



**CITY OF DOVER, DELAWARE
REGULAR CITY COUNCIL MEETING
Monday, September 28, 2026 at 6:30 PM**

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

AGENDA

VIRTUAL MEETING NOTICE

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

Dial: 1-650-479-3208

Link: <https://shorturl.at/uPx5U>

Event number: 2533 356 3295

Event password: DOVER (if needed)

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

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

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

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

INVOCATION - Elder Ellis B. Loudon

PLEDGE OF ALLEGIANCE - Councilman Dr. Sudler

ADOPTION OF AGENDA

ADOPTION OF CONSENT AGENDA

All Consent Agenda items are considered routine and non-controversial and will be acted upon by a single roll call vote of the Council. There will be no separate discussion of these items unless a member of Council so requests, in which event the matter shall be removed from the Consent Agenda and considered a separate item.

PROCLAMATIONS

- 1. Cybersecurity Awareness Month**
- 2. Fire Prevention Week**
- 3. Community Planning Month**
- 4. Public Power Week**

PRESENTATIONS

- 5. JustServe City Award**

RESOLUTIONS**PUBLIC HEARING**

- 6. Public Hearing - Proposed Resolution No. 2026-11 Approving the Abandonment of Liberty Street**

CONSENT AGENDA**ADOPTION OF MINUTES**

- 7. Regular City Council Meeting of September 14, 2026**

COMMITTEE REPORTS

- 8. Council Committee of the Whole Report of September 15, 2026**

CCW PRESENTATIONS

- 9. Children & Families First - Nurse-Family Partnership (NFP) Program (Kristen Dricken, Kesha Alston-Shields, and Kiera McGillivray)**

COUNCIL REPORTS - AUGUST 2026

- 10. First District**
- 11. Second District**
- 12. Third District**
- 13. Fourth District**
- 14. At-Large**
- 15. Council President Neil**

Utility Committee**16. Evaluation of Bids - Heatherfield Pump Station Replacement (Jason Lyon, Water/Wastewater Director)**

(Committee Recommendation: Award the contract to Eastern States Construction Services, Inc. for the Heatherfield Pump Station Replacement Project, Bid #27-0001WW, for the amount of \$497,139.17)

17. Cartanza Foundation Change Order (Shawn Burgett, Engineering Services and System Operations Superintendent, Electric Department)

(Committee Recommendation: Approve change Order No.1 SEL Engineering Services in the amount of \$71,750, increasing the total contract from \$155,629 to \$227,379, funded within the approved EE2616 project budget.)

Legislative, Finance, and Administration Committee**18. Presentation and Discussion of SJR8 Regulatory Barrier Analysis (Jason Lyon, Water/Waste Water Director, and Ann Marie Townshend, Rossi Group)**

(Committee Action Not Required)

19. Proposed Legislation Regarding Data Centers (Councilwoman Hall)

(Committee Recommendation: Forward the proposed ordinance to Council and the Planning Commission for review)

(This item will be considered during the latter part of the meeting - see item #22)

20. Priority-Based Budgeting Discussion and Information (Sharon Duca, City Manager)

(Committee Action Not Required)

ITEMS NOT ON THE CONSENT AGENDA**ORDINANCES**

FIRST READING - The First Reading is offered on the Proposed Ordinance. Final action by Council will take place during the Second Reading on **OCTOBER 12, 2026**. The ordinance is available at the entrance of the Council Chambers, on the City's website at www.cityofdover.com under "Government," or by contacting the City Clerk's Office at 302-736-7008 or cityclerk@dover.de.us.

21. Proposed Ordinance #2025-19 - Adoption of 2024 ICC Codes**22. Proposed Ordinance #2026-14 - Data Center Moratorium**

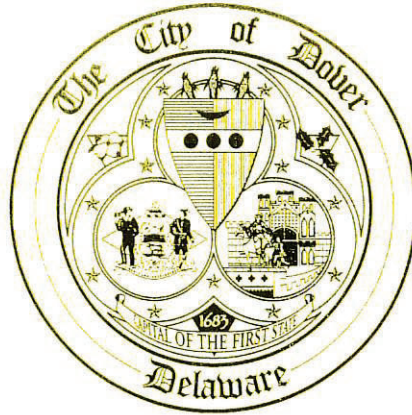
CITY MANAGER'S ANNOUNCEMENTS

MAYOR'S ANNOUNCEMENTS

COUNCIL MEMBERS' ANNOUNCEMENTS

ADJOURNMENT

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



PROCLAMATION

***WHEREAS**, Cybersecurity Awareness Month highlights the importance of education for citizens and businesses in Delaware. With our current physical world intertwined with the digital world, basic cyber awareness is no longer an option to fight off bad actors. The disruption of access to financial, utility, or consumer services is no longer simply an inconvenience, but a risk for an individual's privacy to be exposed and identities stolen. As the City of Dover, we must all be vigilant to protect our own and each other's digital information; and*

***WHEREAS**, the National Cyber Security Alliance's 2026 Cybersecurity Awareness Month theme is, "Stay Safe Online"(coupled with the overarching concept to "make life difficult for cybercriminals" by not making it easy for them); and*

***WHEREAS**, even amidst large-scale data breaches and cyberattacks, Cybersecurity Awareness Month reminds everyone that there are simple, effective ways to keep yourself safe online, protect your personal data, and ultimately help secure our world; and*

***WHEREAS**, the National Cybersecurity Alliance and Cybersecurity and Infrastructure Security Agency (CISA) lead the campaign and creates resources for organizations to talk to their employees and customers about staying safe online; and*

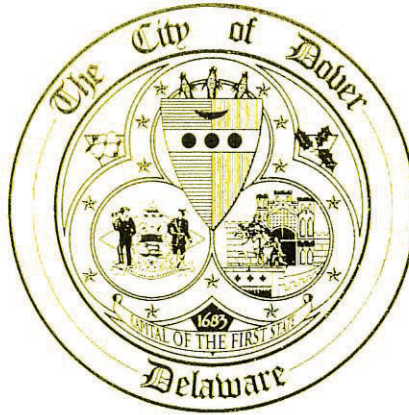
***WHEREAS**, Delaware's DigiKnow Campaign is aimed at increasing the understanding of cyber threats and empowering the public to be safer and more secure online. Awareness of computer security essentials will improve the security of the City of Dover's information infrastructure and economy.*

***NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE**, do hereby proclaim October 2026 as*

CYBERSECURITY AWARENESS MONTH

in the City of Dover and urge all citizens to learn about cybersecurity and put knowledge into practice.

ROBIN R. CHRISTIANSEN
MAYOR



PROCLAMATION

WHEREAS, the City of Dover is committed to ensuring the safety and security of all those living in and visiting our city. Fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, an estimated 198,000 structural lithium-ion battery fires have occurred in the U.S. since 2011 according to a multi-source data analysis by the National Institute of Standards and Technology (NIST). In 2024, there were 104 fatalities and 586 reported injuries due to lithium-ion batteries; and

WHEREAS, City of Dover residents should choose certified products, handle batteries carefully, watch for warning signs, and store lithium-ion batteries properly so that you can protect yourself, your family and your community.

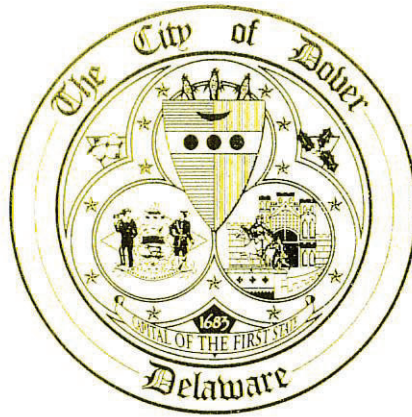
WHEREAS, first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education. Residents are responsive to public education measures and can take personal steps to increase their safety from fire, especially in their homes. The 2026 Fire Prevention Week theme, "Charge Into Fire Safety. Safe Charging Is a Superpower", focuses on the everyday charging habits that can help reduce the risk of lithium-ion battery fires and keep homes and communities safer.

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE, do hereby proclaim October 4th through 10th, 2026 as

FIRE PREVENTION WEEK

in the City of Dover and urge residents to support the many public safety activities and efforts of Dover's fire and emergency services.

ROBIN R. CHRISTIANSEN
MAYOR



PROCLAMATION

***WHEREAS**, change is constant in every community and affects all of us and planners help navigate this change through insights and expertise that assist in providing better choices for how we work and live; and*

***WHEREAS**, community planning provides an opportunity for all residents to be involved in making choices that determine the future of their community and requires public officials and citizens who understand, support, and demand excellence in plan development and implementation; and*

***WHEREAS**, the American Planning Association and its professional institute, the American Institute of Certified Planners, endorse National Community Planning Month as an opportunity to highlight the contributions of planners who are uniquely qualified to identify solutions to our community's difficult housing, transportation and land use questions; and*

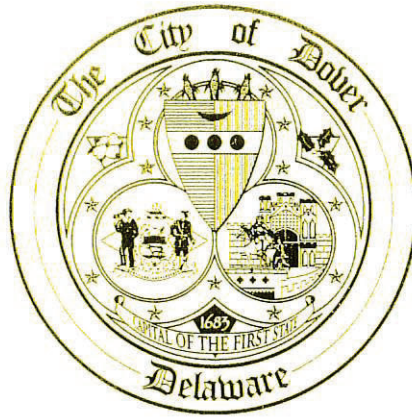
***WHEREAS**, the celebration of Community Planning Month gives us the opportunity to recognize the participation and dedication of appointed planning commission members as well as the valuable contributions of our planning staff including their continued commitment to public service.*

***NOW THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE**, do hereby proclaim the month of October 2026 as*

COMMUNITY PLANNING MONTH

in the City of Dover and encourage all citizens to join me in recognizing the participation and dedication of the staff of the City of Dover Department of Planning and Inspections and their help in creating a community with lasting value.

ROBIN R. CHRISTIANSEN
MAYOR



PROCLAMATION

WHEREAS, the citizens of the City of Dover, place a high value on local choices over community services and therefore have chosen to operate a community-owned, not-for-profit electric utility and, as customers and owners of our electric utility, have a direct say in utility operations and policies; and

WHEREAS, the City of Dover Electric provides our homes, businesses, schools, social services, and local government agencies with reliable, efficient, and safe electricity employing sound business practices designed to ensure the best possible service at not-for-profit rates. It is a valuable community asset that contributes to the well-being of local citizens through energy efficiency, customer service, environmental protection, economic development, safety awareness; and

WHEREAS, the City of Dover Electric Department is a dependable and trustworthy institution, whose local operations provide consumers protection, continues to make our community a better place to live and work, and contributes to protecting the global environment. The City of Dover Electric Department will continue to work to bring low-cost, safe, reliable, and sustainable electricity to community homes and businesses, just as it has since 1899, the year when the utility was created to serve all the citizens of the City of Dover; and

WHEREAS, Public Power Week is designed to recognize the people behind public power within the City of Dover Electric Department, for their contributions to the community and to educate customer-owners, policymakers, and employees on the benefits of public power. Our community joins hands with more than 2,000 other public power systems in the United States in this celebration of public power, which puts our residents, businesses, and the community before profits.

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE, do hereby proclaim October 4th through 10th, 2026 as

PUBLIC POWER WEEK

in the City of Dover and urge all residents to express their heartfelt appreciation to all the men and women who so diligently serve to ensure that electrical power continues to flow to the homes and businesses of this city.

ROBIN R. CHRISTIANSEN
MAYOR



PROPOSED COUNCIL RESOLUTION NO. 2026-11

A RESOLUTION PROPOSING THE VACATING AND ABANDONMENT OF A CERTAIN IMPROVED STREET SITUATED IN THE CITY OF DOVER.

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

Section 1. The Council of the City of Dover favors the vacating and abandoning of a portion of the improved street known as Liberty Street located between Martin Luther King Jr. Boulevard North and Martin Luther King Jr. Boulevard South as specified below:

All that certain lot, piece or parcel of land, situated in the City of Dover, East Dover Hundred, Kent County and the 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

City of Dover



Item #6.

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.

Section 2. Since no person has been deprived of property by the vacating and abandoning of the
aforesaid street, no compensation is awarded.

Section 3. All costs of conveyance shall be borne by the property owners.

Section 4. This resolution shall be effective upon completion of a parcel consolidation plan of the
aforesaid street.

ADOPTED: *

ROBIN R. CHRISTIANSEN
MAYOR

FRED A. NEIL
COUNCIL PRESIDENT

Action History

09/28/2026 - Introduction at City Council



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

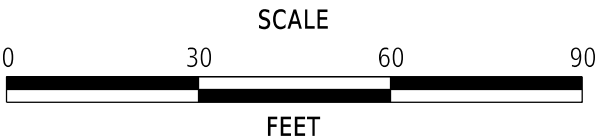
2-05-077.09-05-15.00
STATE OF DELAWARE

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 +/-

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

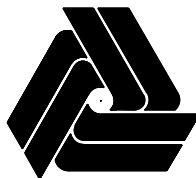
A TITLE REPORT BY A DELAWARE LICENSED ATTORNEY HAS NOT BEEN PERFORMED IN CONJUNCTION WITH THIS SURVEY. I, KENNETH M. REYNOLDS REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE 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	
REVISIONS:		AREA OF	

LEGEND

EXISTING R/W

PROPOSED R/W

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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

R/W

R/W

R/W

R/W

R/W

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
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

SCALE



FEET

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

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 = 30 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

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 PL Page 18

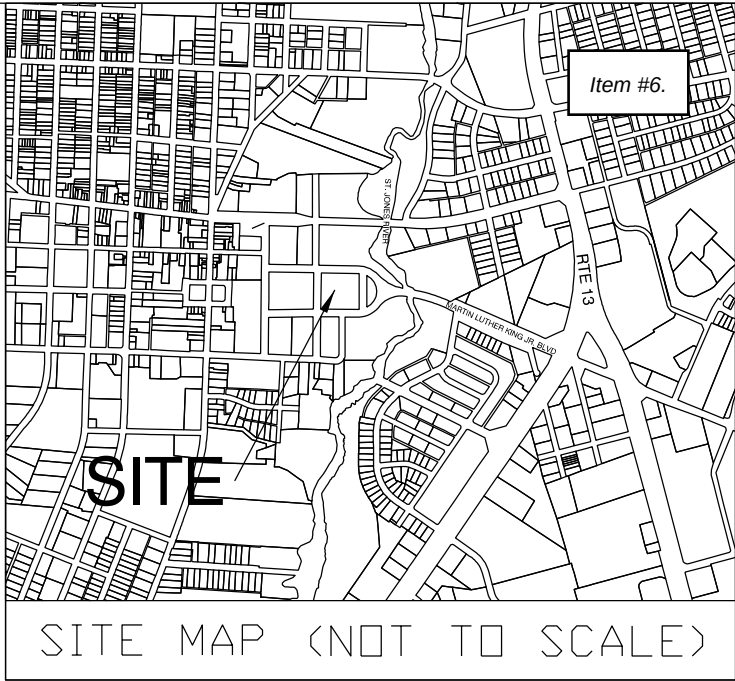
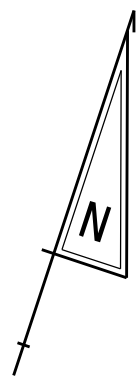
LEGEND

