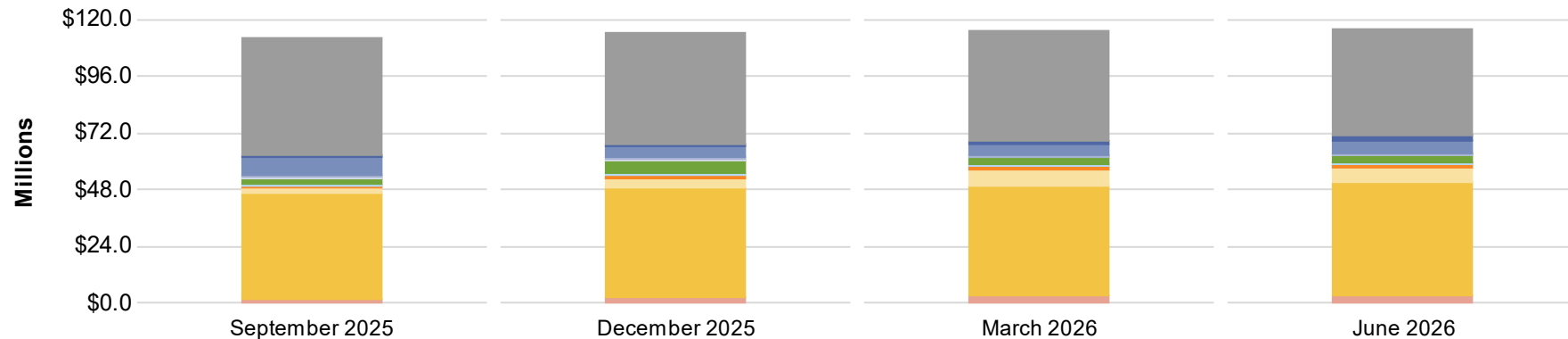
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Sector Allocation Review - DOVER POOLED INVESTMENT ACCOUNT

Security Type	Sep-25	% of Total	Dec-25	% of Total	Mar-26	% of Total	Jun-26	% of Total
U.S. Treasury	\$50.2	44.5%	\$47.6	41.4%	\$46.5	40.3%	\$45.1	38.9%
Federal Agency	\$0.8	0.7%	\$0.8	0.7%	\$1.7	1.4%	\$1.7	1.4%
Agency CMBS	\$7.5	6.6%	\$4.7	4.1%	\$4.6	4.0%	\$5.3	4.6%
Agency CMO	\$0.3	0.3%	\$0.3	0.3%	\$0.3	0.2%	\$0.3	0.2%
Agency MBS Pass Through	\$0.8	0.7%	\$0.8	0.7%	\$0.7	0.6%	\$0.7	0.6%
Supranational	\$2.7	2.4%	\$5.5	4.8%	\$3.2	2.8%	\$3.2	2.8%
Municipal	\$0.8	0.8%	\$0.8	0.7%	\$0.3	0.2%	\$0.3	0.2%
Negotiable CD	\$0.8	0.7%	\$2.0	1.7%	\$2.0	1.7%	\$2.0	1.7%
Commercial Paper	\$2.1	1.8%	\$3.3	2.9%	\$6.3	5.4%	\$6.4	5.5%
Corporate	\$45.0	39.9%	\$46.3	40.3%	\$47.0	40.7%	\$47.5	41.0%
ABS	\$1.8	1.6%	\$2.8	2.4%	\$3.1	2.7%	\$3.5	3.1%
Total	\$112.7	100.0%	\$114.8	100.0%	\$115.6	100.0%	\$115.9	100.0%

U.S. Treasury
 Agency CMBS
 Agency MBS Pass Through
 Municipal
 Negotiable CD
 Commercial Paper
 Corporate
 ABS

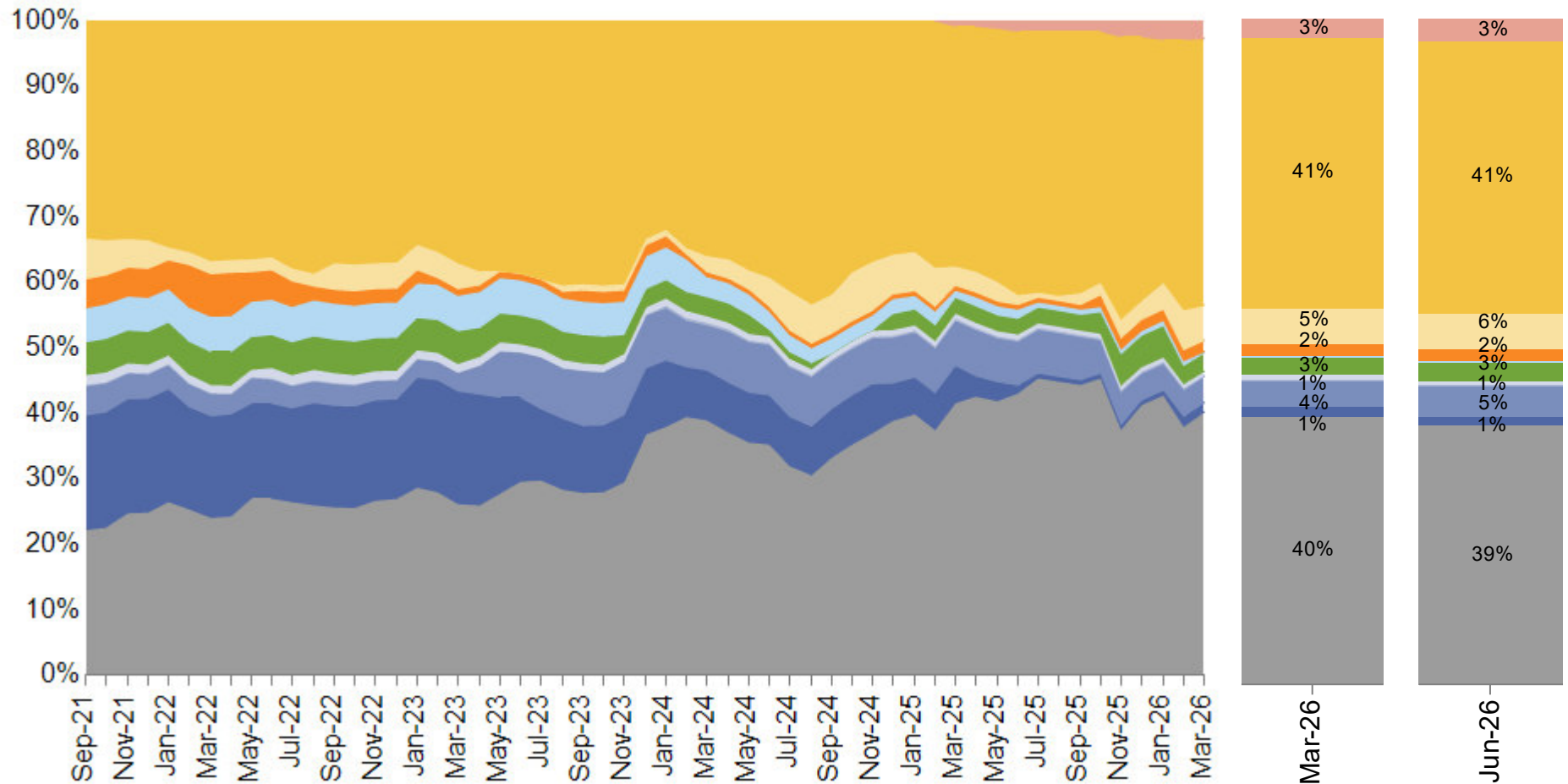
Federal Agency
 Agency CMO
 Supranational



Market values, excluding accrued interest. Only includes fixed-income securities held within the separately managed account(s) and LGIPs managed by PFMAM. Detail may not add to total due to rounding.

Historical Sector Allocation - DOVER POOLED INVESTMENT ACCOUNT

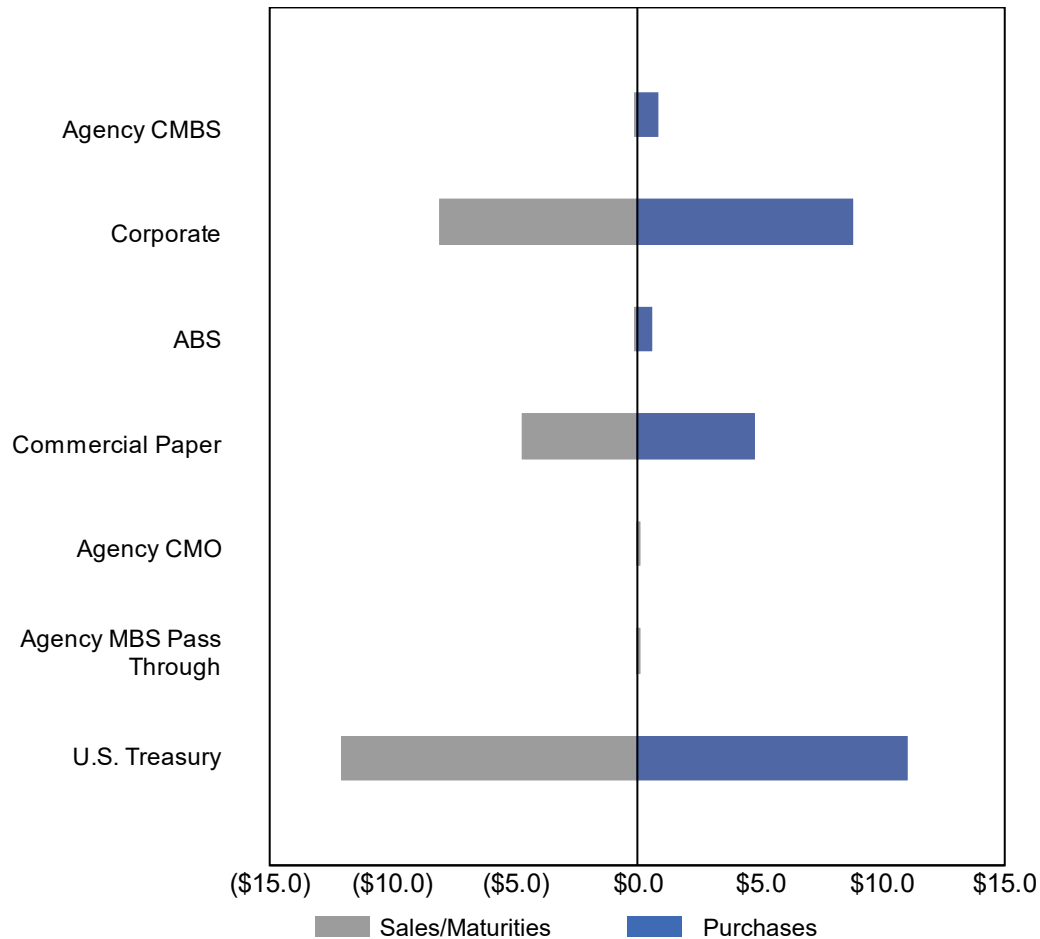
U.S. Treasury Agency CMBS Agency MBS Pass Through Municipal Commercial Paper Corporate ABS
 Federal Agency Agency CMO Supranational Negotiable CD



Only includes fixed-income securities held within the separately managed account(s) and LGIPs managed by PFMAM.