EXISTING R/W

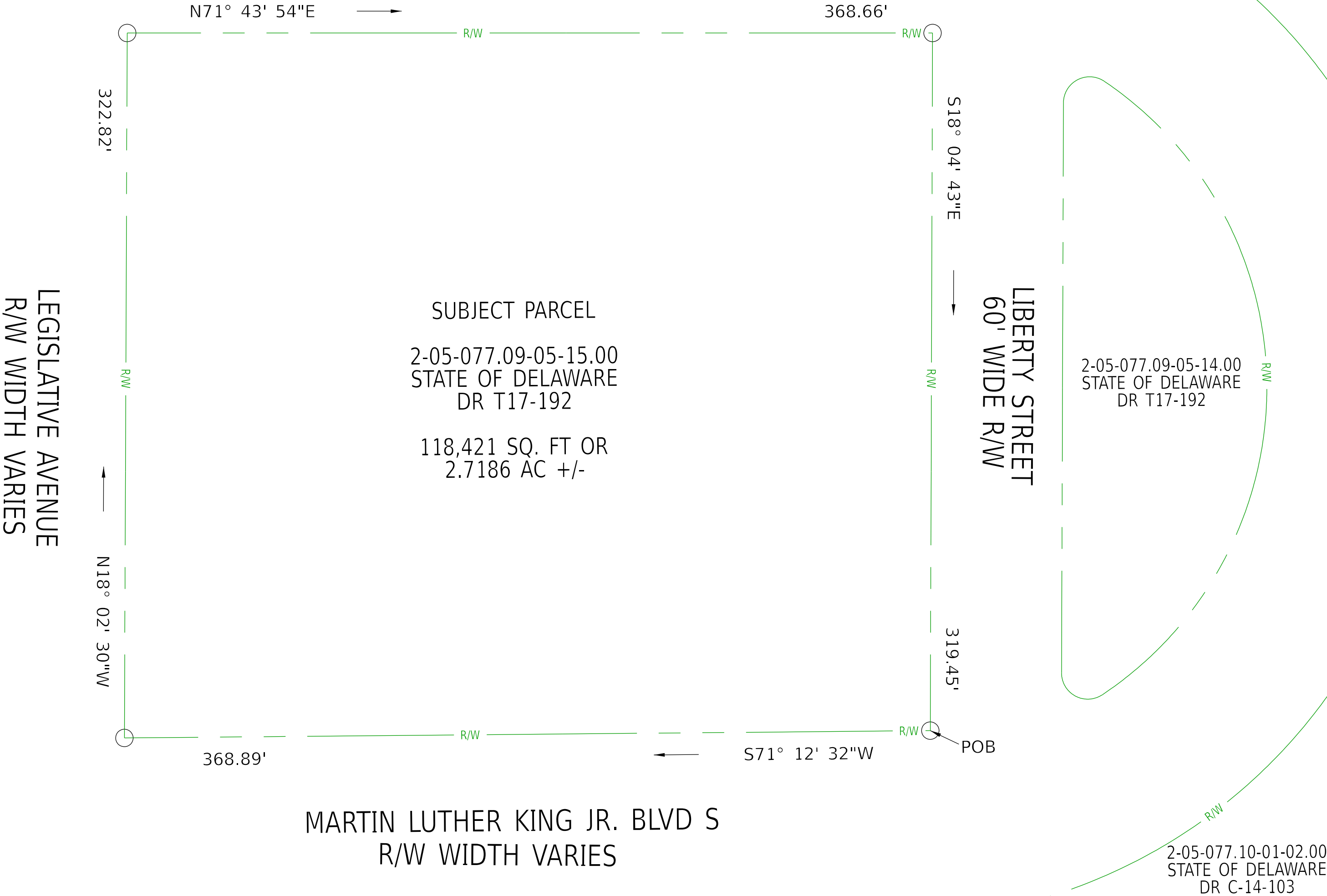
R/W

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

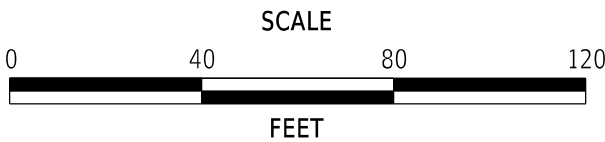
2-05-077.09-05-13.00
STATE OF DELAWARE
DR T-17-192



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



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



SURVEYORS CERTIFICATION

SURVEY CLASSIFICATION: SUBURBAN

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CENTURY ENGINEERING, LLC, A KLEINFELDER COMPANY.
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	02-05-077.09-05-15.00 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:

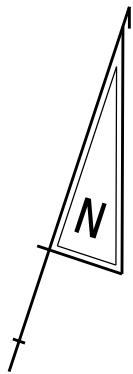
EXISTING PARCEL CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	R=169.18'	417.67'	S21° 05' 30"E	319.39'

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



SITE

SITE MAP (NOT TO SCALE)

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

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

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 PL

Page 20

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

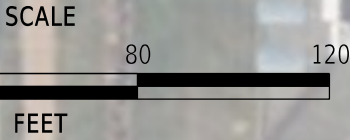
417.44'

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



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 PL

Page 21

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 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.

REGULAR CITY COUNCIL MEETING

The Regular City Council Meeting was held on September 14, 2026, at 6:30 p.m. with Council President Neil presiding. Council members present were Ms. Hall, Mr. Boggerty, Mr. Anderson, Dr. Pillsbury, Mr. Rocha, Dr. Sudler, and Mr. Lewis. Mrs. Arndt was absent.

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

OPEN FORUM

The Open Forum was held at 6:15 p.m., prior to commencement of the Official Council Meeting. Council President Neil declared the Open Forum in session and reminded those present that Council was not in official session and could not take formal action.

Reginald Daniel, 759 Blackbird Station Rd, Townsend, discussed the importance of continued support for the unhoused population and reported on NeighborGood Partners' first annual Community Resilience Initiative held at the Dover Public Library. He stated that approximately 36 individuals, primarily unhoused residents, participated and received information regarding access to healthcare, employment opportunities, individual rights, voting rights, and other resources. He thanked Dr. Travis Suther for participating and encouraged the City to continue partnering with community organizations to share information and resources, particularly as residents face increasing costs for utilities, fuel, and food

William Faust, Jr., 136 Orchard Avenue, raised concerns regarding the City's process for responding to general information requests and the use of Freedom of Information Act (FOIA) requests. He questioned how the process accommodates individuals with visual or hearing impairments and residents who may be unable to afford associated costs. He also discussed recent correspondence with City officials, requested clarification regarding any policy for tracking citizen inquiries or complaints, and suggested that the City provide accessible assistance for residents submitting FOIA requests. Mr. Faust further requested that the findings and recommendations of the independent review concerning allegations involving the Fraternal Order of Police be made available to the public.

Cleveland Wilson, Dover, DE, encouraged greater participation by Council members in community meetings and emphasized the importance of City leaders remaining visible and engaged with residents and community organizations. He stated that community leaders and nonprofit organizations need access to information, support, and leadership from elected officials. He also encouraged the City to assist residents in understanding processes such as FOIA requests and emphasized the importance of outreach to residents experiencing hardship or loss.

Larry Arellano, Dover, DE, addressed public-safety concerns in the Stony Creek alleyway near Little Creek Road and Barrister Place. He reported ongoing concerns involving suspected drug activity, illegal dumping, suspicious vehicles, and gun violence, including a recent incident in which a neighboring residence and vehicle were struck by gunfire. He thanked the Dover Police Department, Code Enforcement, Ms. Sharon Dickens, and Councilman Brian Lewis for their assistance, including installation of a camera in the alley. Mr. Arellano requested increased police patrols and visibility, additional enforcement efforts, community engagement, continued attention

to illegal dumping, and consideration of restoring a fence or other barrier between the alleyway and Barrister Place.

Belinda Main, Dover, DE, thanked City staff for the installation of additional stop signs in her neighborhood and stated that they appeared to be improving traffic conditions. She then encouraged the City to conduct a comprehensive review of its ordinances and codes to ensure that requirements are current, clearly written, consistently interpreted, and applied equally. She expressed concern regarding differing interpretations by residents, boards, and Code Enforcement and also encouraged review of the City's ethics provisions.

INVOCATION

The invocation was given by Elder Ellis Louden

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilman Gerald Rocha

ADOPTION OF AGENDA

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

ADOPTION OF CONSENT AGENDA

All Consent Agenda items are considered routine and non-controversial and will be acted upon by a single roll call vote of the Council. There will be no separate discussion of these items unless a member of Council so requests, in which event the matter shall be removed from the Consent Agenda and considered a separate item.

Dr. Sudler made a motion to remove Item #27, Delaware Opioid Settlement Commission Funding Disbursement, from the consent agenda, seconded by Mr. Anderson.

Dr. Sudler moved for adoption of the consent agenda as amended, seconded by Mr. Lewis, and carried by a unanimous roll call vote.

PROCLAMATION – RECOVERY MONTH 2026

The City Clerk read the following Proclamation into the record:

WHEREAS, mental and substance use disorders affect all communities nationwide, but with commitment and support, people with these disorders can achieve healthy lifestyles and lead rewarding lives in recovery. By seeking help, people who experience mental and substance use disorders can embark on a new path toward improved health and overall wellness; and

WHEREAS, the impact of mental and substance use disorders is apparent in our local community. According to the Delaware Division of Forensic Science (DFS), there were 290 suspected fatal drug overdoses from January 1 through December 11, 2025, reflecting a continued downward trend compared to the 333 suspected cases reported during the same period in 2024. Despite the decrease, progress still needs to be made through increased awareness and prevention initiatives; and

WHEREAS, through Recovery Month, people become more aware and able to recognize the signs of mental and substance use disorders, which can lead more people into needed treatment. Managing the effects of these conditions can help people achieve healthy lifestyles, both physically and emotionally; and

WHEREAS, the Recovery Month observance continues to improve the lives of those affected by mental and substance use disorders by raising awareness of these diseases and educating communities about the prevention, treatment, and recovery resources that are available. Local resources include the State of Delaware's Help is Here program and Delaware's Division of Substance Abuse and Mental Health.

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE, do hereby proclaim September 2026 as **RECOVERY MONTH** in the City of Dover and call upon our community to observe this month with compelling programs and events that support this year's Recovery Month theme "Recovery is REAL (Restoring Every Aspect of Life)" and take a stand against substance abuse by participating in Delaware Goes Purple.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Corporal Jake Shepherd and Clinician Heath Watara.

Clinician Heath Watara thanked the mayor and council and stated that they appreciated the opportunity to observe September as a recovery month, but the goal is that we celebrate all year long with recovery for the folks that are struggling with mental health conditions and substance use disorders.

PROCLAMATION – NATIONAL CONSTITUTION MONTH 2026

The City Clerk read the following Proclamation into the record:

WHEREAS, it is the privilege and duty of the American people to commemorate the two hundred and thirty-ninth anniversary (September 17, 1787) of the drafting of the Constitution of the United States of America with appropriate ceremonies and activities; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17th through 23rd as "Constitution Week".

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE, do hereby proclaim the week of September 17th through 23rd, 2026 as **NATIONAL CONSTITUTION WEEK** in the City of Dover and encourage all citizens to reaffirm the ideals of the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Ms. Dot Warren and members of the Daughters of the American Revolution (DAR).

Ms. Warren thanked the Mayor and Council and stated that the nation just celebrated 250 years of being part of America, thanked everyone, and explained that she handed out information regarding the Wreaths Across America program.

PROCLAMATION – NATIONAL HISPANIC HERITAGE MONTH

The City Clerk read the following Proclamation into the record:

WHEREAS, during National Hispanic Heritage Month, the U.S. government celebrates the countless contributions of 65 million Hispanic Americans, according to the U.S. Census Bureau. This makes up 18% of the total population. Hispanic Americans are the largest minority group in the United States today, and generations of Hispanic Americans have consistently helped make our country strong and prosperous. Hispanic Americans embody the best of our American values, including commitment to faith, family, and country. The Hispanic American community has left an indelible mark on our government, culture, and economy; and

WHEREAS, Latinas and Latinos have always held significant roles throughout our City of Dover history, dating all the way back to the American Revolution. Representation matters. The Hispanic/Latino community continues to shape our city as business owners, activists, artists, public servants, leaders, educators, laborers, colleagues, friends, and much more in our community. From serving in the U.S. military at the Dover Air Force Base. The City of Dover Hispanic community brings a rich cultural heritage representing many countries, ethnicities, and religious traditions, and contributes to the City of Dover's future; and

WHEREAS, according to the National Council of Hispanic Employment Program Managers, the 2026 National Hispanic Heritage Month theme is "Unidos, Somos Más" (Together, We Are More). Hispanic Heritage Month is an opportunity to shine a spotlight on the unique voices and experiences of Hispanic/Latin City of Dover citizens and recognize their history, journeys, and achievements.

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE, do hereby proclaim September 15th through October 15, 2026, as **National Hispanic Heritage Month** in the City of Dover and urge all citizens to be a part of the celebration. Dive deep into the stories, savor the flavors, and dance to the rhythms all month long.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Mr. Tony Velázquez, Founder of the Hispanic Organization of Latin Americans (HOLA).

Tony Velázquez gave an overview of the growth of the festival and thanked the mayor and members of council for their continued support.

PROCLAMATION – GFWC DELAWARE INTERNATIONAL DAY OF SERVICE

The City Clerk read the following Proclamation into the record:

WHEREAS, the Dover Century Club is a 128-year-old federated women's club with more than 65 members and is dedicated to community improvement by enhancing the lives of others through volunteer service; and

WHEREAS, domestic and sexual violence includes but is not limited to verbal, physical, emotional, mental, and sexual abuse; and

WHEREAS, the Dover Century Club does focus on areas that are diverse and include campus sexual assault, child abuse, elder abuse, human trafficking, intimate partner violence, military sexual assault, teen dating violence, and violence against Native American women; and

WHEREAS, the General Federation of Women's Clubs International Day of Service, September 26, 2026, is a day on which all GFWC comes together in service to combat domestic and sexual violence; and

WHEREAS, the Dover Century Club members of the General Federation of Women's Clubs and is located at 40 The Green, Dover, DE; and

WHEREAS, the Dover Century Club has partnered with GFWC Delaware and Division of Services for Children, Youth, and Families to provide supplies needed for foster children from birth to six years of age in the State of Delaware; and

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE, do hereby proclaim September 26th, 2026, as **GFWC DELAWARE INTERNATIONAL DAY OF SERVICE TO END DOMESTIC & SEXUAL VIOLENCE** in the City of Dover and urge all citizens to participate by donating food and needed supplies.

On behalf of the Mayor and Council, Mayor Christiansen and Dr. Pillsbury presented the proclamation to Ms. Mindy Goss, GFWC DE President, and members of the Dover Century Club.

Mindy Goss, GFWC DE President, gave background about the day of service and thanked the mayor and council for their continued support.