Portfolio Activity - DOVER POOLED INVESTMENT ACCOUNT

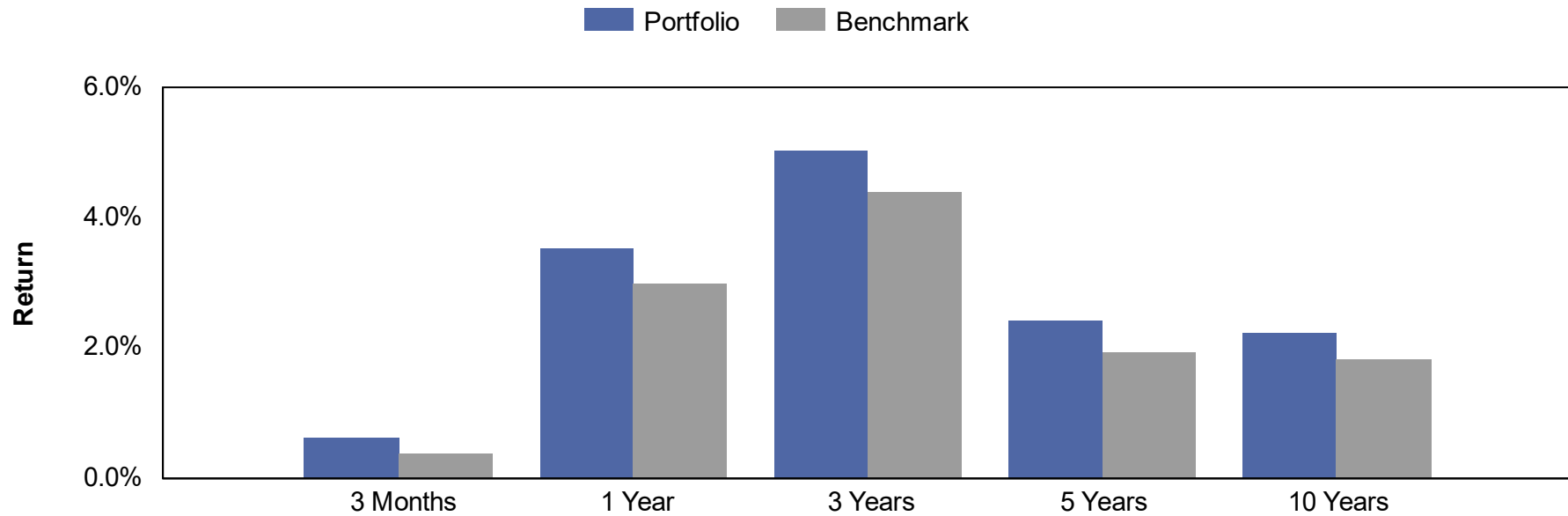
Net Activity by Sector
(\$ millions)



Sector	Net Activity
Agency CMBS	\$727,480
Corporate	\$676,606
ABS	\$446,405
Commercial Paper	\$34,873
Agency CMO	(\$11,974)
Agency MBS Pass Through	(\$44,079)
U.S. Treasury	(\$1,167,338)
Total Net Activity	\$661,972

Based on total proceeds (principal and accrued interest) of buys, sells, maturities, and principal paydowns. Detail may not add to total due to rounding.

Portfolio Performance



Total Return ²	3 Months	1 Year	3 Years	5 Years	10 Years ¹
Portfolio	0.61%	3.54%	5.02%	2.43%	2.23%
Benchmark ³	0.37%	2.97%	4.40%	1.94%	1.81%
Difference	0.24%	0.57%	0.62%	0.49%	0.43%

1. The lesser of 10 years or since inception is shown. Since inception returns for periods one year or less are not shown. Performance inception date is September 30, 2011.

2. Returns for periods one year or less are presented on a periodic basis. Returns for periods greater than one year are presented on an annualized basis.

3. The portfolio's benchmark is the ICE BofA 0-5 Year U.S. Treasury Index. Source: Bloomberg Financial LP.

Dover's Debt Service Reserve Funds

- The City's 2013 debt service reserve portfolio are invested in U.S. Treasuries.

Q2 2026	Market Value	Effective Duration (years)	Yield at Cost
2013 Debt Service Reserve Fund	\$1,334,883	1.87	4.16%

Q1 2026	Market Value	Effective Duration (years)	Yield at Cost
2013 Debt Service Reserve Fund	\$1,353,170	2.08	4.16%

Data as of March 31, 2026 and June 30, 2026.

Market value includes accrued interest.

Market value excludes cash balance.

Important Disclosures

This material is for general information purposes only and is not intended to provide specific advice or a specific recommendation, as it was prepared without regard to any specific objectives or financial circumstances.

PFMAM professionals have exercised reasonable professional care in the preparation of this performance report. Information in this report is obtained from sources external to PFMAM and is generally believed to be reliable and available to the public; however, we cannot guarantee its accuracy, completeness or suitability. We rely on the client's custodian for security holdings and market values. Transaction dates reported by the custodian may differ from money manager statements. While efforts are made to ensure the data contained herein is accurate and complete, we disclaim all responsibility for any errors that may occur. References to particular issuers are for illustrative purposes only and are not intended to be recommendations or advice regarding such issuers. Fixed income manager and index characteristics are gathered from external sources. When average credit quality is not available, it is estimated by taking the market value weights of individual credit tiers on the portion of the strategy rated by a NRSRO.

It is not possible to invest directly in an index. The index returns shown throughout this material do not represent the results of actual trading of investor assets. Third-party providers maintain the indices shown and calculate the index levels and performance shown or discussed. Index returns do not reflect payment of any sales charges or fees an investor would pay to purchase the securities they represent. The imposition of these fees and charges would cause investment performance to be lower than the performance shown.

The views expressed within this material constitute the perspective and judgment of PFMAM at the time of distribution and are subject to change. Any forecast, projection, or prediction of the market, the economy, economic trends, and equity or fixed-income markets are based upon certain assumptions and current opinion as of the date of issue and are also subject to change. Some, but not all assumptions are noted in the report. Assumptions may or may not be proven correct as actual events occur, and results may depend on events outside of your or our control. Changes in assumptions may have a material effect on results. Opinions and data presented are not necessarily indicative of future events or expected performance.

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- Generally, PFMAM's market prices are derived from closing bid prices as of the last business day of the month as supplied by ICE Data Services. There may be differences in the values shown for investments due to accrued but uncollected income and the use of differing valuation sources and methods. Non-negotiable FDIC-insured bank certificates of deposit are priced at par. Although PFMAM believes the prices to be reliable, the values of the securities may not represent the prices at which the securities could have been bought or sold. Explanation of the valuation methods for a registered investment company or local government investment program is contained in the appropriate fund offering documentation or information statement.
- In accordance with generally accepted accounting principles, information is presented on a trade date basis; forward settling purchases are included in the monthly balances, and forward settling sales are excluded.
- Performance is presented in accordance with the CFA Institute's Global Investment Performance Standards (GIPS). Unless otherwise noted, performance is shown gross of fees. Quarterly returns are presented on an unannualized basis. Returns for periods greater than one year are presented on an annualized basis. **Past performance is not indicative of future returns.**
- ICE Bank of America Indices provided by Bloomberg Financial Markets.
- Money market fund/cash balances are included in performance and duration computations.
- Standard & Poor's is the source of the credit ratings. Distribution of credit rating is exclusive of money market fund/LGIP holdings.
- Callable securities in the portfolio are included in the maturity distribution analysis to their stated maturity date, although, they may be called prior to maturity.
- MBS maturities are represented by expected average life.

Glossary

- **Accrued Interest:** Interest that is due on a bond or other fixed income security since the last interest payment was made.
- **Agencies:** Federal agency securities and/or Government-sponsored enterprises.
- **Amortized Cost:** The original cost of the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discount or premium with respect to short-term securities (those with less than one year to maturity at time of issuance) is amortized on a straight line basis. Such discount or premium with respect to longer-term securities is amortized using the constant yield basis.
- **Asset-Backed Security:** A financial instrument collateralized by an underlying pool of assets – usually ones that generate a cash flow from debt, such as loans, leases, credit card balances, and receivables.
- **Bankers' Acceptance:** A draft or bill of exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill as well as the insurer.
- **Commercial Paper:** An unsecured obligation issued by a corporation or bank to finance its short-term credit needs, such as accounts receivable and inventory.
- **Contribution to Total Return:** The weight of each individual security multiplied by its return, then summed for each sector to determine how much each sector added or subtracted from the overall portfolio performance.
- **Effective Duration:** A measure of the sensitivity of a security's price to a change in interest rates, stated in years.
- **Effective Yield:** The total yield an investor receives in relation to the nominal yield or coupon of a bond. Effective yield takes into account the power of compounding on investment returns, while nominal yield does not.
- **FDIC:** Federal Deposit Insurance Corporation. A federal agency that insures bank deposits to a specified amount.
- **Interest Rate:** Interest per year divided by principal amount and expressed as a percentage.
- **Market Value:** The value that would be received or paid for an investment in an orderly transaction between market participants at the measurement date.
- **Maturity:** The date upon which the principal or stated value of an investment becomes due and payable.
- **Negotiable Certificates of Deposit:** A CD with a very large denomination, usually \$1 million or more, that can be traded in secondary markets.
- **Par Value:** The nominal dollar face amount of a security.
- **Pass-through Security:** A security representing pooled debt obligations that passes income from debtors to its shareholders. The most common type is the mortgage-backed security.

Glossary

- Repurchase Agreements: A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date.
- Settle Date: The date on which the transaction is settled and monies/securities are exchanged. If the settle date of the transaction (i.e., coupon payments and maturity proceeds) occurs on a non-business day, the funds are exchanged on the next business day.
- Supranational: A multinational union or association in which member countries cede authority and sovereignty on at least some internal matters to the group, whose decisions are binding on its members.
- Trade Date: The date on which the transaction occurred; however, the final consummation of the security transaction and payment has not yet taken place.
- Unsettled Trade: A trade which has been executed; however, the final consummation of the security transaction and payment has not yet taken place.
- U.S. Treasury: The department of the U.S. government that issues Treasury securities.
- Yield: The rate of return based on the current market value, the annual interest receipts, maturity value, and the time period remaining until maturity, stated as a percentage on an annualized basis.
- YTM at Cost: The yield to maturity at cost is the expected rate of return based on the original cost, the annual interest receipts, maturity value, and the time period from purchase date to maturity, stated as a percentage on an annualized basis.
- YTM at Market: The yield to maturity at market is the rate of return based on the current market value, the annual interest receipts, maturity value, and the time period remaining until maturity, stated as a percentage on an annualized basis.

Fiscal year 2026 Audit program

SB & COMPANY LLC
OWINGS MILLS, MD 21117
CONTRACT AWARDED FOR FY 2022-2026

August 1, 2026

WHAT WILL BE COVERED

Planned scope and timing of the audit.

Auditor's responsibility

Findings from the audit

Financial reports assistance and review

TIMING AND SCOPE

To clearly communicate an overview of the audit scope and the timing of the audit.

- Audit will encompass the Governmental, Business Type and Major Funds of the City of Dover.
- Single Audit if the entity expends \$1,000,000 or more in federal funds after October 1, 2025.
 - ▶ Includes schedules of expenditures of federal awards.

Limited scope of review and analysis:

Management's discussion and analysis (MD&A)

Budgetary comparison schedule(s)

GASB- required supplementary schedules

Combining and individual fund schedule(s)

TIMING AND SCOPE

(Continued)

- To provide timely observations arising from the audit that are relevant to oversight of the financial reporting process.
 - ▶ Reasonableness of significant estimates
 - ▶ Evaluating accounting policies used
 - ▶ Review of new GASB standards.
- To obtain relevant audit-related information from those charged with governance.

AUDITOR'S RESPONSIBILITY

Expression of opinions

- Evaluate fairness of presentment of financial statements.
- Verify conformity with accounting principles
(GAAP – General Accepted Accounting Principles)
- Limited procedures are performed on the required supplementary information.
- Verify compliance with GAAS (generally accepted auditing standards)

AUDITOR'S RESPONSIBILITY

(Continued)

Additional Objectives Include:

- Internal control reporting:
 - ▶ Financial reporting and compliance with laws, regulations, contracts and award agreements.
 - ▶ Compliance related to reporting of major programs and with federal statutes, regulations and federal awards

FINDINGS FROM THE AUDIT

The auditor's views about findings or issues that the auditor considers to be significant and relevant to those charged with governance regarding the oversight of the financial reporting process will be communicated to the management during the audit.

DISCUSSION

THANK YOU

Patricia Marney, Controller
Treasurer

Robin Dickerson,
Accounting & Reporting Manager

financedepartment@doverde.gov



ACTION FORM

Item 3.

PROCEEDING: Council Committee of the Whole	
DEPARTMENT OF ORIGIN: City Manager	DATE SUBMITTED: 08/03/2026
PREPARED BY: Matthew Brown, Deputy Fire Marshal / Interim Building Department Manager	
SUBJECT: Adoption of the 2024 I-Codes and Associated Local Amendments	
REFERENCE: Dover Code Chapters 22 and 46; Appendix F; Dover Zoning Ordinance; Ordinance #2025-519	
RELATED PROJECT: N/A	
REVIEWED BY: Sharon Duca, City Manager	
EXHIBITS: Draft Ordinance #2025-19; Technical Review Memorandum	
EXPENDITURE REQUIRED: \$0 direct appropriation AMOUNT BUDGETED: N/A	
FUNDING SOURCE (Dept./Page in CIP & Budget): N/A	
TIMETABLE: Effective immediately upon adoption. The 2024 codes apply to new submissions, except documented projects eligible for the prior codes under the six-month design-professional transition rule.	
STAFF RECOMMENDATION: Forward Ordinance #2025-519 to City Council for adoption.	

BACKGROUND AND ANALYSIS

Informational Overview Transition from 2009 to 2024 ICC Codes

City of Dover, Delaware
Council Information Packet - Ordinance #2025-19

Executive Summary

The City of Dover proposes to replace its locally adopted 2009 construction, fire and property-maintenance codes with the 2024 editions of the International Codes. The package adopts the 2024 IBC, IRC, IEBC, ISPSC, IPMC and IFC with Dover-specific amendments, while coordinating the City Code with Delaware-controlled energy, mechanical, fuel-gas and plumbing requirements.

The ordinance also addresses zoning coordination, residential sprinklers, home day care, tiny houses and accessory dwelling units, flood-resistant construction, permit administration, fees and fines, and repeal of the obsolete 2009 ICC Performance Code.

Scope of Update

- 2024 International Building Code (IBC) and local amendments.
- 2024 International Residential Code (IRC), including selected Appendices BB, BC, BD and BO.
- 2024 International Existing Building Code (IEBC), with no IEBC appendix adopted.
- 2024 International Swimming Pool and Spa Code (ISPSC).
- 2024 International Property Maintenance Code (IPMC).
- 2024 International Fire Code (IFC) and coordinated Chapter 46 amendments.
- Administrative updates to state-controlled trade-code references, Appendix F fees/fines and transition provisions.

Reason for the Update

The locally adopted 2009 codes are approximately 17 years old. Updating to the 2024 editions:

- Aligns Dover with current national model-code provisions and current professional practice.
- Updates structural design for wind, snow, rain, seismic and tornado hazards.
- Addresses newer construction systems, mass timber, batteries and energy-storage systems.
- Provides clearer administrative, egress, accessibility and alternative-method provisions.
- Coordinates building-code administration with current Delaware requirements and Dover zoning procedures.

Major Change Areas - International Building Code (IBC)

- Updated structural-load criteria, including the 2024 IBC's first tornado-load provisions.
- Expanded mass-timber provisions and updated fire-resistance and construction-type rules.
- Current egress, door-locking, accessibility, fire-protection and alternative-material provisions.
- Dover amendments preserving local permit administration, zoning/floodplain review, 18-inch flood freeboard and IBC Appendix G.

Major Change Areas - International Residential Code (IRC)

- Updated fire-separation-distance, sleeping-loft, habitable-attic, roof ice-barrier and vapor-retarder provisions.
- Current requirements for residential batteries, energy-storage systems, alarms and stationary generators.
- Kent County-derived local foundation/frost-protection text and updated climatic design criteria.
- State energy, mechanical, fuel-gas, plumbing and electrical rules remain coordinated through the applicable Delaware codes.

Residential Fire Sprinkler Provisions (IRC)

Ordinance #2025-19 retains 2024 IRC Section R309 as published: automatic residential sprinklers are required in newly constructed one- and two-family dwellings and townhouses. Systems may be designed under IRC Section P2904 or NFPA 13D, as applicable.

- The requirement applies to brand-new construction; adoption alone does not require sprinkler retrofits in existing homes.
- An existing dwelling is not required to add sprinklers solely because it becomes an otherwise approved home day-care facility.
- For general planning only, the Home Fire Sprinkler Coalition publishes a national average of \$1.35 per sprinklered square foot in new construction. Dover-area bids, water-service work and project conditions will control actual cost.
- Verified Delaware peer example: Middletown adopted the 2024 IRC in 2025 and retained sprinklers for new dwellings and townhouses, with exceptions for additions or alterations to existing unsprinklered homes.

Home Day Care, Tiny Houses and Accessory Dwelling Units

- A child day-care facility in an occupied one-family dwelling serving no more than 12 children may be classified as Group R-3 and use the IRC/Appendix BD pathway; adult-care thresholds remain unchanged.
- State licensing, Dover zoning and site-plan approvals, public-occupancy and business licensing, Fire Marshal inspection and third-party electrical inspection remain required where applicable.
- IRC Appendices BB (Tiny Houses) and BC (Accessory Dwelling Units) regulate construction only. They do not authorize a use, dwelling unit, density, setback, parking arrangement or lot configuration prohibited by the Dover Zoning Ordinance.

International Property Maintenance Code (IPMC)

The attached IPMC amendment is incorporated into Ordinance #2025-519:

- Adopts the 2024 IPMC and identifies the Division of Code Enforcement as the enforcement agency.
- Sets Section 302.4 maximum weed height insertion at eight inches.
- Retains Dover's March 1-November 30 insect-screen period and September 15-May 1 heat-supply period.

International Fire Code (IFC)

- Adopts the 2024 IFC, including current provisions for energy-storage systems, lithium-ion batteries, carbon-monoxide hazards, extinguishing systems and access-controlled egress.
- Deletes the 2024 model operational/construction permit lists in Sections 105.5 and 105.6 while preserving permits expressly required elsewhere in Dover Code Chapter 46.
- Does not displace the Delaware State Fire Prevention Regulations or the authority of the Delaware State Fire Marshal.

Additional Local Decisions

- Adopts the 2024 IEBC and ISPSC; IEBC Appendix E is not adopted, and published ISPSC pool-barrier requirements are retained.
- Expressly repeals the obsolete 2009 ICC Performance Code for Buildings and Facilities.
- Removes automatic doubling of unpaid fines after 14 days and updates Appendix F permit-extension and violation amounts.
- Preserves Dover zoning, floodplain, sign, site-plan, utility, licensing and other approvals even when work is exempt from a building permit.

Transition and Implementation

The ordinance is effective immediately upon adoption. A project may elect the prior codes when a registered design professional was retained before the effective date and performed active design work during the six months immediately preceding adoption. The Building Official may require the engagement agreement and dated drawings, specifications, invoices, progress reports or similar records. The exception is limited to the documented project and scope and does not waive zoning or other approvals. Valid permits issued before adoption remain under the prior code while valid. As drafted, no outside filing deadline is imposed on an otherwise eligible project.