PROCLAMATION – CHILDHOOD CANCER AWARENESS MONTH

The City Clerk read the following Proclamation into the record:

WHEREAS, Childhood Cancer Awareness Month is recognized every September to honor children who have fought and are still fighting pediatric cancer. To remind us that this is an ever-growing epidemic and that with the combined efforts of us all, there is something that can be done to prevent this horrible disease; and

WHEREAS, according to the Children's Cancer Cause, in 2026 an estimated 9,680 children between 0 to 14 years of age and 5,660 adolescents between 15 to 19 years of age will be diagnosed with cancer. While relatively rare, pediatric cancers are often devastating. Sadly, approximately 1,090 children and 730 adolescents will die from the disease this year; and

WHEREAS, thanks to advances in cancer research and treatments, about 85% of children and 87% of adolescents with cancer live 5 years or more after being diagnosed; and

WHEREAS, survivors who have lost children to this disease are also in need of support. May we not just raise awareness of the epidemic that is Childhood Cancer, but of the effects it has on the family that is fighting it right along with the child they love and cherish.

NOW THEREFORE I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE, do hereby proclaim the month of September 2026 as **CHILDHOOD CANCER AWARENESS MONTH** in the City of Dover, and encourage all citizens to help increase public awareness and support for the children and families who are affected by cancer.

On behalf of the Mayor and Council, Mayor Christiansen and Dr. Pillsbury presented the proclamation to Chris and Ali McDonough from the B+ Foundation.

Chris McDonough and Ali McDonough, B+ Foundation, thanked council and the mayor for recognizing Childhood Cancer Awareness month and gave background on the B+ Foundation.

PROCLAMATION – ADULT EDUCATION AND FAMILY LITERACY WEEK – POLYTECH ADULT EDUCATION

The City Clerk read the following Proclamation into the record:

WHEREAS, Delaware adult education serves over 15,000 individuals annually statewide with the James H. Groves Adult High School, Adult Basic Education, GED® Preparation, English as a Second Language, Family Literacy, Career Technical and Registered Apprenticeship programs; and

WHEREAS, adult secondary programs enable hundreds of Delawareans to obtain a high school diploma or GED credential, and prepare them for postsecondary technical training, apprenticeships, military training, and college; and

WHEREAS, the adult postsecondary and State Registered Apprenticeship programs offered through the statewide adult education network provide access to jobs that might otherwise be unavailable for adult learners, resulting in an \$11+ return for every \$1 invested; and

WHEREAS, family literacy programs serve more than 140 families statewide and engage multiple generations in learning together and assist adults who are parents/caregivers in obtaining the education and skills needed to become leaders within their family and partners in their child's educational development; and

WHEREAS, adults who participate in adult education programs have greater community engagement, are more likely to engage in civic activities, and are better prepared to support community initiatives and organizations; and

WHEREAS, these programs BUILD SKILLS, STRENGTHEN FAMILIES, and CREATE COMMUNITY-MINDED CITIZENS.

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE, do hereby proclaim the week of September 13 through September 19, 2026, as **ADULT EDUCATION AND FAMILY LITERACY WEEK** in the City of Dover, and

I encourage all citizens to support Polytech Adult Education for all their literacy efforts in our community.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Joyce Warrington.

PROCLAMATION – ADULT EDUCATION AND FAMILY LITERACY WEEK – CITY OF DOVER LIBRARY

The City Clerk read the following Proclamation into the record:

WHEREAS, Adult education builds skills, engages families, breaks intergenerational poverty, fills jobs, and prepares adult learners for the changing economy; and

WHEREAS, Delaware Adult Education serves over 5,300 individuals annually statewide with the James H. Groves Adult High School, Adult Basic Education, GED® Preparation, English for Speakers of Other Languages, and Family Literacy programs; and

WHEREAS, Delaware Family Literacy programs serve more than 100 families statewide, building on their strengths and addressing the needs of parents/primary caregivers and their children; and

WHEREAS, Family literacy programs assist adults who are parents/caregivers in obtaining the education and skills needed to become leaders within their family and partners in their child's educational development; and

WHEREAS, Adult education prepares and positions adult learners to engage in postsecondary education and training certification programs, apprenticeships, military training, and college; and

WHEREAS, Adult postsecondary programs provide a direct linkage to industry-recognized credentialing and State Registered Apprenticeship programs for English language learners, GED® recipients, and Groves graduates served in adult education programs statewide; and

WHEREAS, the credentialing and State Registered Apprenticeship programs offered through the statewide Adult Education network provide access to jobs that might otherwise be unavailable for adult learners. Students who learn more earn more; and

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE, do hereby proclaim the week of September 13 through September 19, 2026, as **ADULT EDUCATION AND FAMILY LITERACY WEEK** in the City of Dover, and I encourage all citizens to support the City of Dover Library in its efforts to promote literacy, lifelong learning, and educational opportunities for individuals and families throughout our community.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Zach Carter, Dover Public Library Advisory Commission, and Brian Sylvester, City of Dover Library Director.

PROCLAMATION – THANK A POLICE OFFICER DAY

The City Clerk read the following Proclamation into the record:

WHEREAS, over 100 sworn Dover, Delaware Police Officers proudly serve and protect our Capital City of approximately 24 square miles with nearly 40,000 residents; and

WHEREAS, the City of Dover police force has been protecting our city since 1925, and our officers spend their days coming into harm's way. Often risking their own lives while protecting others, and often criticized and underappreciated; and

WHEREAS, the mission of the Dover Police Department is to proudly serve the community by protecting the life and property of its citizens, enforcing the law, and working in partnership with the public to enhance the quality of life and nurture public trust by holding themselves to the highest standards of performance and ethics; and

WHEREAS, let us come together to help the police be the partners and protectors of our great City of Dover. Letting our Dover Police Department know I see you; I appreciate you, and I thank you; and

WHEREAS, on this day, September 19, 2026, marks our 101st anniversary of our Dover, Delaware Police force protecting and serving our Capital City.

NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE, do hereby proclaim September 19th, 2026, as **THANK A POLICE OFFICER DAY** in the City of Dover and urge all citizens to mark today as a day of honor for our City of Dover, Delaware Police Department.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Chief Johnson, Corporal Jake Shepherd, and Clinician Watara Heath.

PRESENTATION – CERTIFICATE OF RECOGNITION – DELAWARE STATE NEWS 73RD ANNIVERSARY

The City Clerk read the following Certificate of Recognition into the record:

CERTIFICATE OF RECOGNITION
presented to
Delaware State News

In celebration of the 73rd Anniversary of the Delaware State News, we proudly recognize its longstanding service, leadership, and commitment to the people of Central Delaware.

Founded by Jack Smyth in 1953, the Delaware State News made history as the first daily newspaper in Delaware outside of Wilmington, publishing its first edition on September 14, 1953. Today, its return to a headquarters in the heart of downtown represents a meaningful homecoming and the beginning of an exciting new chapter.

For 73 years, the Delaware State News has remained a trusted source of local news, information, and community engagement, continually evolving to meet the needs of the communities it serves through digital platforms, specialty publications, community events, and marketing services.

As the East Coast flagship publication of Independent Newsmedia Inc. and downstate Delaware's dominant daily newspaper, the Delaware State News continues its meaningful commitment to informing, connecting, and strengthening Central Delaware.

Congratulations on 73 years of excellence, service, and community!

On behalf of the Mayor and Council, Councilman Anderson and Mayor Christiansen presented the Certificate of Recognition.

Andy West, Editor, thanked everyone and provided background information on the history of the Delaware State News organization. Ms. Tonda Parks thanked the mayor and council for the recognition and continued support of the organization.

PRESENTATION – CERTIFICATE OF RECOGNITION – ANDREA MAUCHER

The City Clerk read the following Certificate of Recognition into the record:

Certificate of Appreciation
Presented to
Andrea Maucher

In appreciation and recognition of your years of dedicated service on the City of Dover 4th of July Committee.

Your commitment, hard work, and passion have helped create a memorable and meaningful celebration for our community.

Thank you for your valuable contributions and continued support of this cherished tradition.

With gratitude and appreciation!

On behalf of the Mayor and Council, Mayor Christiansen presented the Certificate of Recognition.

Andrea Maucher thanked the mayor and members of council for trusting her to lead the Dover Fourth of July Committee and for their continued support over the years.

PRESENTATION – CERTIFICATE OF CONGRATULATIONS – NEIGHBORGOOD PARTNERS

The City Clerk read the following Certificate of Congratulations into the record:

Certificate of Congratulations
Presented to
NEIGHBORGOOD PARTNERS

In recognition and celebration of 50 years of service to the City of Dover and communities throughout the region.

NeighborGood Partners, originally known as NCALL, began its housing mission in Dover in 1976 with a commitment to addressing local housing needs and helping individuals and families build stronger, more stable futures.

Over five decades, the organization has grown into a regional community development leader, providing affordable housing support, homeownership education and counseling, financial coaching, community development lending, foreclosure prevention, neighborhood revitalization, and other vital services.

Throughout its history, NeighborGood Partners has remained deeply rooted in Dover, working alongside residents, nonprofit organizations, financial institutions, government agencies, businesses, and community leaders to strengthen neighborhoods and improve lives. Its leadership in Restoring Central Dover further demonstrates its enduring commitment to housing, economic development, resident engagement, and community investment.

Since its founding, NeighborGood Partners has leveraged more than \$2.3 billion in support of its mission and has assisted more than 52,080 families and housing units through housing, lending, education, financial empowerment, and community development initiatives.

The City of Dover proudly recognizes the generations of employees, board members, volunteers, partners, residents, customers, and community leaders whose dedication has contributed to this remarkable legacy of service.

On behalf of the Mayor and Council, Mayor Christiansen presented the Certificate of Recognition.

Karen Speakman, NeighborGood Executive Director, thanked the mayor and members of council for their recognition and continued support.

RESOLUTION NO. 2026-10 – SETTING OF PUBLIC HEARING – STREET ABANDONMENT – LIBERTY STREET

Ms. Dawn Melson-Williams, Principal Planner, briefed the members of council on the proposed Resolution No. 2026-10 – Setting of Public Hearing – Street Abandonment – Liberty Street.

Mr. Anderson moved for the adoption of Resolution No. 2026-10 for setting of the public hearing date for September 28, 2026, at 6:30 p.m. The motion was seconded by Mr. Boggerty and unanimously carried.

ADOPTION OF MINUTES - REGULAR COUNCIL MEETING OF AUGUST 10, 2026

The Minutes of the Regular Council Meeting of August 10, 2026, were unanimously approved by motion of Dr. Sudler, seconded by Mr. Lewis, and bore the written approval of Mayor Christiansen.

COUNCIL COMMITTEE OF THE WHOLE REPORT - AUGUST 11, 2026

The Council Committee of the Whole met on August 11, 2026, at 6:00 p.m. with Council President Neil presiding. Members of Council present were Mr. Anderson, Ms. Arndt, Ms. Hall, Mr. Lewis (via Webex), Dr. Pillsbury (via Webex), and Dr. Sudler. Mr. Boggerty and Mr. Rocha were absent. Mayor Christiansen was also present via Webex. Civilian members present for their Committee meetings were Mr. Lewis (*Parks, Recreation, and Community Enhancement*), Dr. Iriowen (via Webex) and Mr. Wilson (via Webex) (*Utility*), and Mr. Garfinkel and Mr. Shevock (via Webex) (*Legislative, Finance, and Administration*). Mr. Cunningham (*Parks, Recreation, and Community Enhancement*) was absent.

ADOPTION OF AGENDA

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

Mayor Christiansen explained that he had been feeling a little under the weather but believed Council needed to know he would continue to fulfill his responsibilities as Mayor of the City of Dover, while providing the appropriate notifications to the Vice Mayor, Chief of Police, and his administrative staff. He stated that he was also participating in the meeting to reinforce the efforts and work of the Opioid Commission that had been appointed, as well as the prudence and due diligence the Commission had exercised. He indicated that he would speak further on that matter later in the meeting. Mayor Christiansen stated that he wanted the public to know that he was present and continued to perform his duties. He also stated that he wanted to allay any concerns from members of Council regarding whether he was fulfilling his responsibilities in accordance with the Charter of the City of Dover and invited any members with questions to reach out to him.

Council Reports – JULY 2026**First District**

Dr. Pillsbury was absent; no report was given.

Mr. Rocha was absent; no report was given.

Second District

Mr. Lewis was absent; no report was given.

Ms. Hall had nothing to report.

Third District

Ms. Arndt reported that she had attended the Bike Rodeo at the Dover Elks Club. She explained that the event was designed to teach bicycle safety to children and was held in partnership with Dover Parks and Recreation. Dover Parks and Recreation had brought children participating in its camp programs to the Elks Lodge. The Dover Police Department and Delaware Veteran's Post 2 had also participated. She noted that participants received demonstrations and instruction on bicycle riding and traffic safety. Ms. Arndt further reported that 23 bicycles had

been distributed to children who demonstrated a need and stated that it had been exciting to see the children receive bicycles and learn to ride during the event. Ms. Arndt also reported that she had attended the National Night Out event at Dover High School. She described the event as fantastic and well attended, stated that she had learned a great deal, and had the opportunity to speak with many people. She expressed that she had been happy to attend the event.

Fourth District

Dr. Sudler reported that he had spoken with residents in the Fourth District near the Lincoln Park area regarding ongoing dumping issues and stated that a camera should be considered for the area near Bertrand Avenue and Lincoln Park/Simon Circle. He also noted that speeding remained an issue despite the presence of signage. On a positive note, he stated that constituents had noticed a decrease in panhandling downtown. He reported that he had worked with Dr. Kenneth Bell regarding concerns related to the Nottingham Development in the First District and had forwarded those concerns to Mr. Rocha, Dr. Pillsbury, and Mr. Boggerty, with additional information forthcoming in the report. He also raised concerns regarding the need for pressure washing and additional cleanup in certain areas downtown, noting that Bobby Wilson had provided photographs and a video regarding the condition of the area. Dr. Sudler further reported that he had worked with the mayor and other members of council on the proclamation for Lemonade Stand Day.

Mr. Anderson reported that residents had been kept informed of various events and issues, including street closures and water interruptions, and thanked staff for their efforts to provide timely information. He also thanked staff for addressing dumping issues off Queen Street and removing a large amount of trash from the area. Mr. Anderson noted the success of several recent events, including the Downtown Dover Farmers Market and National Night Out. He reported concerns from downtown businesses and residents regarding access during upcoming street closures associated with piping upgrades and emphasized the importance of managing those concerns while completing the necessary work. Mr. Anderson further reported that he had been working with three organizations to identify grant opportunities to assist the city and local nonprofit organizations, completed several letters of support, and had additional requests pending. He noted that Grant Finder and other resources were available to assist organizations seeking grant opportunities. He also reported receiving numerous constituent requests and complaints and thanked staff for responding to each in a professional manner. Mr. Anderson commended the quality and professionalism of Team Dover and city staff and asked the City Manager to convey his gratitude to staff for their work.

At-Large

Mr. Boggerty was absent; no report was given.

Council President Neil

Council President Neil reported that Mayor Christiansen had notified him that he would be on vacation from August 1 through August 10 and that Mr. Neil would serve as Acting Mayor during that period. He noted that the mayor would remain in contact with his administrative aide and Chief Johnson. Mr. Neil further reported

that the mayor had formally notified him that he was under the weather and would not attend the Council meetings on August 10 and 11, and that the Clerks had also been notified.

Mr. Neil reported that he had received an email from the builder of the 4 Cecil Street townhouses regarding conflicting language concerning the sprinkler system requirements and had referred the matter to City Manager Duca. He also reported that he had requested a proclamation for Marianne Gellman in recognition of her retirement from NeighborGood Partners on August 20. He noted that she had played a major role in fundraising for the organization, which he described as providing positive community action. Mr. Neil further reported that, in early August, he had received a telephone call from a constituent in Persimmon Park Place regarding an additional bill from Chesapeake Utilities. He stated that, after reaching a representative, he had assisted in resolving the recent widow's issue. Mr. Neil reported that he had participated in an appeals hearing with Mr. Boggerty and Mr. Rocha on April 15; attended a Library Board meeting and an Alderman Court restoration meeting with Chairman Anderson and others on July 21; attended a second appeals hearing on July 29; and attended a conference on August 4 regarding the redevelopment of the former post office and retail site. He noted that City Manager Duca and members of the Planning Department staff had also attended the conference, during which changes requested by the developers due to unstable soil beneath the former post office site were discussed.

PARKS, RECREATION, AND COMMUNITY ENHANCEMENT COMMITTEE

The Parks, Recreation, and Community Enhancement Committee met with Chairwoman Hall presiding.

Adoption of Agenda

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

Potential Changes to Active Recreation Requirement for Residential Development (Jason Lyon, Water/Wastewater Director and Ann Marie Townshend, Rossi Group)

Mr. Jason Lyon, Water/Wastewater Director, and Ms. Ann Marie Townshend, Rossi Group, reviewed the presentation regarding the Potential Changes to the active recreation requirement for residential development.

Staff recommended 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.

Mr. Anderson stated that he supported the general framework and believed minor subdivisions should be exempt in order to encourage infill development, reduce blight, and promote affordable housing. He stated that he did not support an impact

fee, expressing concern that developers should not be required to pay twice. He supported the use of cash-in-lieu payments or the provision of recreation amenities for other minor subdivisions but stated that those providing recreation should not also be required to make a payment. Mr. Anderson further stated that cash-in-lieu payments should remain in the Parks and Recreation fund.

Responding to Ms. Arndt, Ms. Townshend stated that approximately five years ago, Smyrna had a national expert conduct a comprehensive impact fee review, which is why their fee is around \$2,500, while everyone else's is around \$300.

Ms. Arndt requested clarification regarding the proposed flat fee, asking whether the fee would only apply to smaller developments and whether it would be an option for larger developments in lieu of providing recreational opportunities.

Responding to Ms. Arndt, Ms. Townshend explained that, as currently drafted, developments would be required to provide the required recreational space, with the flat fee applying to developments below the established threshold. Larger developments would be expected to provide the required land area and recreational opportunities. The drafting process could consider allowing cash in lieu for larger developments under limited circumstances; however, limiting exceptions would provide greater clarity, predictability, and consistency.

Ms. Arndt noted that developers should not be permitted to choose the flat fee simply because it would be less expensive than providing recreational amenities, such as a playground, thereby preventing those amenities from being provided to the community.

Responding to Dr. Sudler, Ms. Townshend explained that, under the current code, developers are required to provide land for active recreation. She stated that cash in lieu allows a developer to provide a monetary contribution to the Parks Department's capital fund instead of providing physical land or recreational amenities. The funds are used for capital expenses related to parks.

Ms. Arndt moved to recommend acceptance of the staff recommendation to forward a recommendation on how to proceed with the proposed framework to City Council, with the recommendation to draft ordinances for review according to the proposed timeline. The motion was seconded by Mr. Lewis and unanimously carried.

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

Ms. Hall moved for adjournment of the Parks, Recreation, and Community Enhancement Committee meeting, hearing no objection the meeting adjourned at 6:42 p.m.

UTILITY COMMITTEE

The Utility Committee met with Dr. Sudler presiding in the absence of Chairman Rocha.

Adoption of Agenda

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

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

Ms. Dawn Melson-Williams, Principal Planner, presented a request for the abandonment of an improved alley/street known as Liberty Street. She explained that the right-of-way is located adjacent to Legislative Hall and extends between Martin Luther King Jr. Boulevard North and Martin Luther King Jr. Boulevard South. The State owns the properties on both sides of the right-of-way and is requesting that the approximately 19,000-square-foot segment be vacated and consolidated with the adjacent parcels.

Ms. Melson-Williams stated that the right-of-way was identified and researched during the review of the Legislative Hall expansion project. She explained that the abandonment process requires review by the Development Advisory Committee and Planning Commission before proceeding to the City Council. The Planning Commission considered the request at its July 20 meeting, conducted a public hearing, and received no public comments. The Planning Commission recommended approval by an 8-0 vote.

Ms. Melson-Williams further noted that the city reviewed the request for potential impacts to utilities. She stated that a waterline is located along the eastern edge of the right-of-way and is being evaluated for potential relocation in connection with the Legislative Hall project. She advised that, following consideration by the Utility Committee, the request would proceed to City Council for a formal public hearing and further review. The Committee was asked to consider a motion to advance the street abandonment request through the approval process.

Staff recommended abandonment of Liberty Street as recommended by Public Works and the Planning Commission.

Ms. Arndt moved to recommend acceptance of the staff recommendation for the abandonment of Liberty Street as recommended by Public Works and the Planning Commission. The motion was seconded by Mr. Anderson.

Responding to Dr. Sudler, Ms. Melson-Williams clarified that abandonment of the right-of-way would effectively transfer the city's interest and maintenance responsibilities for the property to the adjacent property owner. She explained that the area is a city street right-of-way but currently functions as a parking lot drive aisle rather than a typical city street. Upon abandonment, the approximately 19,000-square-foot area would become part of the adjacent properties, both of which are

owned by the State of Delaware, resulting in one consolidated parcel. Ms. Melson-Williams noted that the city does not appear to currently provide significant maintenance to the area due to its existing configuration.

Ms. Arndt moved to recommend acceptance of the staff recommendation for the abandonment of Liberty Street as recommended by Public Works and the Planning Commission. The motion was seconded by Mr. Anderson and unanimously carried.

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

Dr. Sudler moved for adjournment of the Utility Committee meeting, hearing no objection the meeting adjourned at 6:52 p.m.

LEGISLATIVE, FINANCE, AND ADMINISTRATION COMMITTEE

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

Adoption of Agenda

Mr. Anderson requested that Item #3 – Proposed Ordinance #2025-19 Adoption of the 2024 ICC Codes be moved to Item #1.

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

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

Mr. Matthew Brown, Deputy Fire Marshal, reviewed Proposed Ordinance #2025-19, which proposes updating the city's building, residential, existing building, pool, fire, and property maintenance codes from the 2009 International Code Council editions to the 2024 editions. He stated that the update would modernize the city's codes, align them with current national standards and professional practices, and address newer construction technologies, structural and weather-related hazards, energy storage systems, accessibility, fire protection, and other current requirements.

Mr. Brown explained that the proposed ordinance includes Dover-specific amendments and coordinates city requirements with Delaware's State-controlled energy, mechanical, fuel gas, plumbing, and fire prevention regulations. The ordinance would maintain existing zoning, floodplain, permitting, and the city's 18-inch flood-freeboard requirements. It would also align certain foundation frost protection requirements with Kent County.

Mr. Brown reviewed proposed provisions regarding residential fire sprinklers, noting that sprinklers would continue to be required for newly constructed one- and

two-family dwellings and townhouses, but the update would not require sprinkler retrofits for existing homes unless otherwise triggered by applicable code provisions. He also discussed provisions addressing home daycares, tiny homes, accessory dwelling units, batteries and energy storage systems, and other emerging construction considerations, noting that zoning requirements and other existing approvals would remain unchanged.

Mr. Brown stated that the International Property Maintenance Code would also be updated to the 2024 edition while retaining the city's existing weed height, insect screen, and heat supply requirements. The International Fire Code would similarly be updated to address current fire safety provisions, including energy storage systems, lithium-ion batteries, carbon monoxide hazards, and access-controlled egress, while preserving the authority of the Delaware State Fire Marshal.

Mr. Brown explained that valid permits issued before adoption would remain subject to the applicable prior codes. Certain projects with documented design work by a registered design professional before the effective date would also be permitted to proceed under the 2009 codes, subject to review by the Building Official.

Mr. Brown emphasized that the ordinance would not amend the city's zoning ordinance, create zoning approval for tiny homes, accessory dwelling units, or daycare uses, require blanket upgrades to existing buildings, or replace State-controlled codes or regulatory authority.

Staff recommended forwarding Proposed Ordinance #2025-19 to council for approval.

Responding to Mr. Anderson, Mr. Brown stated that Kent County is currently utilizing the 2018 codes and is in the process of upgrading to the 2024 standards.

Responding to Ms. Arndt, Mr. Brown stated that there would be no codes that would still utilize the 2009 version.

Responding to Mr. Garfinkel, Mr. Brown explained that the proposed codes address changes in occupancy and use. He stated that a change from residential to commercial use would be subject to the applicable requirements of the International Building Code and State fire prevention regulations, including sprinkler requirements when triggered by the new occupancy. He provided the example that converting a residence to a small office may not require sprinklers, while converting a residence to a restaurant with a larger occupant load could require installation of a sprinkler system.

Responding to Dr. Sudler, Mr. Brown stated that, while they do not have a formal written outreach plan, staff have been communicating the proposed code updates to builders and developers through direct contact and city newsletters. He noted that major home builders and developers have been informed of the proposed transition to the 2024 codes and that some applicants have already prepared projects using the 2024 editions in anticipation of adoption. Mr. Brown stated that, if

Council determines additional outreach is needed prior to consideration by the full City Council, staff could coordinate an informational session for builders and other interested parties.

Responding to Dr. Sudler, Mr. Brown explained that the current 2009 code requires the city to maintain three physical copies of the code, which cost approximately \$800 to \$900 per set. Under the proposed ordinance, the city would maintain one physical copy in-house and provide access to the ICC codes through a free online resource posted on the Building Inspections website. He added that the ordinance would allow the Code Official to eliminate the physical-copy requirement in the future if it is determined that the copies are no longer needed or if the city transitions to a paperless system.

Responding to Mr. Shevock, Mr. Brown explained that additions or renovations to existing residential structures would trigger a sprinkler requirement when the scope of the work reaches the 50% threshold. He clarified that when the threshold is met, sprinklers would be required throughout the entire structure. For example, adding 1,000 square feet to a 1,000-square-foot home would trigger the requirement for the entire 2,000-square-foot structure, while adding 500 square feet would not.

Responding to Mr. Anderson, Mr. Jason Osika, Fire Marshal, explained that renovations exceeding the 50% threshold would require the structure to comply with the current building and life-safety codes. He stated that the threshold could be triggered by an addition, renovation, fire damage, or other substantial work, and that once triggered, the applicable requirements would apply to the entire structure, including sprinkler requirements. He noted that the 50% threshold is intended to balance the need to bring older properties into compliance with updated life-safety standards while avoiding requirements for smaller projects below the threshold.

Mr. Anderson expressed support for the proposed change to the sprinkler requirements, noting that the cost of installing sprinklers in new construction may be manageable, but retrofitting existing properties could be significantly more expensive and potentially make redevelopment projects financially unfeasible. He expressed concern that high costs could hinder property revitalization, affordability, and efforts to address blight. Mr. Anderson emphasized the importance of balancing life-safety requirements with the potential financial impact on property owners and redevelopment efforts.

William G. Faust, Jr., Dover, questioned whether insurance companies would cover the installation of a fire sprinkler system if a home was damaged and had to be rebuilt.

Responding to Mr. Faust, Mr. Brown explained that if a home were destroyed by a storm, fire, or other event, it would generally be required to comply with the building codes in effect at the time of reconstruction. He noted that many insurance policies include coverage for code upgrades required during rebuilding, although coverage varies by policy.

Bonnie Pennington, Dover, expressed concern regarding the proposed requirement for residential sprinkler systems, questioning the basis for requiring homeowners to install systems in privately owned residences against their wishes. She stated that homeowners already bear the costs of their homes and insurance and expressed concern that the requirement would impose an additional financial burden.

Responding to Ms. Pennington, Mr. Brown explained that residential sprinkler requirements are included in the International Residential Code as part of the evolution of national building and fire safety standards. He stated that modern construction can allow fires to spread more rapidly, and sprinkler systems are intended to contain fires until occupants can evacuate, and emergency responders arrive. He clarified that the proposed ordinance is not creating a new sprinkler requirement but is incorporating the requirement contained in the adopted code.

Paul Eichler, a Dover resident, Dover firefighter, and Chairperson of the Delaware Fire Sprinkler Coalition, spoke in support of adopting the 2024 International Residential Code without amendments to the residential sprinkler provisions. He noted that the residential sprinkler requirement has remained in successive editions of the code since its adoption in 2009 and stated that several Delaware municipalities currently require residential sprinklers.

Mr. Eichler emphasized the importance of residential sprinklers in addressing the increased speed and intensity of modern residential fires, citing changes in construction materials, lightweight construction, and household contents. He stated that sprinklers provide protection for both residents and responding firefighters by controlling fires and reducing exposure to hazardous conditions. He noted that the city has previously considered residential sprinkler requirements and stated that the recommendation has been under consideration for several years.

Mr. Eichler encouraged Council to retain the sprinkler provisions as published in the 2024 International Residential Code, citing the benefits to public safety and the protection of firefighters and other first responders.

Responding to Dr. Sudler, Mr. Eichler clarified that the residential sprinkler provisions referenced in the 2024 International Residential Code applies specifically to single-family homes, duplexes, and townhouses and are based on the applicable National Fire Protection Association residential sprinkler standard. He emphasized that these requirements are separate from sprinkler requirements applicable to apartment buildings and commercial structures. Mr. Eichler further noted the increased fire and structural risks associated with modern residential construction materials and lightweight structural components. He stated that residential sprinkler systems provide an additional level of protection for occupants and responding firefighters. Regarding cost, Mr. Eichler agreed that approximately \$2 per square foot is a reasonable current estimate for residential sprinkler installation and stated that costs are expected to decrease as more Delaware municipalities adopt residential sprinkler requirements and demand increases, allowing for greater competition and efficiencies among contractors.

William Summers questioned why the cost of residential sprinkler systems would be borne by homeowners, particularly for newly constructed homes. He suggested that builders, architects, or insurance companies should be responsible for incorporating the systems into new construction, noting that sprinkler systems provide an important life-safety benefit. He expressed concern that requiring homeowners to absorb the additional construction cost could create an undue financial burden.

Adrienne Miller, Building Department Supervisor for the Town of Middletown and a member of the Clayton Town Council, spoke in support of the proposed residential sprinkler requirements. She stated that Middletown adopted the residential fire sprinkler provisions of the International Residential Code several years ago and shared the town's experience with the requirement. Ms. Miller explained that residential sprinklers are incorporated into the overall life-safety approach of the International Residential Code and that removing the provision at the local level eliminates one layer of protection that may require other safety measures.

Ms. Miller acknowledged concerns regarding construction costs but encouraged consideration of the long-term benefits of residential sprinkler systems. She stated that sprinklers provide occupants additional time to evacuate, can control fires before firefighters arrive, reduce heat and smoke conditions, and provide additional protection in attached dwellings such as townhomes where a fire can spread between units. She noted that fire-resistance assemblies are important but are intended to delay fire spread, while sprinkler systems actively control the fire. She also addressed concerns regarding potential water damage from sprinkler activation, stating that property damage from water can be repaired or replaced, while lives and personal losses resulting from a fire cannot. She emphasized that residential sprinklers also provide greater protection for firefighters and first responders by reducing fire temperatures, slowing fire growth, and creating safer conditions for emergency personnel. Ms. Miller stated that following Middletown's adoption of residential sprinklers, builders, contractors, and staff adjusted to the requirement, and it became a routine part of residential construction. She encouraged the city to support the residential sprinkler provisions as an opportunity to promote safer homes, communities, and conditions for first responders.