What This Update Does Not Change

- It does not amend the Dover Zoning Ordinance or create zoning permission for tiny houses, ADUs or day-care uses.
- It does not require blanket upgrades to existing buildings or sprinkler retrofits unless a separate applicable code provision is triggered.
- It does not replace Delaware-controlled energy, mechanical, fuel-gas or plumbing codes.
- It does not supersede Delaware State Fire Commission authority.

State-Code Coordination and Fiscal Impact

Delaware currently uses the 2024 IECC and ASHRAE 90.1-2022 statewide energy code (effective April 11, 2026), the state-amended 2015 IMC/IFGC and the state-amended 2021 IPC. The ordinance uses state-law references so later state updates do not leave Dover tied to obsolete editions. No new City appropriation is requested by this action; applicant costs will vary by project.

Conclusion and Staff Recommendation

The package modernizes Dover's construction, fire and property-maintenance framework while preserving zoning review, State authority and existing-building safeguards. Staff recommends that Ordinance #2025-19 be forwarded to City Council for adoption.

CITY OF DOVER
ORDINANCE #~~2010-62~~ 2025-19

LEGISLATIVE REDLINE

Deletions appear as ~~red-strikethrough~~; additions appear as **bold blue text**.

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

That Chapter 22—Buildings and Building Regulations, Article III—Building Code, is amended as follows:

ARTICLE III. BUILDING CODE

Sec. 22-61. Adopted.

TRANSITION, REPEALER, SEVERABILITY AND EFFECTIVE DATE

Transition rule

This ordinance takes effect immediately upon adoption. Notwithstanding its immediate effectiveness, a project may, at the owner's or applicant's written election, be designed, submitted, reviewed and permitted under the codes in effect immediately before this ordinance if the owner or applicant demonstrates that: (1) a registered design professional was retained for the project under a written contract or other written engagement before the effective date; and (2) that design professional performed active design work on the project during the six months immediately preceding the effective date. The building official may require the written contract or engagement together with dated drawings, specifications, invoices, progress reports or other records reasonably sufficient to establish eligibility. This exception applies only to the project and scope documented and does not waive any applicable zoning, floodplain, fire, utility, licensing or other approval. A permit validly issued before the effective date remains governed by the prior code while the permit remains valid.

Repealer

All ordinances or parts of ordinances in conflict with this ordinance are repealed to the extent of the conflict. The repeal of the ICC Performance Code for Buildings and Facilities is express and complete.

Severability

If any provision, sentence, clause, section or application of this ordinance is held invalid, the invalidity does not affect any other provision or application that can be given effect without the invalid provision or application.

Effective date (Insert final adopted date)**

This ordinance shall become effective immediately upon adoption.

(a) International Building Code adopted. ~~Certain documents, three copies of which are on file in the Licensing and Permitting Office of the city, being marked and designated as "The International Building Code, 2009 Edition"~~ **A copy of the "International Building Code, 2024 Edition," as published by the International Code Council, and is available at the International Code Council Website (codes.iccsafe.org) and is hereby adopted as the Building Code of the City of Dover for the control of buildings and structures. The code is adopted as if fully set out herein, with the following additions, insertions, deletions and changes:**

Section 101.1, Title. Insert "City of Dover, Delaware."

Section 103.1, Creation of enforcement agency. Insert "Department of Planning and Inspections" for the name of the department of building safety and "building official" for the title of the official in charge.

Section 105.2, Work exempt from permit—Building. ~~The locally reproduced list of exemptions is deleted.~~ **The published 2024 list is adopted, except Building Item 2, fences not over 7 feet high, is deleted; therefore, a building permit remains required for fences.**

Section 105.2, local approvals preserved. An exemption from a building permit does not exempt any work or development activity from zoning review, a zoning permit, floodplain review, site-plan review, sign approval, utility or right-of-way approval, or any other permit or approval required by the Dover Code or applicable law. This includes accessory structures, buildings, fences and signs.

Section 105.5, Expiration. Add after “demonstrated”: “and the extension does not exceed the three-year limitation in Section 105.5.2.”

105.5.1 Time limitation of permit. A permit for an activity for which a permit is required is valid for 180 days from issuance. One 180-day extension may be granted without additional charge. Each additional 180-day extension may be granted upon payment of the renewal fee in Appendix F—Fees and Fines.

105.5.2 Completion of construction. Construction for which a building permit is required must be completed and pass final inspection within three years after permit issuance. If not completed within three years, a new permit must be obtained and applicable fees paid. Fees paid under the expired permit are not credited unless the building official approves a credit in writing.

Section 107.1, Submittal documents. Construction documents and other data shall be submitted in one paper set and in an approved digital format. One reviewed paper set or an approved digital set shall be returned or made available to the applicant. Documents involving the practice of architecture or engineering shall be prepared, signed, sealed and dated by a Delaware-registered design professional as required by Delaware professional-registration law. The building official may require additional documents where special conditions exist and may waive documents not required by law when they are unnecessary to determine code compliance. The building official has the authority to remove the requirement for a paper set.

Section 109.3, Building permit valuations. Insert “See Section 22-65 and Appendix F—Fees and Fines of the City of Dover Code of Ordinance.” New-construction valuation shall be calculated using the most recently published ICC Building Valuation Data table unless otherwise approved in writing by the building official.

Section 113, Means of appeal. See Section 22-1 of the City of Dover Code of Ordinance.”, Construction and property maintenance code board of appeals.

Section 114.4, Violation penalties. A person who violates this code, fails to comply with its requirements, or performs work contrary to approved construction documents, a directive, permit or certificate is guilty of a misdemeanor and is subject to the fine in Appendix F—Fees and Fines, imprisonment for not more than 30 days, or both. Each day a violation continues is a separate offense.

Section ~~114.3~~ 115.3, Unlawful continuance. Any person who continues work after service of a stop-work order, except work directed to remove a violation or unsafe condition, shall be fined as provided in Appendix F—Fees and Fines. ~~Repeat offenders shall not receive warnings and shall instead be subject to progressively increasing fines.~~ Each day the violation continues is a separate offense.

Child day-care occupancy coordination

Sections 305.2, 305.2.2, 305.2.3, 305.3, 308.5, 308.5.1, 308.5.3, 308.5.4, 310.4 and 310.4.1. Where these sections use five persons or five children as the occupancy-classification threshold, the number is changed to twelve only for child day-care facilities. The published five-person threshold remains unchanged for adult day care and other adult custodial-care facilities.

Home day care serving twelve or fewer children. A child day-care facility located in an occupied one-family dwelling and serving no more than twelve children may be classified as Group R-3 and may comply with the International Residential Code and Appendix BD, subject to all of the following:

1. The facility has all licenses required by the Delaware Department of Education or its successor and complies with applicable state child-care regulations.
2. The use is permitted by the Dover Zoning Ordinance and has all required zoning, administrative site-plan, public-occupancy and business-license approvals.
3. The facility passes required inspections by the City Fire Marshal, the Department of Planning and Inspections, and the approved electrical inspection agency.
4. A room used for the care of infants has a direct path of egress on the same floor level to the exterior.

5. Smoke alarms comply with Section 907, carbon-monoxide detection complies with Section 915, and at least one listed portable fire extinguisher of a size and location approved by the Fire Marshal is provided.
6. A newly constructed dwelling complies with IRC Section R309. An existing dwelling is not required to install a new automatic sprinkler system solely because it is used for child day care; this exception does not waive a sprinkler requirement independently triggered by an addition, alteration, change of occupancy, unsafe condition or other applicable law.

A child day-care facility serving more than twelve children, or a facility outside the conditions above, shall be classified under the published Group E or Group I-4 provisions, as applicable.

Fire protection and accessibility coordination

Section 903.2.1, Group A. ~~Delete this section in its entirety and substitute Section 46-162.~~ The published requirements of Section 903.2.1 remain in effect. The additional local sprinkler requirements in Section 46-162 are supplemental; where requirements differ, the more restrictive requirement applies.

Section 1105.1.1 and Table 1105.1.1. ~~Delete the table and replace its occupancy thresholds with all places of public accommodation.~~ Retain the published section and table. In addition, each main public entrance to a newly constructed place of public accommodation shall have an automatic door or a qualifying calling device as required by 6 Del. C. § 4504(d).

Energy and flood-resistant construction

Section 1301.1.1, Criteria. Buildings shall be designed and constructed in accordance with the Statewide Energy Conservation Code then in effect under 16 Del. C. ch. 76 and 7 DE Admin. Code 2101.

Section 1612.3, Establishment of flood hazard areas. The flood hazard areas identified by the Federal Emergency Management Agency in the Flood Insurance Study for Kent County, Delaware, and Incorporated Areas, effective July 7, 2014, together with the accompanying Flood Insurance Rate Maps and all subsequent amendments, revisions and Letters of Map Change, are adopted by reference. Chapter 50 of the Dover Code controls where it is more restrictive.

Section 1612.4.1, Elevation requirements. The minimum elevation shall be the elevation required by ASCE 24, the design flood elevation, or the base flood elevation plus 18 inches, whichever is highest.

Appendix G, Flood-Resistant Construction. Appendix G is adopted in its entirety. Chapter 50 of the Dover Code controls where it is more restrictive.

~~Section 3410.2, Applicability—insert April 4, 1984.~~ No local amendment is made because Chapter 34 and Section 3410.2 are not part of the 2024 IBC.

(b) International Residential Code adopted.

~~That certain document, three copies of which are on file in the Licensing and Permitting Office in the city, being marked and designated as the International Residential Code 2009 edition~~ A copy of the International Residential Code for One- and Two-Family Dwellings, 2024 Edition, as published by the International Code Council, shall be authenticated and recorded by the City Clerk and is adopted for regulating one- and two-family dwellings and townhouses within its published scope, subject to the following local amendments:

Section R101.1, Title. Insert “City of Dover, Delaware.”

Section R103.1, Creation of enforcement agency. Insert “Department of Planning and Inspections” and “building official.”

Section R101.2, Scope. A home day-care facility serving twelve or fewer children may be within the scope of this code only as provided in Section 22-61(a) and Appendix BD. Adoption of Appendices BB or BC does not authorize a tiny house or accessory dwelling unit where the use, density, lot, dimensional, parking or other development standard is not permitted by the Dover Zoning Ordinance.