Belinda Main, Dover, expressed support for fire sprinklers but noted that the public should be involved in deciding to add the requirement to the code.

Mr. Eichler further clarified that residential sprinkler systems are designed to activate individually in response to heat, with typically one sprinkler head activating to control or extinguish a fire before it spreads. He stated that a properly designed residential system generally discharges approximately 15 to 25 gallons of water per minute through the activated sprinkler head, limiting the extent of fire and water damage. He explained that NFPA 13D, the residential sprinkler standard, was specifically designed to provide life-safety protection while addressing cost considerations. He noted that the standard focuses sprinkler coverage on living areas where fire fatalities most frequently occur and generally does not require

sprinklers in areas such as garages and attics. He further stated that residential sprinkler systems can reduce overall water usage because firefighters may discharge significantly greater volumes of water once they arrive at a fire, citing approximately 150 gallons per minute as an example. He emphasized that sprinklers could begin controlling a fire before firefighters arrive, reducing the extent of fire damage and the amount of water ultimately required for suppression.

Responding to Mr. Anderson, Mr. Eichler explained that there has been research conducted by the Fire Service Research Institute regarding the changing contents and furnishings found in residential homes. He stated that modern furniture and household materials, including polyester-covered and polyurethane-foam furniture, can ignite and become fully involved much more rapidly and at higher temperatures than furnishings used decades ago. He explained that firefighters historically had approximately 10 to 15 minutes before a residential fire became significantly involved, whereas current studies indicate that occupants may have only two to three minutes to escape.

Mr. Eichler acknowledged the importance of working smoke alarms but noted that smoke alarms are sometimes removed, have depleted batteries, or are otherwise disabled. He stated that residential sprinkler systems provide an additional immediate layer of protection by controlling a fire at its source and providing occupants with additional time to safely evacuate.

Mr. Osika addressed questions regarding the residential sprinkler requirements and stated that the transition to lightweight construction materials was a significant factor in the International Residential Code's inclusion of residential sprinkler provisions. He explained that lightweight construction reduced building costs, but also created additional fire and structural safety concerns, and that the sprinkler requirement was incorporated as part of the overall safety approach developed by the International Code Council. He emphasized that residential sprinklers are a significant life-safety measure for both occupants and first responders. He noted that occupants may have only two to three minutes to escape a modern residential fire and questioned whether fire companies could consistently arrive within that timeframe, particularly given the geographic areas and response distances within the city. Mr. Osika also provided a local example involving sprinkler-equipped townhomes on Silver Lake. He stated that a fire occurred in a garage shortly after the townhomes were constructed and that activation of the sprinkler system contained the fire to a small area. He indicated that, without the sprinkler system, the fire likely would have resulted in significantly greater damage to the unit. He noted that some townhomes had previously received waivers related to rear access in connection with the installation of sprinkler systems.

Ms. Arndt moved to accept the staff recommendation and forward Proposed Ordinance #2025-19 to council for approval. The motion was seconded by Ms. Hall and carried with Mr. Anderson voting no.

Dr. Sudler moved to propose an amendment to exempt existing residential structures from the sprinkler requirement. The motion was seconded by Mr. Anderson with Mr. Neil abstaining.

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

Ms. Arndt clarified that the intent of the amendment was to explore exempting existing properties from the sprinkler requirement when renovations are made. Under the proposed amendment, sprinklers would only be required in the renovated portion or any addition to the existing structure, rather than in the original, unrenovated portion of the structure.

Mr. Anderson confirmed that this was the intent of the amendment.

Investment Portfolio Presentation (Patricia Marney, Controller/Treasurer, Martin Hammong, Managing Director, and Jeff Fasino, Senior Managing Consultant, PFM Asset Management)

Ms. Patricia Marney, Controller/Treasurer, and Mr. Jeff Fasino, Senior Managing Consultant, PFM Asset Management, reviewed the presentation entitled Investment Performance Review for the Quarter Ended June 30, 2026.

This item was informational; committee action was not required.

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

Ms. Patricia Marney, Controller/Treasurer, and Ms. Robin Dickerson, Accounting and Reporting Manager, reviewed the presentation entitled Fiscal Year 2026 Audit Program.

Staff recommended acceptance of the 2026 Audit Program.

Responding to Mr. Anderson, Ms. Marney stated that MD&A stands for the Management's Discussion and Analysis section of the Annual Comprehensive Financial Report (ACFR).

Responding to Dr. Sudler, Ms. Marney identified staffing and training as a current weakness within the Finance Department. She stated that, although the department has reached its authorized headcount, it is not yet operating at full strength due to the recent filling of two accountant positions that remained vacant for several years. She explained that the department had relied on temporary staff during that period, which resulted in ongoing training and learning curves due to staff turnover. Ms. Marney noted that both positions are now filled with permanent employees, including one internal transfer and one recent hire with fund accounting experience. She stated that recruiting individuals with both governmental and fund accounting experience has been challenging because of the specialized nature of the work.

As a strength, Ms. Marney identified the dedication of the department's permanent staff and their commitment to learning the city's operations. She stated that staff is reviewing procedures and policies to ensure that processes are documented and transferable so that, if an employee leaves the organization, another individual can assume the responsibilities with minimal disruption.

Responding to Mr. Neil, Ms. Marney explained that the cash receipt handling procedure and policy referenced in the audit findings is currently being reviewed and has not yet been identified as an official finding. She stated that the Finance Department is working proactively to address the auditors' concerns and strengthen internal controls in coordination with the City Manager's Office and Customer Service Department. Ms. Marney explained that the review involves the handling and reconciliation of returns, refunds, and reapplications of payments, including non-cash batches used when payments are transferred or reapplied between accounts. She stated that, as part of the daily cash posting and bank reconciliation process, staff must ensure that corresponding reversal batches properly clear the General Ledger. She noted that the current and prior procedures combined these entries on a single daily cash report. Based on the auditors' recommendation, the city is working to separate the information to provide clearer documentation and ensure the accuracy and integrity of the city's accounting records.

Responding to Mr. Neil, Ms. Marney explained the city's health benefits reconciliation process, noting that Finance conducts quarterly reconciliations of employee benefit coverage, including health insurance, dental insurance, and ASI Flex. She stated that the reconciliation verifies that amounts paid by the city for employee benefits are properly offset by corresponding employee payroll deductions. For retirees, Finance verifies that the required benefit payments are recorded through pension deductions or direct payments, depending on the retiree's payment arrangement.

Responding to Mr. Anderson, Ms. Marney stated that, in response to public requests for greater transparency regarding the Police Academy, the city established a separate division specifically for the Police Academy, effective Fiscal Year 2027. She explained that, provided expenditures are properly coded by the Police Department at the time they are incurred, Police Academy expenditures will be tracked and reported separately as part of the city's annual budget.

Responding to Dr. Sudler, Ms. Marney stated that the coding process is a multi-step process. Depending on the expenditure, the department, the City Manager's Office, or the Controller Treasurer is responsible for coding. She noted that they would also be reviewed as monthly reports are prepared for council.

Responding to Dr. Sudler, Ms. Marney explained that Police Academy revenue and expenditures are tracked through separate accounting processes. She stated that revenue is coded to a dedicated Police Extra Duty revenue line item, while payroll expenses are assigned specific codes that identify employees working for the Police Academy and allocate their wages to the Police Academy division.

She further explained that other expenditures are processed through the city's accounts payable system and are coded by the Police Department based on the applicable invoices. The coding is reviewed against the approved budget to ensure expenditures are properly allocated. She stated that, for Fiscal Year 2027, a portion of the Police Department's approved budget was specifically allocated to the Police Academy based on information provided by the Police Chief to the City Manager's Office and Finance Department.

Responding to Dr. Sudler, Ms. Marney clarified that the allocation of payroll expenses to the Police Academy division is automated through the city's payroll accounting system, provided the Police Department properly codes the employees' time and assignments.

Ms. Arndt moved to recommend acceptance of the staff recommendation for the acceptance of the 2026 Audit Program. The motion was seconded by Dr. Sudler and unanimously carried.

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

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

Dr. Roy Sudler Jr., reviewed the background and analysis regarding the proposed opioid settlement funding disbursements.

Staff recommended approval of the funding disbursements.

Kim Petters, a Magnolia, Delaware resident, expressed concerns regarding the accessibility and transparency of the application process. She stated that she was unable to locate information online regarding the application, required steps, or process, and, after contacting city staff in person, staff was also unable to readily locate the information. Ms. Petters stated that the difficulty in accessing the information could create an unequal opportunity for individuals who are interested in applying but are unaware of how to obtain the necessary information. She suggested that the process and application materials be made readily available on the city's website to ensure equal access and transparency.

Responding to Ms. Petters, Dr. Sudler stated that the city did not maintain a separate application portal and explained that the application process was administered through the State. He stated that information regarding the State's application portal and available assistance was provided during publicly advertised meetings.

Kaligah Parker, a Dover resident and recipient of the city's Opioid Use Disorder (OUD) funds, stated that he found the application and allocation process to be fair and thorough. He explained that the process took approximately one year and included multiple meetings and steps intended to ensure applicants understood the purpose of the funding and how to use the funds effectively. Mr. Parker stated that the funds were ultimately allocated to individuals and organizations actively

working with the youth. He noted that the meetings and information regarding the funding opportunity were widely publicized and expressed support for the process.

Cammerin Norwood, a Dover resident, stated that applicants needed to attend the meetings and review Council agendas to understand that the funding process was administered through the State and to learn where to submit an application. He noted that information was also shared through word of mouth and that the process occurred over an extended period and included multiple meetings. Mr. Norwood stated that, from his perspective, the process was fair for individuals who followed the meetings and remained informed, while acknowledging that individuals who were not able to consistently attend or follow the process may have had difficulty becoming involved.

Jeannie Anderson, Dover, questioned if any medical staff were on the board and what the criteria used were.

Responding to Ms. Anderson, Dr. Sudler explained that the city's committee did not establish the eligibility criteria or evaluate individual applications for the OUD funding. He stated that the State was responsible for vetting applicants and determining which applications were approved or denied, while the city's role was to facilitate meetings, provide information, and connect prospective applicants with State representatives. He noted that the State also provided assistance to applicants who needed help completing their applications and offered guidance regarding areas that could be strengthened before submission. He stated that the city received feedback from the State regarding application outcomes but did not independently determine eligibility. He referenced an application that was not approved because the proposed scope of services did not sufficiently focus on the City of Dover, noting that the specific eligibility criteria would be best confirmed by the State. He further explained that the decision to leave the application review, monitoring, and auditing responsibilities with the State was influenced by the Mayor due to IRS and auditing considerations, as well as city staffing limitations. He stated that the Mayor's Blue-Ribbon initiative was structured with the mayor participating in the process, while City Council could have established a separate committee if it had chosen to assume a greater role in overseeing the funding process.

Bonnie Pennington, Dover, agreed that a fair process had been followed. She noted that if applicants were interested, they needed to fight for their spot by getting on the website and filling out the paperwork.

William Gregory Summers, representing Thothes Light Bridges, expressed concerns regarding the competitive OUD grant process and the accessibility of the application. He stated that his organization provides direct services to Dover residents but was not awarded funding and questioned whether the process adequately considered organizations already serving the community. Mr. Summers encouraged the city to consider greater support for organizations addressing homelessness, employment, and the opioid crisis.

Responding to Mr. Summers, Dr. Sudler stated that there were six recommendations that were focused on youth, workforce development, developing a detox center in Kent County, and telehealth services. He noted that their focus was to create optimal well-being for the constituents who have been impacted by opioids.

Responding to Mr. Summers, Dr. Sudler explained that the city could not establish its own application process for the current funding round because the State maintained oversight of the program. He stated that additional funding rounds are expected over the next 12 years and that City Council could consider establishing a city-managed application portal and oversight process for future rounds, subject to applicable State guidelines and direction from the mayor.

Mayor Christiansen clarified that the State was responsible for distributing the opioid settlement funds pursuant to the terms of the original lawsuit. He stated that he requested the formation of the city's committee to review funding needs and make recommendations to the State to ensure Dover received an appropriate allocation and that the funds addressed the needs of residents affected by the opioid crisis.

Mayor Christiansen commended Dr. Sudler and the committee for their work and emphasized the importance of transparency and accountability. He stated that the State would provide quarterly accounting of the funds and that the city had requested monthly financial reporting from organizations receiving grants to ensure the funds are spent appropriately and for their intended purposes.

Dr. Sudler stated that, at the Mayor's request, he served as the Chief Compliance Officer to monitor grant recipients' quarterly deliverables and assist them in meeting established benchmarks. He explained that the committee prioritized organizations with demonstrated experience providing direct services in the community and emphasized the importance of ensuring that grant funds are properly managed and used for their intended purposes. He stated that the committee would continue its oversight and due diligence to promote transparency, accountability, and effective use of the opioid settlement funds.

Mr. Anderson recommended providing a link to the State's information on the city's website, as Kent County did.

Responding to Ms. Main, Dr. Sudler stated that Mr. Doug Fair abandoned his investment idea due to the cost and some possible zoning issues.

Keenan Jones recommended a hyperlink be added to the city website to promote awareness and provide a fair collection of applications.

Ms. Petters spoke on behalf of Booted and Suited, a Dover-based organization that provides job training and employment opportunities to individuals affected by addiction, incarceration, and other hardships. She highlighted the organization's community cleanup efforts and partnerships with local schools and businesses. Ms.

Petters stated that the organization is seeking to expand a program that provides participants with work experience, training, and eventual job placement with local employers, unions, and construction organizations.

Deniera Gibson, Booted and Suited Executive Director, expressed appreciation for the discussion regarding the grant funding and stated that Booted and Suited plans to apply for future opioid settlement funding to provide additional recovery, mental health, and peer support services to program participants.

Dr. Sudler requested that Ms. Rivera read the recipients that were approved by the State. He stated that the committee was seeking Council approval to move forward with the organizations pre-approved and vetted by the State for opioid settlement funding. He explained that approximately \$68,000 remained unallocated and that the committee was considering using a portion of those funds for a potential partnership with Capital School District, Biggs Museum, and Delaware State University for a youth education campaign addressing the risks of illicit drugs. He clarified that the current request was limited to approving the State-pre-approved recipients.

Arielle Rivera, Assistant City Clerk, read the approved organizations, their approved funding amount, and their project scope into the record.

Ms. Arndt moved to recommend approval of the funding disbursements. The motion was seconded by Ms. Hall and carried by a unanimous roll call vote (Boggerty, Rocha, Lewis absent).

Mayor Christiansen reminded the committee that the \$16,000 balance would need to be approved. He noted that September would be the ideal time for interested parties to put in their request for the next round so that they could secure funding.

Mr. Anderson requested that the grant funding awarded by the State and Kent County for expansion of the Dover Police Department's Behavioral Health Units be placed on the September City Council agenda for formal acceptance. He emphasized the need for additional staffing to expand the program and continue its services.