Section R105.2, Work exempt from permit—Building. In Item 1, substitute “120 square feet” for “200 square feet.” Delete Items 2 through 5. Replace Item 7 with: “Prefabricated swimming pools accessory to a Group R-3 occupancy that are not designed to retain a depth of 24 inches (610 mm) or more, do not exceed 5,000 gallons (18 925 L), and are installed entirely above ground.”

Add after the Building exemptions: An exemption from a building permit does not exempt any work or development activity, including an accessory structure or deck, from zoning review, a zoning permit, floodplain review or another approval required by the Dover Code or applicable law.

Section R106.1, Submittal documents. Construction documents and other data shall be submitted in two paper sets or an approved digital format. One reviewed paper set or approved digital set shall be returned or made available to the applicant. Documents shall be prepared, signed, sealed and dated by a Delaware-registered design professional where required by Delaware law. The building official may require additional information or waive documents not required by law when they are unnecessary to determine compliance.

Section R108.2, Schedule of permit fees. Insert “See Section 22-65 and Appendix F—Fees and Fines.”

Section R112, Means of appeal. See Section 22-1, Construction and property maintenance code board of appeals.

Section R113.4, Violation penalties. See the local amendment to IBC Section 114.4 in Section 22-61(a).

Section R114.2, Unlawful continuance. See the local amendment to IBC Section 115.3 in Section 22-61(a).

Table R301.2, Climatic and geographic design criteria

Status	Snow	Wind	Seismic	Weather / Frost	Termite	Winter / AFI / Mean	Flood
Delete	25-psf	95-gust-/77-fastest	A	Severe-/24-in.	Moderate-to heavy	14°F-/450-/55°F	May 5, 2003
Adopt	25 psf	115 mph; topographic effects, special wind region and wind-borne debris zone: No	A	Severe / 24 in.	Yes (moderate to heavy)	18°F / 596 / 54°F	Chapter 50; July 7, 2014 FIS/FIRM, as revised

Wind exposure category and site-specific design conditions remain determined under the published code.

Table R301.5, Minimum uniformly distributed live loads, footnote c. Add: “Calculations demonstrating compliance with the minimum live load shall be provided by a registered design professional for stairs and fire escapes that do not have an additional stringer or carriage located and equally distributed in the middle section of the stair width.”

Automatic sprinklers, generators and flood design

~~Section R313~~ **Section R309, Automatic sprinkler systems.** ~~Delete this section in its entirety.~~ Adopt as published.

Applicability to existing dwellings. Section R309 applies to newly constructed dwellings and townhouses. An existing dwelling is not required to retrofit an automatic sprinkler system solely because the City adopts the 2024 IRC. This provision does not waive a sprinkler requirement independently triggered by new construction, an addition, alteration, change of occupancy, unsafe condition or another applicable law.

~~Section R331-2329.2~~ **Section 2329.2, Stationary engine generators—Installation.** Replace the reference to IRC fuel-gas and electrical chapters with “the Statewide Fuel Gas Code and the edition of NFPA 70 adopted and amended by the Delaware State Fire Marshal.”

Section R306.1.4, Establishment of design flood elevation. The design flood elevation shall be established using Chapter 50 and the FEMA Flood Insurance Study and Flood Insurance Rate Maps for Kent County, Delaware, and Incorporated Areas, (Date as of this adoption) effective July 7, 2014, as amended or revised.

Sections R306.2.1 and R306.3.2, Elevation requirements. Where the published code establishes elevation using the base flood elevation, the required elevation shall be the design flood elevation or the base flood elevation plus 18 inches, whichever is higher. In Zone AO, the lowest floor shall be elevated

above the highest adjacent grade by the mapped depth plus 18 inches, but not less than 3.5 feet where no depth number is specified. Chapter 50 controls where it is more restrictive.

Chapter 4—Foundations

~~The former Dover amendment to Section R403.1.1, including its 24 inch by 24 inch by 12 inch minimum pier footing, and the former local Sections R403.1.2 and R403.1.3 are deleted.~~

Section R403.1.1, Minimum size. All continuous footings shall be a minimum of 8 inches in depth by 16 inches in width. Footings shall be sized to support imposed loads. Footing projections, P, shall be not less than 2 inches (51 mm) and shall not exceed the footing thickness. Footing thickness and projection for fireplaces shall comply with Section R1001.2. Footings supporting piers and columns shall be sized for tributary load and allowable soil pressure under Table R401.4.1. Footings for wood and precast foundations shall comply with the applicable published details, tables and figures in Sections R403.2 and R403.4.

Exceptions:

1. Minimum footings for single-story decks shall be three times the widest nominally measured side of the post and shall be sized to support imposed loads; interior posts ordinarily support more load than perimeter posts.
2. Decks having vertical members spaced 6 feet (1,829 mm) on center or less may be placed on a 4-inch (101 mm) concrete pad where the vertical members are placed 12 inches (305 mm) inside the pad perimeter and all corners are anchored with approved anchoring devices. Decks 20 feet (6,096 mm) or more in length shall have two additional anchors on each side at mid-span.
3. Residential accessory structures less than 300 square feet (27.9 m²), other than pole buildings and garages, shall be leveled and secured with tie-downs or equivalent manufactured-home anchoring devices, one at each corner. Structures 20 feet (6,096 mm) or more in length shall have two additional anchors on each side at mid-span. Lumber and wood siding from grade to 8 inches (203 mm) above finished grade shall be pressure treated in accordance with Section R317.
4. Prefabricated room enclosures shall be placed on an approved support system in accordance with the manufacturer's installation instructions.

Section R403.1.4, Minimum depth. Insert "24 inches" for "12 inches."

Section R403.1.4.1, Frost protection—Exceptions. ~~The former 240 square foot accessory structure threshold is deleted.~~ The exception is revised to coordinate with Section R403.1.1: freestanding accessory structures of less than 300 square feet, other than pole buildings and garages, may use the anchoring method in Section R403.1.1, Exception 3. All pole buildings, garages and accessory structures of 300 square feet or more shall have frost-protected footings. Footings shall not bear on frozen soil unless the frozen condition is permanent.

Chapter 5—Floors

Section R507.3, Footings. Delete published Exceptions 1 and 2.

Table R507.3.1, Minimum footing size for decks. Replace each 6-inch minimum footing thickness with 8 inches.

Section R507.3.3, Frost protection. Add "adjacent to, or" after "are."

Energy, mechanical, fuel-gas, plumbing and electrical parts

Chapter 11, Energy efficiency. Delete the chapter and substitute: "Buildings shall comply with the Statewide Energy Conservation Code then in effect under 16 Del. C. ch. 76 and 7 DE Admin. Code 2101."

Chapters 12 through 43. Delete Chapters 12 through 43, including all tables and figures. Mechanical, fuel-gas and plumbing work is governed by the applicable Statewide Codes, and electrical work is governed by NFPA 70 as adopted and amended by the Delaware State Fire Marshal.

IRC appendices adopted

Appendix BB, Tiny Houses, is adopted in its entirety.

Appendix BC, Accessory Dwelling Units (ADU), is adopted in its entirety.

Appendix BD, Home Day Care Occupancy—R-3, is adopted in its entirety.

Appendix BO, Existing Buildings and Structures, is adopted in its entirety.

Appendices BB and BC regulate construction only and do not authorize a land use or dwelling unit not permitted by the Dover Zoning Ordinance. Appendix BD is subject to the licensing, zoning and inspection conditions in Section 22-61(a). Appendix BO applies only to buildings within the IRC scope; Chapter 50 and any more restrictive applicable provision control.

Appendix NE, Electric Vehicle Charging Infrastructure, is not separately adopted because the Statewide Energy Conservation Code includes the state-adopted Appendix RE.

~~(c) ICC Performance Code for Buildings and Facilities.~~

~~The ICC Performance Code for Buildings and Facilities, 2009 Edition, is adopted. Subsection (c) is repealed in its entirety.~~

~~(d)(c) International Existing Building Code.~~ ~~The International Existing Building Code, 2009 Edition~~ **The International Existing Building Code, 2024 Edition, as published by the International Code Council, is adopted by reference for the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings.**

A copy shall be authenticated and recorded by the City Clerk. No IEBC appendix is adopted.

Section 202, General definitions. Add: “International Fuel Gas Code means the Statewide Fuel Gas Code; International Mechanical Code means the Statewide HVACR Code; International Plumbing Code means the Statewide Plumbing Code; and International Energy Conservation Code means the Statewide Energy Conservation Code.”

The proposed amendment changing the IEBC definition of “Existing building” from “building permit” to “certificate of occupancy” is deleted; the published definition is retained.

The proposed deletions of Sections 406, 806 and 1007 are deleted; those published sections are retained.

Appendix E is not adopted.

~~(e)(d) Statewide Energy Conservation Code.~~ ~~The International Energy Conservation Code, 2009 Edition, is adopted.~~ Pursuant to 16 Del. C. ch. 76, the City shall enforce the Statewide Energy Conservation Code then in effect as adopted and amended by the Delaware Department of Natural Resources and Environmental Control or its successor. As of this draft, the statewide code is based on the 2024 IECC for residential construction and the 2024 IECC/ASHRAE 90.1-2022 for commercial and high-rise residential construction, including state-adopted Appendices RE and CB. The controlling edition and effective date are those established by state law and regulation; no local appendix of adoption dates is created.

(e) International Swimming Pool and Spa Code.

~~The International Existing Building Code, 2009 Edition~~ **The International Swimming Pool and Spa Code, 2024 Edition, as published by the International Code Council, is adopted by reference for the construction, alteration, movement, renovation, replacement, repair and maintenance of swimming pools, spas, hot tubs and aquatic facilities. A copy shall be authenticated and recorded by the City Clerk.**

Section 202, General definitions. Add the same Statewide Code definitions stated for IEBC Section 202 above.

Sections 305.4 and 305.5. The proposed local weakening of structure-wall and on-ground-pool barrier provisions is deleted. The published 2024 barrier provisions are retained without local amendment.

Section 406.2, Pool perimeter access. Delete the published subsection and substitute: “Walkways. Public swimming pools shall have walkways not less than 4 feet in width extending around the pool. Curbs and sidewalks around a public swimming pool shall have a slip-resistant surface and shall be arranged to prevent the return of surface water to the pool.”