Mayor Christiansen stated that staff is developing a plan to maximize the use of the Kent County grant funds, including potentially increasing the number of clinicians serving the community through various schedules. He emphasized the importance of transparency and accountability and noted that an accountability structure has been established to ensure the funds are spent appropriately and in a manner that can be reported to City Council and Kent County.

During the Regular Council Meeting, Dr. Sudler stated that as of September 10, 2026, the Capital School District committed to the Mayor's Blue Ribbon Youth Real Cause Campaign for the production scheduled for 2026 through 2027. As Chairman of the Mayor's Blue Ribbon Opioid Task Force, and on behalf of Mayor Robin R. Christiansen, he thanked the Capital School District for answering the call of the youth and public service in the Capital of Delaware (Exhibit #1).

Dr. Sudler moved for the acceptance of Delaware Opioid Settlement Commission Disbursement recommendation. The motion was seconded by Mr. Anderson and unanimously carried.

Drafting a Temporary Moratorium for Data Centers (Councilwoman Hall and Paul Waddell, Electric Director)

Councilwoman Hall and Mr. Paul Waddell, Electric Director, reviewed the background and analysis for the proposed temporary moratorium regarding data centers.

Ms. Hall introduced a proposed 18-month moratorium on new data center development to allow the city time to evaluate the long-term impacts of large electrical users and develop appropriate policies and protections. She noted that the Electric Department had received an inquiry regarding a proposed 35-megawatt data center and expressed concerns regarding electrical capacity, costs to ratepayers, and impacts on future residential and economic development. She stated that the city should evaluate capacity, rates, service agreements, backup generation, financial guarantees, and infrastructure costs while coordinating with the State's developing regulatory framework. She emphasized that the moratorium would not ban data centers but would provide time for informed policy development and requested that Council advance the proposal for committee consideration and public review.

Paul Waddell, Electric Director, stated that the proposed moratorium is not intended to determine whether data centers are beneficial to the community, but rather to allow the city time to finalize regulations and interconnection requirements, conduct additional research, consult with Dayton Power and Light Company (DP&L) and industry experts, and ensure the city is prepared for future data center development.

Responding to Ms. Arndt, Ms. Hall stated that the proposed 18-month moratorium would provide sufficient time to complete necessary regulations, studies, and other preparations before making a decision regarding future data center development. She noted that the city anticipates the work could take approximately nine to twelve months but wants to allow additional time to ensure the process is not rushed. Ms. Hall stated that staff is finalizing draft language for a proposed ordinance to bring before Council. She also noted that the moratorium could be lifted if a decision is reached sooner than the proposed 18 months.

Mr. Neil stated that there is another priority on the horizon that must be considered, noting that hydrogen development could potentially lower the city's cost of electricity, although that opportunity is still some time away. He stated that the public may not fully understand the complex nature of the issues the city is dealing with, noting that although the city's electricity rates recently increased by one cent, they remain approximately five cents per kilowatt-hour below the State average. He emphasized that the issue is not simply the cost of electricity, but whether sufficient electricity will remain available for city residents if additional capacity is

committed to large users. Mr. Neil also referenced the city's efforts to promote energy efficiency, noting that helping residents reduce their electricity usage can reduce the amount of electricity the city must obtain and deliver. He stated that the city must balance the various demands for additional electrical capacity, including potential hydrogen development, and may already be receiving requests to reserve future capacity. He concluded that the proposed moratorium is a prudent approach and that the matter should be placed in the hands of the city's experts so they can evaluate the issues and return with a recommendation.

Linda Parkowski, Kent Economic Partnership, commended the work that went into developing the proposed ordinance and stated that it reflected comprehensive consideration of the issue. She cautioned, however, that a moratorium could be interpreted as a signal that Dover is not open for business or does not want new development. Ms. Parkowski encouraged Council to develop and adopt a comprehensive ordinance sooner rather than later, noting that Kent County recently adopted an ordinance with safeguards to protect its residents. She stated that Dover's draft included many of the same protections and suggested that energy generation requirements could be addressed through the ordinance, including requiring applicants to provide their own generation or demonstrate their ability to provide it. Ms. Parkowski emphasized the importance of protecting Dover residents while avoiding a message that the city is closed to economic development, particularly following the recent hydrogen project announcement.

Mr. Faust stated that his primary concern is not the cost of data centers but the impact on the city's infrastructure. He said that if a project benefits the community, he would not oppose it, but questioned whether the city's electric system could handle the significant demand of a data center without causing brownouts or imposing additional costs on residents. He also raised concerns about water usage, sewer capacity, pipelines, and whether the city's existing systems are prepared for the additional demand from data centers and other planned residential development. Mr. Faust questioned whether the city could face future tax or fee increases to address infrastructure needs and expressed concern that economic incentives could give away too much revenue. He emphasized that there are many issues beyond the cost of electricity that should be evaluated and stated that residents should have these questions answered during the proposed moratorium before the city makes a long-term commitment.

Jason Lyon, Water and Wastewater Director, stated that water is a significant issue that should be included in any investigation of potential heavy users and incorporated into the proposed moratorium. He explained that he, City Manager Duca, and Mr. Waddell have discussed developing a process to evaluate water impacts, including allocation, pressure, and pipe capacity, using the city's water modeling software. He noted that the city does not yet know the water demands associated with the proposed data center and stated that this should be addressed as part of the review. Mr. Lyon also noted that the city's wastewater treatment capacity is limited by its agreement with Kent County and should be considered, although he anticipated less concern regarding wastewater because cooling water is typically recirculated. He stated that under the city's current code, developers are responsible

for improvements needed to provide water or wastewater service, such as additional wells or booster stations. Mr. Lyon emphasized that water availability involves competition with other municipalities and agricultural communities and requires coordination with DNREC, noting that having sufficient allocation does not necessarily mean the city has the infrastructure and pressure needed to deliver the water throughout the system.

Mr. Neil moved to recommend acceptance of the staff recommendation to have staff work with councilmembers to prepare an ordinance to be forwarded to council. The motion was seconded by Dr. Sudler and unanimously carried.

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

Mr. Waddell stated that under normal system operations, the city's electric system is more than capable of handling the large loads currently being considered. However, he explained that the city must also plan for contingencies, such as losing a transformer and operating at reduced capacity, which is where his primary concern lies. He agreed that significant new users could limit organic growth within the city, noting that while the city would receive revenue from new customers, it would also incur costs to provide them with electricity. Mr. Waddell further noted that increased power purchase costs are a significant component of the city's rate structure and that how rates are structured will determine where those additional costs are ultimately allocated.

Mr. Waddell provided an update on the proposed solar park at the McKee property, noting that Council previously approved \$100,000 from the Green Energy Fund to assist with securing the Investment Tax Credit (ITC). He reported that approximately \$60,000 had been spent and that the city had officially secured the ITC, which is expected to provide a 50% credit on eligible project costs. He stated that the city could receive approximately \$3.5 million in credits on a \$7 million project. Mr. Waddell thanked the contractors involved and Public Works staff, particularly Mr. Antonio Bray, for completing necessary road work at the property.

Mr. Anderson moved for adjournment of the Legislative, Finance, and Administration Committee meeting, hearing no objection the meeting adjourned at 10:06 p.m.

Mr. Neil moved for adjournment of the Council Committee of the Whole meeting, hearing no objection the meeting adjourned at 10:06 p.m.

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

DOVER HUMAN RELATIONS COMMISSION REPORT – AUGUST 18, 2026

The Dover Human Relations Commission (DHRC) met on August 18, 2026, at

6:15 p.m., with Chairman Mishoe Sudler presiding. Members present were Mr. Spencer, Ms. White, Ms. Mullen, Bishop Lott, Mr. Fleming, and Mr. Faust. Ms. Brinkley was absent.

Staff members present were Ms. Wheeler.

OPEN FORUM

The Open Forum was held at 6:00 p.m., prior to the commencement of the Dover Human Relations Commission Meeting.

Ms. Vonderlear Smack and Mr. Amari Muhammad briefed commissioners on the Coalition of Dover (**Attachment #1**).

Responding to Dr. Mishoe Sudler, Ms. Smack stated that she was a voter registrar and that they have the NAACP. She believed that half of their membership was voter registrars.

Responding to Dr. Mishoe Sudler, Ms. Smack stated that the Drive will be held on September 5th and that some of their sponsors were Neighbors in Need, NAACP, and Piper's Organization. She noted that December's Light would be bringing volunteers to help, along with 50 different types of donations.

Responding to Ms. Smack, Dr. Mishoe Sudler suggested that the Commissioners could be there on September 5th as a vendor, and he would discuss that with her about the vending cost.

Responding to Dr. Mishoe Sudler, Ms. Smack stated that it was important for the Dover Human Relations Commission (DHRC) to be in the community so that the public was aware they were there. She noted that the community needed to know that the Commissioners were there, so they had somewhere else to go and were able to use their voice.

Responding to Ms. Smack, Dr. Mishoe Sudler stated that the Commissioners wanted to be involved with what the Coalition of Dover was doing with the youth. He noted that he was in discussions with a few food truck owners and other individuals, possibly collaborating and establishing some grant funding to be able to feed the youth.

Responding to Dr. Mishoe Sudler, Ms. Smack stated that during the summer, they had a food truck come by during lunch hours, but during the evenings, whatever was left of the store, they used that to feed the individuals in the community. She noted that they were purchasing pizzas and other items for the youth since they did not have meals.

Responding to Ms. Smack, Dr. Mishoe Sudler stated that he was talking with an individual who worked with the Delaware Food Bank and that they had a mobile food truck that came around and would distribute food to the community. He noted that they also have an industrial kitchen in Milford with a chef. He further noted

that he had some discussions with the chef about possibly being able to host a cooking class for the youth.

Responding to Ms. Smack, Dr. Mishoe Sudler stated that he and Mr. Faust had attended one (1) of the Coalition of Dover's meetings, which he was invited to by Mr. Muhammad, but he was planning to come to more meetings.

Responding to Ms. Smack, Mr. Faust stated that he would provide her with the Commissioners' contact information. He noted that the Commission does not have discretionary funds that council does, but they would support the Coalition of Dover's endeavors with help searching for resources and things of that nature.

Ms. Smack stated that if everyone contributed \$10.00, the group could purchase two (2) items from the wish list. She explained that, after reviewing the wish list, the least expensive item was \$7.00 and included approximately 100 items. She noted that she designed the wish list to maximize the amount they could purchase with the funds available.

Responding to Ms. Smack, Dr. Mishoe Sudler stated that the Commission would be in contact and noted that they did not have the discretionary funds which would be with their district. He noted that they could go back to their districts and talk with their council members about funding.

Ms. Smack stated that the stories that she had heard, she encouraged individuals to come to the Dover Human Relations Commission (DHRC) to tell their stories. She emphasized that those individuals have a lot of pain, and some families that have been in the city for a long time and they were too scared to come into the building. She noted that she wished that there was a mobile health clinic for the community to help those individuals be able to get some assistance.

Bonnie Pennington, 200 North Kirkwood Street, shared with the Commission that she was looking into a self-defense class for women. She explained that she has done a lot of research and talked with several individuals about trying to set up a self-defense program.

Responding to Dr. Mishoe Sudler, Ms. Pennington stated that she only had one (1) copy because her printer had stopped working.

Responding to Ms. Pennington, Dr. Mishoe Sudler asked whether she could provide copies to the City Clerk's Office so they could be distributed to the Commissioners for further discussion. He stated that the Commissioners could then discuss their recommendations with City Council and possibly move forward with a process to address concerns regarding self-defense for women and men in the community.

Responding to Dr. Mishoe Sudler, Ms. Pennington stated that she recommended the Delaware Tactical that was led by an ex-police officer.

Responding to Mr. Faust, Ms. Pennington stated that the individual has had Air Force training.

Responding to Ms. Pennington, Mr. Faust stated that they could get someone to donate their time or have a domestic violence group have helpers who provide free self-defense classes. Given that budget constraints are tight, he noted they should look into an organization that does free training.

Responding to Mr. Faust, Ms. Pennington stated that she has already looked into finding organizations willing to provide free self-defense training and was told that nobody was offering services for free. She expressed concern for individuals in the community who feared coming out of their homes and being involved in the community. She remained hopeful that she would find someone who would offer free services and stated that she would continue looking.

Responding to Ms. Pennington, Dr. Mishoe Sudler stated that there would be a time to stop researching, moving forward, and start producing. He noted that he would like to hear what she came up with in that regard.

Ms. Pennington stated that she and Mr. Daniels had been discussing the data centers. She noted that she had been doing some research and wanted to discuss it with everyone. She believed that the data center was something that should not have been brought into this part of town. She emphasized that the data center was out to get residents' money and stated that it was not there to help anyone in the State of Delaware. She explained that, to her understanding, the data center was going to use a significant amount of water, take a huge amount of electricity, and was a tax-bracket organization. She noted that she wanted to come to the Commission and asked for guidance on the best way to represent the information to the community because she was there to help the community. She believed that there was no way that she could afford to pay for a data center.

Reginald Daniel III, 233 West Division Street, stated that what was stated was regarding the discussion of the City Council holding a moratorium vote the following month to halt development or plans for 18 months. He noted that while they were glad to see the City Council agree that data centers could not simply be allowed to be built without any regulation or guidelines, a moratorium was not sufficient. He explained that data centers often relied on water for cooling and could use millions of gallons of water per day. He provided the example of Google's Mesa Data Center Campus in Arizona, which held a permit to use 1.2 billion gallons of water annually. He stated that the amount would have been enough to fill approximately 2,200 Olympic-sized swimming pools and provide 753,000 people in Africa with five gallons of water per person per day. He questioned how a small state like Delaware could be able to supply that level of water to sufficiently cool a data center while still providing enough water for residents in Dover and throughout Delaware. He also stated that data centers could affect residents' electric bills, which were already increasing each year. He noted that in other states, data centers had raised electric bills by as much as 70% to cover associated costs. He expressed concern that if residents were already

struggling with rising electric bills, the impact of data centers could make the situation significantly worse. He mentioned that they were asking the Dover Human Relations Commission (DHRC) to urge City Council not only to support the moratorium, but also to protect the community's water supply, residents' finances, and peace of mind. He concluded by stating that they did not want Artificial Intelligence (AI) data centers in the community, either at that time or in the future.

Mr. Faust stated that he had seen information on Facebook and had forwarded it to the Mayor, City Council, Dr. Southern, and several others. He stated that Harrington had experienced a similar issue and had voted down its data center ordinance. He further stated that he had attended the council meeting in question and, as a private citizen, had raised concerns about whether the City's infrastructure, particularly its electrical and water infrastructure, could handle a data center.

Mr. Spencer stated that Kent County Court had a ruling over data centers, so the matter would be an ongoing development in trying to litigate the data center fiasco.

Ms. Pennington stated that if Harrington could take action regarding the issue, she believed Dover could do the same. She explained that Dover needed to have the power and resources to address the matter and that the City needed to start working together because the issue was important to everyone, not just her or the elders, but also younger generations. She expressed concern that the impact would affect generations from older residents to younger residents, particularly because of the potential effects on air quality and odors. She stated that she believed residents were not being told everything about data centers. She mentioned that she had conducted her own research and had worked with Mr. Daniels to develop a letter regarding the issue. She acknowledged that she was not skilled with computers but stated that she had researched data centers because she did not want something in her area that could negatively affect her finances and those of the community throughout Dover.