ARTICLE V. MECHANICAL CODE

That Chapter 22—Buildings and Building Regulations, Article V—Mechanical Code, is amended as follows:

Sec. 22-141. Adopted.

~~Certain documents, three copies of which are on file in the Licensing and Permitting Office, being marked and designated as the International Mechanical Code 2009 Edition, including Appendix A, are adopted.~~

Pursuant to 24 Del. C. ch. 18, the City shall enforce the Statewide HVACR Code then in effect as adopted and modified by the Delaware Board of Plumbing, Heating, Ventilation, Air Conditioning and Refrigeration Examiners. As of this draft, the statewide code is based on the 2015 International Mechanical Code. The controlling edition and effective date are those established by state law and regulation. Local administrative amendments below apply only to the extent permitted by state law and approved by the State Board where approval is required.

Section 101.1, Title. Insert “City of Dover, Delaware.”

Section 106.5, Fee schedule. Insert “See Section 22-145 and Appendix F—Fees and Fines.”

Section 106.5.3, Fee refunds. Delete in its entirety.

Section 108.4, Violation penalties. See IBC Section ~~113.4~~114.4 as locally amended in Section 22-61(a).

Section 108.5, Stop-work orders. See IBC Section ~~114.3~~115.3 as locally amended in Section 22-61(a).

~~Section 109, Means of appeal. Delete in its entirety.~~ Section 109, Means of appeal. See Section 22-1.

The severability paragraph formerly codified within Section 22-141 is deleted; a single ordinance-wide severability clause appears below.

Sections 22-142 through 22-145 otherwise remain unchanged.

ARTICLE VI. PLUMBING CODE

That Chapter 22—Buildings and Building Regulations, Article VI—Plumbing Code, is amended as follows:

Sec. 22-181. Adopted.

~~International Plumbing Code 2009, including Appendices B through G, is adopted.~~

(a) Statewide Plumbing Code. Pursuant to 16 Del. C. ch. 79, the City shall enforce the Statewide Plumbing Code then in effect as adopted and modified by the Delaware Division of Public Health. As of this draft, the statewide code is based on the 2021 International Plumbing Code. The controlling edition and effective date are those established by state law and regulation. Local water, wastewater and administrative requirements apply only to the extent allowed by state law. The International Private Sewage Disposal Code is not adopted because private sewage disposal is enforced by other authorities having jurisdiction.

Section 101.1, Title. Insert “City of Dover, Delaware.”

Section 106.6.2, Fee schedule. Insert “See Section 22-185 and Appendix F—Fees and Fines.”

Section 106.6.3, Fee refunds. Delete in its entirety.

Section 108.4, Violation penalties. See IBC Section 114.4 as locally amended in Section 22-61(a).

Section 108.5, Stop-work orders. See IBC Section 115.3 as locally amended in Section 22-61(a).

Section 109, Means of appeal. See Section 22-1.

~~(b) International Fuel Gas Code. The International Fuel and Gas Code, 2009 Edition, is adopted.~~

(b) Statewide Fuel Gas Code. Pursuant to 24 Del. C. ch. 18, the City shall enforce the Statewide Fuel Gas Code then in effect as adopted and modified by the Delaware Board of Plumbing, Heating, Ventilation, Air Conditioning and Refrigeration Examiners. As of this draft, the statewide code is based on the 2015 International Fuel Gas Code. The controlling edition and effective date are those established by state law and regulation.

The severability paragraph formerly codified as subsection (c) is deleted; a single ordinance-wide severability clause appears below. Sections 22-182 through 22-186 otherwise remain unchanged.

ARTICLE VII. PROPERTY MAINTENANCE CODE

That Chapter 22—Buildings and Building Regulations, Article VII—Property Maintenance Code, is amended as follows:

Sec. 22-221. Adopted.

A certain document, three copies of which are on file in the Licensing and Permitting Office of the city, being marked and designated as “The International Property Maintenance Code, ~~2009~~2024” as published by the International Code Council, is hereby adopted as the Property Maintenance Code of the City of Dover, in the State of Delaware, for the control of buildings and structures as provided therein; and each and all of the regulations, provisions, penalties, conditions and terms of said property maintenance code are hereby referred to, adopted and made a part hereof as if fully set out in this section, with the following additions, insertions, deletions and changes:

Section 101.1, Title. Insert “City of Dover, DE” in place of “[NAME OF JURISDICTION].”

Section 103.1, Title. Insert “Department of Planning and Inspections, Division of Code Enforcement” in place of “[NAME OF DEPARTMENT].”

~~Section 111, Means of Appeal. See Chapter 22—Buildings and Building Regulations, Article I—In General, Section 22-1, Construction and property maintenance code board of appeals.~~

Section 302.4, Weeds. Insert “8 inches” in place of “[JURISDICTION TO INSERT HEIGHT IN INCHES]”

Section 304.14, Insect Screens. Insert “March 1 to November 30” in place of “[DATE TO DATE].”

Section 602.3, Heat Supply. Insert “September 15 to May 1” in place of “[DATE] to [DATE].”

Section 602.4, Occupiable Work Spaces. Insert “September 15 to May 1” in place of “[DATE] to [DATE].”

It shall be unlawful for any person to violate any provision of the publication adopted in this section.

CHAPTER 46. FIRE PREVENTION AND PROTECTION

That Chapter 46—Fire Prevention and Protection, Article III—Fire Codes, Section 46-121, is amended as follows:

Sec. 46-121. Adopted.

(a) International Fire Code adopted. The International Fire Code, ~~2009~~2024 Edition, as published by the International Code Council, is adopted as the Fire Prevention Code of the City of Dover. A copy shall be authenticated and recorded by the City Clerk.

Section 101.1, Title. Insert “City of Dover, Delaware.”

Section 103.1, Creation of agency. Insert “City of Dover Fire Marshal’s Office” and “fire code official.”

~~Delete Sections 105.6, Required operational permits, through 105.7.12, Temporary membrane structures, tents and canopies.~~

Sections 105.5 and 105.6, Required operational and construction permits. Delete the published permit lists. Permit requirements expressly established elsewhere in Chapter 46 remain in effect.

Subsections (b) through (d), concerning adoption of the most recently published NFPA National Fire Codes, application of the more restrictive provision and violations, remain unchanged.

APPENDIX F—FEES AND FINES

That Appendix F—Fees and Fines, Chapter 22—Buildings and Building Regulations, Article III—Building Code, is amended as follows:

~~Fines not paid within 14 days of the day the fine was issued, including the day the fine was issued, shall be automatically doubled.~~

Code reference	Description	Fee / fine
IBC 105.5.1	First 180-day permit extension	No charge
IBC 105.5.1	Each additional 180-day permit extension	\$25.00
IBC 114.4	Violation penalty; each day is a separate offense	\$100.00 minimum; \$10,000.00 maximum
IBC 115.3	Unlawful continuance—first offense	\$100.00
IBC 115.3	Unlawful continuance—second offense	\$250.00
IBC 115.3	Unlawful continuance—third offense	\$500.00
IBC 115.3	Unlawful continuance—fourth and subsequent offenses	\$1,000.00 minimum; \$10,000.00 maximum

ADOPTED: _____

Mayor

ATTEST: _____



CITY OF DOVER, DELAWARE



EXECUTIVE SUMMARY: MAYOR'S BLUE RIBBON OUD TASKFORCE

To: Dover City Council

From: Mayor's Blue Ribbon Opioid Use Disorder (OUD) Taskforce

Chair: Councilman Dr. Roy Sudler Jr.

Purpose: Comprehensive Review of Taskforce Progress and Final Funding Approval Recommendations

Executive Overview

The Mayor's Blue Ribbon OUD Taskforce has finalized a strategic funding plan to maximize Dover's Social Return on Investment (SROI). Over five working sessions, the Taskforce structured an allocation model that ties every settlement dollar to measurable reductions in local overdoses, decreased strain on first responders, and direct support for vulnerable families. All recommendations strictly align with the Delaware Prescription Opioid Settlement Distribution Commission guidelines and utilize a Biopsychosocial (BPS) Well-being framework to ensure legal compliance and operational transparency.



CITY OF DOVER, DELAWARE

Governance and Compliance Matrix

The matrix below maps the strategic frameworks, legal mandates, and operational actions of the Mayor's OUD Blue Ribbon Taskforce onto its specific committee members and key stakeholders.

Stakeholder / Member	Core Governance Role	BPS Framework Alignment	Exhibit E / Fiduciary Alignment	Key Action & Minutes Record
Dr. Roy Sudler, Jr. (Chairman)	Leads the committee; leverages organizational psychology expertise.	Psychological / Behavioral: Coordinates multi-specialty approaches.	Oversight: Manages strict funding review procedures.	Forwarded grant recommendations to City Council; voted on youth campaign.
Eric L. Buckson (State Senator)	Provides legislative insight and state-level policy connection.	Social: Connects municipal recovery infrastructure to state resources.	Accountability: Mandates future secondary application evaluations.	Proposed ongoing applicant check-ins to monitor deliverable benchmarks.
Benard Pratt (DSU Executive)	Represents higher education; focuses on facilities and planning.	Social: Focuses on community service gaps in vulnerable groups.	Planning: Evaluates strategic allocations against local infrastructure.	Seconded approval of past minutes and vetted organization list.
James Oxford Sr. (Former Teacher/Coach)	Represents K-12 public education and athletic mentorship.	Behavioral: Emphasizes early youth resilience and structure.	Targeted Investment: Prioritizes youth-focused safety.	Provided unanimous voting support for core taskforce strategies.
Joseph H. Bedford III (Paraprofessional)	Represents specialized public-school education and support.	Behavioral: Focuses on educational and behavioral interventions.	Evidence-Based: Supports targeted adolescent prevention.	Voted unanimously to approve the six pillar recommendations from taskforce.
Toni Jordan (North-Node Counseling)	Provides clinical mental health and counseling expertise.	Biological / Psychological: Links clinical treatment to behavioral recovery.	Transparency: Strict adherence to conflict-of-interest laws.	Recused herself from the final vote due to an applicant affiliation.
Chelle Paul (Divided We Fall Founder)	Represents criminal justice reform and grassroots advocacy.	Social: Drives advocacy for incarcerated or vulnerable populations.	Transparency: Strict mitigation of personal conflicts.	Opted out of applying for funds; seconded motions to advance applicants.