Responding to Dr. Mishoe Sudler, Mr. Daniels stated that one (1) physical impact he had seen in other states involved water discoloration. He explained that water was used to cool data centers and was returned to the community. He recalled seeing locations where residents turned on their faucets and the water appeared yellow, like the color of an egg yolk.

Responding to Dr. Mishoe Sudler, Mr. Daniels stated that the constant droning from data centers could disrupt sleep and affect mental health if anyone was in the vicinity of them. He noted that the vibrating noise could continue 24 hours a day, 365 days a year, creating ongoing stress and preventing residents from adapting to the sound. He stated that the resulting lack of adequate sleep and peace of mind could contribute to a degradation in mental health and lead to greater social issues within the community.

Responding to Dr. Mishoe Sudler, Mr. Daniels stated that they were not aware of

the specific toxins that could be emitted from the data center into the surrounding community. However, he noted that he was aware that such operations could contribute to a significant degree of air pollution.

Responding to Dr. Mishoe Sudler, Ms. Pennington stated that she had read that Artificial Intelligence (AI) was being used to model or monitor individuals in their homes, which concerned her because she did not want AI monitoring her inside her home. She emphasized that she intended to determine what could be done to prevent data centers from being developed in the area.

Responding to Ms. Pennington, Dr. Mishoe Sudler explained that research had already been conducted and completed regarding some data centers, including information about toxins that could be emitted into the community and the short- and long-term physical effects on the human body. He stated that the information was publicly available and encouraged the community to research and learn about data centers and their potential impacts.

Mr. Faust stated that residents needed to become more involved and encouraged them to reach out to their neighbors, attend City Council meetings, and contact their district council members. He emphasized that increased community participation would demonstrate to council that residents have concerns that should be considered.

Dr. Mishoe Sudler stated that residents needed to recognize that data center concerns extended beyond Dover's city limits into Kent County. He encouraged residents to engage with City Council, Kent County Levy Court, and state representatives, emphasizing that all three (3) levels of government could play a role in addressing the issue. He noted that the Commission was a recommending body and could not make final decisions.

ADOPTION OF AGENDA

Mr. Faust moved for approval of the agenda, seconded by Mr. Spencer, and unanimously carried (Brinkley absent).

ADOPTION OF MINUTES

Mr. Faust moved to adopt the minutes from the Dover Human Relations Commission meeting on July 21, 2026. The motion was seconded by Mr. Fleming and unanimously carried (Brinkley absent).

COMMITTEE REPORTS/UPDATES

Assessment

Dr. Mishoe Sudler had nothing to report.

Ms. Mullen stated that she had nothing to report and that she was waiting to hear feedback from the survey.

Ms. Brinkley was absent.

Community Programs

Mr. Faust reported that he had followed up regarding the 211 cards, which had been delayed due to a communication issue. He stated that the cards would be delivered to his residence the following week.

He also reported that he had given his business card to the president of the Caesar Rodney Association, whose students were raising funds. The president planned to contact the Commission in the future regarding assistance with advertising and promoting the school's fundraising efforts. As a private citizen, he had contacted the Mayor and Council and copied several commissioners and others to request a city workshop/town hall meeting where residents could ask questions, express concerns, and receive answers. He stated that Councilman Lewis from the Second District had agreed to assist and that Dr. Sudler from the Fourth District would also participate.

Mr. Fleming had nothing to report.

Dr. Mishoe Sudler reported that Helena Rose previously presented information regarding Lemonade Stand Day, held on August 15th. He stated that the event was successful, with several participants hosting lemonade stands at locations throughout Dover. Brochures from participating lemonade stands were provided (**Attachment #2**). He believed that the event was expected to grow into a larger statewide initiative.

Dr. Mishoe Sudler introduced Mr. Anthony Williams to provide information regarding an upcoming community fair and the possibility of participating as a vendor.

Mr. Anthony Williams provided an overview of the Delaware Masonic Prince Hall Affiliated Charitable Trust's (DMFAC) Third Annual Health and Wellness Back-to-School Community Day, held on August 22, 2026. He discussed the organization's commitment to community service and the event's goal of connecting families with health, wellness, safety, education, and community resources. He explained that the free event would include health screenings, school supplies and backpacks, haircuts, food and refreshments, recreational activities, raffles, and voter registration. Community partners included local law enforcement, fire and emergency services, health agencies, businesses, and nonprofit organizations. He reported that the 2025 event served 316 attendees, including 181 children and 135 adults. He noted that the 2026 charitable recipient was the Delaware Diabetes Coalition and that the organization also partnered with the Delaware Food Bank for a pre-event food pantry. He invited the Commission to participate in the event and requested support and assistance in promoting and expanding the initiative.

Responding to Mr. Fleming, Mr. Williams stated that the event would be held at the Grand Lodge of Delaware, located at 1412 College Road in Dover. He noted that he would hand out flyers for the Community Day and the Delaware Food Bank pantry event (**Attachment #3**).

Dr. Mishoe Sudler stated that the Community Day event was being held in the Fourth District, which he represented as the Fourth District Commissioner. He mentioned that he was available to attend on Saturday for the event and requested information regarding the cost of participating as a vendor. He noted that, upon receiving the vendor cost and related information, the Commission would consider taking a vote on whether to participate.

Nykeisha Carrington, a Dover resident, presented information on Empowering, Mentoring, Strengthening and Transforming (EMSC), a mentoring program for adolescent girls ages 12–18 in Kent County. She explained that the program was developed based on her experience working with youth in treatment foster care and psychiatric settings and her desire to address declining mental health, academic performance, and overall well-being among adolescents. She stated that the program's mission was to empower vulnerable youth through mentorship, education, and community service. The program would focus on four (4) pillars: mental health, education, substance use prevention, and community service. She further explained that planned activities included mental health and wellness workshops, self-esteem and confidence building, individual and group mentoring, community service projects, educational and recreational activities, and support from licensed social workers. She reported that Delaware State University had approved Bachelor of Social Work (BSW) and Master of Social Work (MSW) students to participate in the program as interns to be mentors. The program would initially serve a limited number of adolescent girls from throughout Kent County, including Dover, Smyrna, and Camden. She acknowledged securing a consistent location as a current challenge and stated that the program plans to hold monthly meetings. She also planned to pursue partnerships with local school districts to allow mentors to provide additional support to participants within schools. She emphasized the importance of providing young women with positive mentors and a safe environment where they felt heard, supported, and connected.

Responding to Ms. Carrington, Dr. Mishoe Sudler stated that Mr. Reginald Daniel III worked for NeighborGood Partners and suggested that she would benefit from having a partnership with them. He noted that NeighborGood Partners was located downtown and offered community space to its members. He mentioned that the available space and resources could provide a starting point for her program and encouraged her to meet up with Mr. Daniels to discuss details that were offered.

School Programs

Dr. Mishoe Sudler reported that school would be starting for the Capital School District for all grades. He also shared information that President Donald Trump had signed into law allowing certificate programs to be funded by Pell Grants. He stated that additional information could be provided by Ms. Wanda Holifield, who was on the Workforce Development Board.

Bishop Lott had nothing to report.
Mr. Fleming had nothing to report.

Ms. White had nothing to report.

By-laws

Ms. White had nothing to report.

Ms. Brinkley was absent.

Dr. Mishoe Sudler stated that, in addition to reviewing the bylaws, the Commission should also review its strategic plan and other governing documents to determine whether updates were needed. He indicated that he would reach out to fellow commissioners to review specific sections and consider whether existing language should be retained or revised.

Finance

Ms. Wheeler stated that a total of \$61.43 had been spent out of their \$3,000 budget. She mentioned that \$26.45 was spent on a polo shirt and \$34.98 was spent on business cards for Mr. Spencer.

Ms. Brinkley was absent.

Responding to Ms. Wheeler, Dr. Mishoe Sudler asked about preparing marketing tools, such as pens, brochures, photographs, social media content, and other outreach materials. He noted that those efforts would involve associated costs.

Dr. Mishoe Sudler shared a recommendation from Council President Neil to explore opportunities for college interns to assist the Commission, including with meeting minutes, and to consider providing stipends for interns. He introduced Ms. Kayla Lucas and Ms. Dior Wiggins, both Mass Communication majors, who were present to learn more about the Commission's operations and explore potential opportunities to assist with marketing and communications.

Responding to Mr. Faust, Dr. Mishoe Sudler stated that Council President Neil recommended that the Commission consider using its budget to provide stipends for interns assisting the Commission.

Ms. Mullins emphasized that the Commission's marketing materials should be informational and provide the public with useful resources and contact information, such as refrigerator magnets.

Dr. Mishoe Sudler stated that he believed that the Commission was scheduled to have a meeting with the City Council on September 14th in Council Chambers, an hour before the Regular Council Meeting, at 5:00 p.m.

Responding to Ms. White, Dr. Mishoe Sudler explained that it was going to address the communication between City Council and the Dover Human Relations Commission (DHRC), as well as the operations and an effective dialogue between

them. He mentioned that he was planning to attend to listen to what the council's solutions were since council was the governing body that controlled them.

Responding to Ms. White, Dr. Mishoe Sudler stated that he hoped that all council members would be in attendance so they could provide their opinions and recommendations and proceed with a vote. He noted that hopefully they could get the matter resolved and know what to expect moving forward.

Mr. Spencer stated that as a body, they should have a stronger presence. He noted that he was going to volunteer his time at the Community Day event on Saturday, August 22nd. He also mentioned that if the Commission could not get the vendor table up and running, he would still be happy to stay and represent the Commission.

Dr. Mishoe Sudler stated that, before adjournment, he wanted to bring attention to several matters that the Commission may need to address. He emphasized that the Commission would not run away from issues occurring within the community. He referenced a recent incident involving the arrest of a young woman, which may have involved mistaken identity, as well as concerns regarding how the matter was handled. He stated that, as the Commission received more concerns and information from residents, the Commission would need to address what was taking place in the community and make recommendations to City Council. He encouraged Commissioners to remain informed and attentive through the community and local news. He further stated that Commissioners should be prepared to address issues that have already occurred, as well as matters that continue to develop. He indicated that the Commission may need to review existing policies and develop recommendations and ideas for those policies. He mentioned that the Commission would need to address concerns regarding the Dover Police Department, Dover City Council, state legislation, and advocating for particulars and for other policies to be reviewed, amended, maintained, or eliminated.

ADJOURNMENT

Mr. Faust moved for the adjournment of the Dover Human Relations Commission (DHRC) meeting, seconded by Mr. Spencer, and unanimously carried (Brinkley absent). The meeting adjourned at 7:40 p.m.

Meeting adjourned at 7:40 p.m.

By consent agenda, Dr. Sudler moved for acceptance of the Dover Human Relations Commission Report, seconded by Mr. Lewis and carried by a unanimous roll call vote (Arndt absent).

MONTHLY REPORTS – JULY 2026

By motion of Dr. Sudler, seconded by Mr. Lewis, the following monthly reports were accepted by consent agenda:

City Council's Community Enhancement Fund Report
 City Manager's Report
 Controller/Treasurer's Budget Report
 Fire Chief's Report
 Police Chief's Report

APPOINTMENTS RECOMMENDED BY MAYOR CHRISTIANSEN

By motion of Dr. Sudler, seconded by Mr. Lewis, the following appointments were accepted by consent agenda:

Planning Commission – Three-Year Term

Dr. Bobby Jones – Three-Year Term to Expire June 2029

APPOINTMENT RECOMMENDED BY COUNCIL

By motion of Dr. Sudler, seconded by Mr. Lewis, the following appointments were accepted by consent agenda:

Interim Building Inspector – Jason Lyon**CITY MANAGER'S ANNOUNCEMENTS**

Sharon Duca, City Manager, announced that construction is underway at the Legislative Hall parking garage, with a detour around Legislative Hall forthcoming. She also stated that the Department of Water and Wastewater will also be investigating water service materials at select properties, with affected customers notified through Hyper-Reach prior to flushing operations scheduled for October 4th through 23rd. Mrs. Duca welcomed Jason Lyon to the City Manager's Office as the new Assistant City Manager

MAYOR'S ANNOUNCEMENTS

Mayor Christiansen was absent.

COUNCIL MEMBERS' ANNOUNCEMENTS

Dr. Sudler informed constituents on North Green Street and surrounding areas that the City Manager is looking into when the asphalt work will be completed in the areas currently covered with gravel and rubble. Dr. Sudler noted that the city manager has addressed the concern and will be working to determine when the work will be completed.

Mr. Anderson thanked the community's police, fire, and EMS first responders for their service, particularly as the community commemorates the 25th anniversary of September 11th, noting that they are the true heroes of the community. Mr. Anderson also announced that representatives from JustServe will attend the next meeting and encouraged volunteers and nonprofit organizations to register at JustServe.org to connect with volunteer opportunities and help strengthen the community.

Council President Neil wished members of the Jewish faith in the City of Dover a Happy Rosh Hashanah.

The meeting adjourned at 7:55 p.m.

ANDRIA L. BENNETT, CMC
CITY CLERK

All ordinances, resolutions, motions, and orders adopted by City Council during their Regular Meeting of September 14, 2026, are hereby approved.

ROBIN R. CHRISTIANSEN
MAYOR

Exhibits

Exhibit #1 – Capital School District letter of Support

COUNCIL COMMITTEE OF THE WHOLE

The Council Committee of the Whole met on September 15, 2026, at 6:05 p.m. with Council President Neil presiding. Members of Council present were Mr. Anderson, Mr. Boggerty, Ms. Hall, Mr. Lewis, Dr. Pillsbury, Mr. Rocha (via WebEx), and Dr. Sudler. Ms. Arndt was absent. Mayor Christiansen was also present. Civilian members present for their Committee meetings were Mr. Wilson (*Utility*), Mr. Garfinkel (via WebEx), and Mr. Shevock (via WebEx) (*Legislative, Finance, and Administration*). Mr. Iriowen (*Utility*) was absent.

ADOPTION OF AGENDA

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

Children & Family First – Nurse-Family Partnership (NFP) Program (Kristen Dricken, Kesha Alston-Shields, and Kiera McGilvray)

Ms. Kesha Alston-Shields and Ms. Kristen Dricken reviewed the presentation entitled “Nurse-Family Partnership.

Mr. Boggerty introduced the representatives and spoke about attending a recent graduation program. He emphasized the value of early engagement with first-time mothers, including support during pregnancy, postpartum care, and the first two years of a child’s life.

Ms. Alston-Shields and Ms. Dricken explained that Nurse-Family Partnership (NFP) is an evidence-based home-visiting program serving eligible first-time mothers from pregnancy until the child reaches two years of age. The Delaware program began in 2010 in response to concerns regarding infant mortality. Specially trained nurses provide regular home visits and education regarding maternal health, labor and delivery, postpartum recovery, breastfeeding, infant health, child development, and family goals.

Eligibility generally includes Delaware residency, a first pregnancy, enrollment by no later than 28 weeks of pregnancy, and income eligibility consistent with programs such as Medicaid or WIC. They explained that nurses also conduct developmental and social-emotional screenings, screen mothers for anxiety and depression, and connect families with medical care, childcare, employment, continuing education, legal resources, and other community services. Families who do not meet NFP eligibility may be referred to Healthy Families Delaware. Language assistance is available when needed.