CITY OF DOVER, DELAWARE

Mayor Robin R. Christensen (Dover Mayor)	Initiates taskforce; establishes municipal guardrails.	Social / Environmental: Champions holistic community health strategy.	Accountability: Directed establishment of auditing standards to be conducted by the State OUD Commission.	Recused himself from state review choices; appointed Chairman Sudler as Chief Compliance Officers for OUD-Taskforce.
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The developmental timeline of the **Mayor's Blue Ribbon Opioid Use Disorder (OUD)**

Taskforce—spanning from its introductory session in late 2025 to the final grant approvals in mid-2026—is structured below as a sequential operational matrix:

Meeting Phase / Date	Primary Core Objective	Key Discussion Points & Actions Taken	Resulting Outcome / Milestone
Meeting 1 (October 29, 2025)	Community Scope & Foundational Mandate	- Group introduced the mandate to manage Delaware State Settlement funds. - Opened the floor to initial public listening sessions and community feedback. - Formulated the original six structural recommendations (including a localized detox center and mobile units).	Unanimous adoption of the foundational 6-pillar framework for city intervention.
Meeting 2 (Late 2025 / Early 2026)	Youth Campaign Planning & Demographics	- Pivoted focus toward early intervention strategies. - Designed the blueprint for high-impact, youth-targeted education and media programs.	Formal prioritization of youth media initiatives within the funding framework.
Meeting 3 (February 2026)	Portal Design & Legal Compliance	- Discussed criteria for an online application portal to accept grant submissions. - Aligned local criteria with the Delaware Prescription Opioid Settlement Distribution Commission guidelines.	Approved technical blueprint and launch timeline for the community funding portal.
Meeting 4 (May 5, 2026)	Application Screening Framework	- Reviewed the initial batch of incoming non-profit and organizational submissions. - Established the final scoring rubric to evaluate community impact versus financial overhead.	Closed the open application portal and shifted submissions to the final voting queue.
Meeting 5 (July 24, 2026)	Administrative Auditing & Final Approvals	- Addressed missing meeting minutes by executing a comprehensive transcription audit to preserve regulatory compliance. - Conducted final votes on grant applicants.	Approved funding for 4 organizations (<i>Our R.O.O.T.S., Carry Their Light, NorthNode, Women of Value</i>) totaling over \$147,600, while denying <i>Firm Foundation</i> .



CITY OF DOVER, DELAWARE

Proposed Funding Allocations & Approved Organizations

At the final meeting on July 24, 2026, the taskforce voted to approve funding for **four specific community-based organizations** whose scopes directly address Dover's strategic targets.

The recommended funding distribution is detailed below:

Organization Name	Approved Funding Amount	Targeted Project Scope & Deliverables
Our R.O.O.T.S. Foundation	\$67,600	Media-focused opioid risk and addiction awareness program targeting city communities.
Carry Their Light	\$50,000	A 12-month program where local youth produce 20 short-form media awareness segments.
NorthNode Group Counseling	\$30,000	Direct expansion of localized outpatient behavioral health and counseling services.
Women of Value	<i>To Be Finalized</i>	Specialized outreach and recovery housing support tailored to vulnerable demographics.
Total Recommended Current Funding Allocation: \$147,600+		

"To guarantee strict compliance with the national Exhibit E settlement criteria, our taskforce rigorously vetted every pre-approved applicant to ensure 100% of these funds directly serve Dover residents. I am proud to present four highly qualified local organizations to maximize our prevention, clinical treatment, and long-term recovery support.

The following comprehensive matrix links each approved funding amount to its specific **Delaware State Compliance Domain**, its exact cross-reference within the **National Exhibit E Settlement Agreement (Schedules A & B)**, and its measurable performance indicators.



CITY OF DOVER, DELAWARE

12-Month Success, ROI, and Exhibit E Settlement Compliance Matrix

Organization	Allocated Funding	Approved State Compliance Domain	Exhibit E Legal Alignment (Schedule A & B)	Primary Success Metrics (KPIs)	Projected 12-Month Target Output	Risk Mitigation Strategy
Our R.O.O.T.S. Foundation	\$67,600	Domain 1: Prevention (Public Education & Community Outreach)	• Schedule A: G. Prevention Programs • Schedule B: G. Prevent Misuse of Opioids	• Total community reach • Public engagement rate • Workshop attendance	• 50,000+ digital/print impressions • 10+ localized community awareness workshops hosted	If public attendance is low, pivot resources toward existing high-traffic city events and community centers.
Carry Their Light	\$50,000	Domain 1: Prevention (Youth-Targeted Strategic Interventions)	• Schedule A: G. Prevention Programs • Schedule B: G. Prevent Misuse of Opioids	• Multimedia video production • Youth participation rate • School viewer retention	• 20 short-form media awareness segments produced • 15+ Dover youth actively trained in media creation	Partner directly with Capital School District to guarantee a consistent pipeline of youth participants.
Women of Value	\$50,000	Domain 3: Recovery Support (Critical Housing & Vulnerable Demographics)	• Schedule A: C. Pregnant & Postpartum Women / E. Expansion of Warm Hand-Off Programs • Schedule B: B. Support People in Treatment and Recovery	• Bed-utilization rate • Housing placement retention • Relapse prevention rate	• 90% average bed occupancy • 20+ women transitionally housed or supported	Establish immediate referral partnerships with local emergency departments and state detox clinics.
NorthNode Group Counseling	\$30,000	Domain 2: Treatment (Evidence-Based Outpatient & Behavioral Health)	• Schedule A: B. Medication-Assisted Treatment ("MAT") Distribution • Schedule B: A. Treat Opioid Use Disorder (OUD)	• Patient intake volume • Session completion rates • Reduction in wait times	• 100+ new Dover residents admitted to counseling • < 5-day average wait time for initial assessment	Implement telehealth solutions if physical facility capacity limits intake volume

**CITY OF DOVER, DELAWARE****{OUD-TASKFORCE RECOMMENDATION}**

"By approving the aforementioned allocation tonight, we are not just fulfilling a legal mandate—we are deploying vital, front-line resources that will actively save lives and protect the youth of Dover starting tomorrow. Therefore, with the unanimous backing of the Mayor's Blue-Ribbon Taskforce, I, Dr. Roy Sudler, Jr., Chairman of the Mayor's Blue-Ribbon Opioid Use Disorder Taskforce Committee, formally recommend that City Council approve and authorize the distribution of these opioid settlement funds."

DRAFT

CITY OF DOVER, DELAWARE

ORDINANCE NO. _____

**AN ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM ON THE
ACCEPTANCE, PROCESSING, REVIEW, APPROVAL, AND ISSUANCE OF PERMITS
FOR NEW DATA CENTERS AND OTHER LARGE ELECTRICAL LOAD FACILITIES
WITHIN THE CITY OF DOVER**

Introduced By

Councilwoman Donyale Hall
Council Member, Second District

Co-Sponsors

Council President _____

Councilman _____

Councilwoman _____

Councilman _____

(To be completed upon introduction.)

Date of First Reading

Date of Public Hearing

Date of Second Reading and Final Adoption

Synopsis

This Ordinance establishes a temporary eighteen (18) month moratorium on the acceptance, processing, review, approval, and issuance of permits for new data centers and other large electrical load facilities within the City of Dover while the City conducts a comprehensive review of the impacts such facilities may have on electrical infrastructure, public utilities, land use, environmental resources, emergency services, water consumption, wastewater capacity, economic development, and the health, safety, and welfare of the residents of Dover.

The Ordinance further directs the City to develop comprehensive regulations governing the siting, design, operation, utility requirements, and long-term impacts of data centers before additional applications are accepted.

Sponsor's Statement

Statement of Councilwoman Donyale Hall

The rapid emergence of large-scale data center development presents both opportunities and significant challenges for the City of Dover. While technological investment may provide future economic benefits, it also has the potential to place unprecedented demands upon the City's electrical infrastructure, utility system, ratepayers, water resources, and long-term economic development strategy.

This Ordinance is not intended to prohibit data centers permanently. Rather, it is intended to preserve the City's ability to thoughtfully evaluate evolving technology, changing federal and state regulatory frameworks, and the long-term infrastructure needs of Dover before committing substantial public resources or limited electrical capacity to projects that may significantly affect existing residents, businesses, and future employers.

Recent discussions among City officials and the City's Electric Department have identified concerns regarding available electrical capacity, the cumulative impact of proposed large-load facilities, potential increases in electric rates, and the possibility that large data centers could displace more employment-intensive industries critical to Dover's future economic growth. City officials have also recognized that Kent County's recent regulatory actions may accelerate development proposals within municipal boundaries, making prompt municipal action necessary to preserve the City's ability to adopt comprehensive regulations before additional applications are submitted.

Accordingly, this temporary eighteen (18) month moratorium is intended solely to preserve the status quo while the City develops a balanced regulatory framework that protects the public interest, encourages responsible investment, ensures utility reliability, and positions Dover for sustainable long-term economic prosperity.

Respectfully submitted,

Councilwoman Donyale Hall

Council Member, Second District

Sponsor

CITY OF DOVER, DELAWARE**ORDINANCE NO. _____****AN ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, REVIEW, APPROVAL, AND ISSUANCE OF PERMITS FOR NEW DATA CENTERS AND OTHER LARGE ELECTRICAL LOAD FACILITIES WITHIN THE CITY OF DOVER.****WHEREAS**

The City Council of the City of Dover finds that it possesses the authority under the Constitution and laws of the State of Delaware, together with its Charter and police powers, to enact temporary land use regulations necessary to protect the public health, safety, welfare, and orderly development of the City;

and**WHEREAS,**

The City has become aware of increasing interest by developers seeking approval of data centers and other large electrical load facilities requiring electrical service substantially greater than traditional commercial or industrial development;

WHEREAS

The City Council finds that the City possesses the authority to enact temporary development moratoria pursuant to its police powers in order to protect the public health, safety, welfare, infrastructure, and orderly growth;

and**WHEREAS,**

The City has become aware of increased interest by developers seeking approval of data centers requiring electrical loads substantially greater than traditional commercial or industrial development;

and**WHEREAS,**

The City Electric Department has advised City officials that available electrical capacity is limited and that approval of one or more large-load facilities could materially affect:

- system reliability;
- contingency planning;
- reserve capacity;
- future residential growth;
- commercial expansion;
- industrial recruitment;
- electric rates;
- long-term power purchase obligations;

and

WHEREAS,

The City is actively pursuing significant economic development initiatives including, but not limited to,

- clean hydrogen production;
- aviation maintenance;
- logistics and cargo operations;
- manufacturing;
- residential development;
- other employment-intensive industries,

which depend upon the continued availability of electrical capacity;

and

WHEREAS,

The City has received information indicating that pending large-load projects may require electrical service in amounts approaching or exceeding thirty-five (35) megawatts and that cumulative proposed electrical demands substantially exceed presently available planning reserves;

and

WHEREAS,

City officials have determined that additional study is required regarding:

- electrical infrastructure;
- substations;
- transmission capacity;
- power procurement;
- rate impacts;
- environmental impacts;
- emergency generation;
- water consumption;
- wastewater impacts;
- noise;
- land use compatibility;
- tax impacts;
- employment impacts;
- public safety;
- cybersecurity considerations;
- state and federal regulatory developments;

and

WHEREAS,

Kent County recently adopted regulations concerning data centers, increasing the likelihood that proposals will shift into municipal jurisdictions before comprehensive municipal standards can be adopted;

and

WHEREAS,

The City Council finds that adoption of a temporary moratorium is necessary to preserve the status quo while permanent regulations are developed.

ARTICLE I

LEGISLATIVE FINDINGS AND INTENT

Section 1.01 – Legislative Findings

The Council of the City of Dover hereby makes the following legislative findings after reviewing information provided by the City Manager, the City Electric Department, Planning staff, economic development officials, public records, and other relevant information.

A. Public Health, Safety, and Welfare

The Council finds that the City possesses both the authority and responsibility to regulate land use and development in order to protect the public health, safety, welfare, and economic well-being of its residents.

The Council further finds that temporary development moratoria are recognized planning tools that permit municipalities to preserve the status quo while studying emerging land uses and preparing comprehensive regulations necessary to protect the public interest.

B. Emerging Data Center Industry

The Council finds that advances in artificial intelligence, cloud computing, cryptocurrency processing, high-performance computing, and other digital technologies have dramatically increased demand for large-scale data center development throughout the United States.

The Council further finds that modern data centers differ substantially from traditional commercial or industrial uses because of their extraordinary demands upon electrical infrastructure, water resources, telecommunications systems, emergency services, and municipal utilities.

C. Extraordinary Electrical Demand

The Council finds that data centers frequently require electrical service measured in tens or hundreds of megawatts and that individual facilities may consume electrical power comparable to that required by entire municipalities.

The Council further finds that these electrical demands are significantly greater than those associated with traditional commercial, office, warehouse, or manufacturing developments.

D. Existing Utility Capacity

The Council finds that information provided by the City's Electric Department indicates that available electrical capacity is finite and must be managed to ensure reliable service to existing residential, commercial, industrial, governmental, educational, and healthcare customers.

The Council further finds that large-load customers may substantially reduce available capacity for future economic development and public service needs.

City officials have expressed concerns that existing planning reserves could be significantly affected by pending proposals and that careful capacity planning is required before additional large electrical loads are approved.

E. Protection of Existing Ratepayers

The Council finds that accommodating extremely large electrical users may require:

- additional power purchases;
- transmission improvements;
- substation upgrades;
- reserve capacity;
- contingency planning;
- infrastructure investments.

The Council further finds that absent comprehensive regulations, these costs may ultimately be borne by existing residents and businesses through increased electric rates or other utility charges.

The Council therefore finds that protecting existing ratepayers constitutes a compelling governmental interest.

F. Economic Development

The Council finds that Dover's long-term economic development strategy includes attracting diverse employment-intensive industries, including advanced manufacturing, aviation and aerospace, logistics and cargo operations, clean energy technologies, healthcare, education, housing, and small business growth.

The Council further finds that the allocation of limited electrical capacity to one or more large data centers may significantly reduce the City's ability to accommodate these and other future economic opportunities.

The Council therefore concludes that preserving adequate utility capacity for diversified economic growth is essential to the City's long-term prosperity.

G. Utility Reliability

The Council finds that maintaining electric system reliability requires adequate reserve capacity for emergency conditions, equipment failures, maintenance outages, weather events, and future growth.

The Council further finds that permitting electrical demand beyond prudent planning levels may adversely affect system reliability and increase risks to existing customers.

H. State and Federal Regulatory Environment

The Council finds that state and federal regulation of data centers, artificial intelligence infrastructure, energy markets, cybersecurity, and electric transmission continues to evolve.

The Council further finds that technological advances—including distributed generation, battery storage, modular nuclear technology, hydrogen production, renewable energy integration, and microgrid systems—may substantially alter the impacts associated with future data center development.

Accordingly, the Council finds that a temporary period of study is in the public interest.

I. Water, Sewer, and Environmental Impacts

The Council finds that certain classes of data centers may require substantial quantities of water for cooling operations, together with increased wastewater treatment capacity and stormwater management infrastructure.

The Council further finds that emergency generators, battery storage systems, cooling equipment, and associated infrastructure may create environmental impacts requiring additional study.

J. Public Safety

The Council finds that facilities of this scale may require additional coordination with:

- police;
- fire services;

- emergency management;
- cybersecurity professionals;
- utility operators;
- state agencies.

The Council finds that comprehensive planning is necessary before approving such facilities.

K. Regional Development Pressure

The Council finds that recent regulatory actions by Kent County concerning data center development have increased the likelihood that development proposals may be redirected toward municipalities within the County.

The Council further finds that the City must promptly establish temporary protections while permanent regulations are developed to avoid piecemeal decision-making and preserve the orderly planning process.

L. Need for Immediate Action

The Council finds that several inquiries concerning large electrical load facilities have already been received or are anticipated.

Absent immediate action, applications could be submitted and approved before comprehensive regulations are adopted, thereby frustrating the City's planning efforts and potentially resulting in irreversible commitments of limited public infrastructure.

Accordingly, the Council finds that a temporary moratorium is necessary to preserve the status quo while permanent regulations are prepared.

Section 1.02 – Legislative Intent

It is the intent of the City Council that this Ordinance:

1. Protect the public health, safety, and welfare.
2. Preserve the reliability of the City's electrical system.
3. Protect existing residential and commercial ratepayers.
4. Ensure responsible stewardship of public infrastructure.
5. Preserve opportunities for diversified economic development.

6. Prevent premature allocation of limited electrical capacity.
7. Provide sufficient time to prepare comprehensive land use and utility regulations.
8. Evaluate emerging federal and state regulations affecting data centers.
9. Evaluate advances in technology that may substantially reduce electrical demand, water consumption, and environmental impacts.
10. Encourage responsible future data center development under comprehensive regulations rather than prohibit such development permanently.
11. Ensure that future applicants bear an equitable share of infrastructure costs attributable to their projects.
12. Maintain transparency through public hearings, technical review, and coordination with the City Electric Department, Planning Commission, utility providers, state agencies, and the public.
13. Preserve the City's flexibility to adopt permanent regulations that balance technological innovation, economic development, infrastructure protection, environmental stewardship, and the long-term interests of the citizens of Dover.

NOW THEREFORE

BE IT ORDAINED by the Council of the City of Dover:

SECTION 1

Purpose

The purpose of this Ordinance is to temporarily suspend the acceptance and approval of applications for new Data Centers and other Large Electrical Load Facilities while the City develops comprehensive regulations governing their location, construction, infrastructure requirements, utility impacts, and public welfare considerations.

SECTION 2

Definitions

Data Center

A facility primarily engaged in housing computer servers, cloud computing equipment, artificial intelligence computing systems, cryptocurrency operations, high-performance computing systems, colocation services, or similar digital processing equipment.

Large Electrical Load Facility

Any facility requesting:

- a new electrical service exceeding **5 MW**, or
- cumulative electrical demand exceeding **5 MW** through multiple services,

or any threshold established by the City Electric Department.

SECTION 3

Moratorium

Effective immediately upon adoption:

The City shall not:

- accept;
- process;
- review;

- approve;
- issue permits;
- issue site plan approvals;
- approve conditional uses;
- approve rezonings;
- approve subdivision applications;
- issue building permits;
- execute utility service agreements;
- issue certificates of occupancy;

for any new Data Center or Large Electrical Load Facility.

SECTION 4

Pending Applications

Applications deemed complete before the effective date shall be stayed unless the applicant elects to withdraw.

The City Manager may recommend limited exemptions where necessary to prevent constitutional takings or vested-right claims, subject to Council approval.

SECTION 5

Exemptions

This Ordinance shall not apply to:

Government facilities;

Hospitals;

Universities;

Public safety facilities;

Existing industrial users expanding by less than 20% electrical demand;

Routine maintenance;

Existing telecommunications facilities;

Utility infrastructure owned by public utilities.

SECTION 6

Comprehensive Study

During the moratorium the City shall prepare recommendations concerning:

A.

Electrical capacity

- transmission
- substations
- redundancy
- contingency planning

B.

Ratepayer protection

including:

- cost allocation
- power purchase agreements
- demand charges
- standby power
- stranded cost recovery

C.

Infrastructure

- roads
- water
- sewer
- stormwater

D.

Land Use

- zoning districts

- setbacks
- buffering
- height
- screening

E.

Environmental Standards

- emissions
- generators
- battery storage
- noise
- lighting

F.

Economic Impact

including:

- permanent jobs
- construction jobs
- tax revenue
- opportunity costs
- competing industrial uses

G.

Technology Review

including:

- AI computing
- liquid cooling
- microgrids
- on-site generation
- renewable integration

SECTION 7

Future Ordinance

Prior to expiration of this moratorium the City shall consider adoption of permanent regulations addressing:

- zoning
- utility requirements
- electrical capacity reservation
- minimum employment standards
- water usage
- environmental standards
- decommissioning
- financial security
- community benefit agreements
- public reporting requirements.

SECTION 8

Duration

This moratorium shall remain in effect for **eighteen (18) months** from the effective date unless sooner repealed by Council.

The Council may extend the moratorium by ordinance upon findings that additional study remains necessary.

SECTION 9

Emergency Finding

The Council specifically finds that immediate enactment is necessary because:

- multiple inquiries regarding large-load facilities are presently pending;
- electrical infrastructure planning could be materially affected before permanent regulations are adopted;
- delay could impair the City's ability to protect existing customers and future economic development opportunities;
- immediate action is therefore required to preserve the public health, safety, and welfare.