Ms. Alston-Shields and Ms. Dricken reported that 89% of participating babies were born full term, 80% were participating in mother-initiated breastfeeding, and 85% of participating children were immunized by age two. They also reported improvements in maternal employment and child-development outcomes and stated that research associated with the program estimates future public savings of approximately \$5.80 for each dollar invested.

Responding to Mr. Neil, Ms. Alston-Shields stated that referrals are received through self-referrals, word of mouth, obstetric and pediatric practices, WIC, hospitals, and other community partners.

They noted that referral practices vary and that stronger relationships with healthcare providers could increase participation. Nurses also work to empower participants to ask questions and advocate for themselves during medical appointments.

Responding to Mr. Lewis, Ms. Dricken stated that they would like to work closely with hospitals, but hospital referrals are not always consistent

Responding to Mr. Lewis, Ms. Alston-Shields identified transportation, housing insecurity, and food insecurity as common challenges for participating families.

Responding to Mr. Lewis, Ms. Dricken advised that nurses generally maintain caseloads of approximately 25 to 30 clients while also completing required medical documentation and administrative work.

Responding to Mr. Anderson, Ms. Dricken explained that the reported average annual income of approximately \$6,000 reflects income at the time of enrollment and that many participants are unemployed, working part-time, or are minors.

Responding to Mr. Anderson, Ms. Dricken stated that they would like stronger ties with WIC but that they do make sure all of their moms get WIC assistance. She also noted that the offices are familiar with their program and they can collaborate if needed.

Responding to Mr. Anderson, Ms. Alston-Shields said the relationship with WIC is a little more one-sided at the moment, but they hope it improves over time.

Responding to Mr. Anderson, Ms. Alston-Shields explained that referrals are received from the Delaware Adolescent Program, Inc. (DAPI), particularly at the beginning of the school year when newly enrolled students are identified as needing services and do not have a home nurse. Staff meet with participants wherever services are most accessible, including in their homes or at school. Following the birth of a child, staff make efforts to conduct home visits; however, when a mother is attending school, staff may meet with her at school and separately visit the child's daycare to monitor the baby's weight and overall well-being.

Responding to Dr. Pillsbury, Ms. Alston-Shields explained that first-time mothers who are under 28 weeks pregnant should be referred to the program for nursing services. She emphasized that the focus is not simply on program participation numbers, but on ensuring expectant mothers receive appropriate nursing care and education. Nurses are able to monitor indicators such as blood pressure and weight and recognize potential concerns that may fall outside the scope of practice of staff from other programs. The nursing staff also works collaboratively with physicians by reinforcing medical guidance and educating expectant mothers about recommended care. As an example, staff discussed educating mothers about the Tdap vaccine, including explaining its purpose and the protection it can provide newborns against pertussis (whooping cough), rather than simply asking whether the mother has received the vaccine. She emphasized the importance of providing education that helps mothers understand the reasons behind recommended prenatal care and make informed decisions.

Responding to Dr. Sudler, Ms. Alston-Shields stated that as long as the mother is participating in the program, they are eligible to receive assistance through the programs medical-legal partnership.

Council Reports – August 2026

First District

Dr. Pillsbury reported that she had received several concerns from First District residents and referred the matters to the appropriate departments.

Mr. Rocha reported that he followed up with Andrew Cottone following his presentation at the previous meeting to learn more about workforce development opportunities. He invited Harold Stafford of the HELP Initiative, Dr. Jalaal Hayes of Delaware State University, and others to discuss creating a training pipeline that would prepare Dover residents for future employment opportunities. He noted that the discussion identified opportunities for curriculum development and that he connected Mr. Cottone with Dr. Hayes to explore establishing a training program for local residents focused on hydrogen technology and the qualifications necessary for related high-paying jobs. He also reported meeting with Dr. Sudler and Ms. Duca regarding infrastructure and Priority Based Budgeting, which was included on the evening's agenda. He attended a back-to-school event hosted by the IMA at Booker T. Washington and coordinated a school supply donation from Walmart to the Academy of Dover Charter School. He spoke at the Haven House Academy grand opening and participated in the ribbon-cutting ceremony at the Dover Mall with Mayor Christiansen and Councilmembers Boggerty, Arndt, and Anderson. He also attended the Capitol School District's kickoff for the school year. Mr. Rocha further reported visiting the hydrogen laboratory at Delaware State University's Wesley campus with Dr. Jalaal Hayes and Representative Kerri Evelyn Harris. During the visit, he learned about DSU's work related to hydrogen storage and its potential use in power generation, including possible future applications as a backup power source for developments within the city. He noted that additional information would be forthcoming. He also attended the DEMEC Annual Dinner at Bally's Casino with City Manager Sharon Duca and Councilman Anderson. Lastly, Mr. Rocha reported assisting with hurricane relief efforts and working with city staff, particularly Kay Sass and Code Enforcement Officer Eddie Kopp, advocating for displaced families from hotels that sustained damage. He also acknowledged assistance provided by Vonderlear Smack and Justina Brinkley in supporting those efforts.

Second District

Mr. Lewis reported addressing various constituent concerns during the past month related to crime, code enforcement, and Public Works matters. He attended the Latin Festival on the last Saturday in August, where he presented a Certificate of Appreciation. He also attended a community event and book bag drive on West Loockerman Street sponsored by local proprietor Rico. Mr. Lewis attended the Community Resilience Initiative held at the Dover Public Library. He also attended a gathering at Tropical Delight on Bay Road involving various community organizations. The organizations discussed opportunities to collaborate in addressing issues affecting the City, including homelessness and other community concerns.

Ms. Hall reported receiving several constituent calls regarding debris remaining from the recent storm. She thanked city staff for their continued efforts in assisting residents with the removal of storm-related debris and expressed her appreciation for their work. She also reported assisting the committee organizing the inaugural Veterans Day Parade. The committee has obtained the necessary permit and continues its preparations for the event. She noted that the committee was still seeking individuals to serve as Grand Marshals and encouraged members to submit recommendations. Ms. Hall further reported meeting with members of the business community and constituents who shared concerns regarding the moratorium, which would be discussed later in the meeting.

Third District

Ms. Arndt was absent; no report was given.

Fourth District

Dr. Sudler reported assisting with temporary housing for residents displaced by the recent severe weather and meeting with downtown business owners regarding walkway infrastructure concerns. He also met with Councilman Rocha and City Manager Duca regarding infrastructure vulnerabilities and with Councilman Anderson regarding the proposed Capital Area Municipality Sustainability Act (CAMSA) and a potential RFP to evaluate the City's infrastructure service costs. He attended a Candidates Night hosted by Mount Zion Church, where he raised questions regarding CAMSA and infrastructure funding. He reported subsequently connecting with Senator Coons' staff regarding potential federal funding, grants, community outreach, and other municipal collaboration opportunities. Dr. Sudler also reported receiving and forwarding constituent concerns regarding a Code Enforcement inspection, unfinished road infrastructure in the Nottingham development, and fluctuating utility bills for further review. He noted that the constituents with infrastructure and utility billing concerns wished to address the Utility Committee. Lastly, Dr. Sudler reported attending the Hispanic Festival.

Mr. Anderson reported attending several community events, including the Latino Festival and the Carry the Light event at Blackshear Park, where approximately 100 backpacks and school supplies were distributed. He thanked fellow Councilmembers, community donors, and others who contributed to the effort. He also participated in the City Hall backpack giveaway and thanked the city employees who assisted with collecting, packing, and distributing approximately 100 backpacks. Mr. Anderson recognized the collaborative response to the recent tornado, including the efforts of city staff, Human Relations Commissioner Justina Brinkley, community members, and partner organizations. He encouraged continued support for the Dover Tornado Relief Fund established through the United Way to assist individuals displaced by the storm. He reported that several constituent concerns had been successfully addressed during the month and thanked city staff for their responsiveness. He also recognized the Dover Police Department for its response to the West North Pine Circle shooting and noted that additional matters resulting from recent discussions would be brought forward on future agendas.

At-Large

Mr. Boggerty reported attending the Haven House Academy event and expressed interest in having representatives provide a future presentation regarding vocational opportunities available to young people. He also spoke at Delaware State University regarding voter education, registration, and

mobilization. He attended a Labor Day community event at Owens Manor, where he spoke with residents and addressed questions and concerns. He also participated in the Carry the Light event at Blackshear Park. Mr. Boggerty thanked the City Clerk's Office for its assistance with the recent increase in appeals. He also reported receiving a constituent concern regarding trash collection on streets designated as courts where city vehicles may have difficulty maneuvering. The matter was referred to City Administration for review. Lastly, he reported assisting a downtown property owner by connecting them with resources and information regarding opportunities for their property and the city's vision for downtown.

Council President Neil

Council President Neil reported speaking with a constituent regarding event planning in the downtown area and sharing her concerns with Councilman Anderson, Kay Sass, and the Kent County Tourism President. He attended a meeting of the Delaware Manufactured Homeowners Association regarding leased-land communities throughout the State. He also received constituent concerns from the East Lake community regarding a downed stop sign, shopping carts, and debris, which were referred to Code Enforcement and Public Works and subsequently addressed. He reported meeting with Karen Speakman for an overview of Neighborhood Good Partners programs and attending an event where he presented a proclamation honoring a longtime retiring staff member of the organization. Lastly, he reported serving on Construction and Property Maintenance Code Board of Appeals panels and attending an additional Code appeals hearing via WebEx.

UTILITY COMMITTEE

The Utility Committee met with Chairman Rocha presiding.

Adoption of Agenda

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

Evaluation of Bids – Heatherfield Pump Station Replacement (Jason Lyon, Assistant City Manager)

Mr. Jason Lyon, Assistant City Manager, reviewed the background and analysis of the evaluation of bids for the Heatherfield Pump Station replacement. He explained that the pump station is more than 25 years old and has exceeded its useful life. Two bids were received and evaluated.

Staff recommended awarding the contract to Eastern States Construction Services, Inc. for the Heatherfield Pump Station Replacement Project, Bid #27-0001WW, for the amount of \$497,139.17.

Dr. Sudler moved to recommend approval of the staff recommendation to award the contract to Eastern States Construction Services, Inc for the Heatherfield Pump Station Replacement Project, Bid #27-0001 WW, for the amount of \$497,139.17. The motion was seconded by Mr. Anderson and carried by a unanimous roll call vote (Arndt, Iriowen absent).

Cartanza Substation Foundation Change Order (Shawn Burgett, Engineering Services and System Operations Superintendent, Electric Department)

Mr. Shawn Burgett, Engineering Services and System Operations Superintendent, Electric Department, reviewed the background and analysis of the change order for the Cartanza Substation foundation. He explained that the foundations beneath two major transformers have deteriorated and require replacement. The original plan contemplated using a rental transformer while one transformer was removed for foundation work; however, staff determined that a suitable rental unit was unavailable.

Mr. Burgett explained that operating with only one transformer during construction would eliminate the city's normal backup capability. Staff therefore developed an alternative approach under which one transformer would be temporarily relocated and re-energized while its foundation was reconstructed, preserving system redundancy during most of the project.

Staff recommended approval of Change Order No.1 to SEL Engineering Services in the amount of \$71,750, increasing the total contract from \$155,629 to \$227,379, funded within the approved EE2616 project budget.

Responding to Dr. Sudler, Mr. Burgett stated that the primary disadvantage of the revised approach was the additional cost, while the operational benefit was maintaining redundancy and reducing the potential duration of an outage should a transformer fail during construction.

Responding to Mr. Lewis, Mr. Burgett stated that concrete work would require approximately 30 days to cure and that the periods of increased outage vulnerability associated with moving the transformer would be limited.

Mayor Christiansen asked about the city's existing 69-kV system improvements and generating capability. Mr. Burgett confirmed that those resources provide additional system resiliency and explained that the proposed engineering work would allow the city to maintain redundancy using equipment it already owns.

Mr. Neil moved to recommend approval of the staff recommendation. The motion was seconded by Dr. Pillsbury and carried by a unanimous roll call vote (Arndt, Iriowen absent).

Mr. Rocha moved for adjournment of the Utility Committee meeting; hearing no objection the meeting adjourned at 7:23 p.m.

LEGISLATIVE, FINANCE, AND ADMINISTRATION COMMITTEE

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

Adoption of Agenda

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

Presentation and Discussion of SJR* Regulatory Barrier Analysis (Jason Lyon, Assistant City Manager and Ann Marie Townshend, Rossi Group)

Mr. Jason Lyon, Assistant City Manager, and Ms. Ann Marie Townshend, Rossi Group, reviewed the presentation entitled “City of Dover DSHA Technical Assistance for Housing and Land Use Reform”. Mr. Lyon explained that Rossi Group had completed an analysis identifying potential regulatory barriers to housing development and possible strategies for addressing those barriers. Ms. Townshend stated that Dover is one of nine jurisdictions participating in the voluntary statewide SJR8 initiative and that the project was moving from regulatory analysis into public engagement.

This item was informational; committee action was not required.

Mr. Boggerty discussed barriers residents may encounter when qualifying for rental housing, including credit history and screening requirements.

Ms. Townshend acknowledged that zoning reform alone would not resolve all affordability issues but stated that increasing housing supply could help address some pressure on housing costs.

Mr. Anderson discussed smaller homes, cottage-style developments, accessory dwelling units, and other housing types that could provide additional steps within the housing market. He suggested reviewing bulk, accessory-use, and parking requirements to determine whether they unnecessarily inhibit development of smaller housing options.

Responding to Dr. Sudler, Ms. Townshend stated that many missing-middle housing types are already part of Dover’s older neighborhoods and that the concepts under consideration generally contemplate incremental increases in density. She agreed that public outreach should include methods beyond online communication. Regarding parking, Ms. Townshend clarified that the analysis did not recommend elimination of residential parking requirements. Rather, staff and the consultant were considering whether requirements could be tailored to particular housing types.

Responding to Dr. Sudler regarding Code Enforcement, she stated that additional rental units would require rental inspections and that ordinance drafting should consider practical matters such as trash-can storage, alley access, and neighborhood design.

Mr. Neil discussed broader affordability pressures affecting low- and fixed-income renters, including changes in rental-property ownership and market rents.

Ms. Townshend stated that those broader market issues were outside the scope of the SJR8 regulatory analysis but noted that facilitating smaller infill and missing-middle projects could create additional opportunities for smaller property owners and developers.

Additional strategies identified for consideration included allowing conversion of certain larger existing homes into multiple residential units while protecting neighborhood character; reviewing minimum lot sizes and allowable building heights; expanding mixed-use development opportunities; and considering whether certain residential uses currently requiring conditional-

use approval could instead be permitted by right in appropriate zoning districts. Inclusionary zoning and pre-reviewed housing plans for certain housing types were also discussed as possible strategies.

Ms. Townshend reiterated that parking requirements could be adjusted to correspond with the size and type of housing being constructed rather than eliminated. She noted that staff would also be reviewing whether available data supports establishing different water and wastewater impact-fee levels for different housing types, but no recommendation had been reached.

Ms. Townshend announced that a public workshop regarding the SJR8 initiative was scheduled for October 14, 2026, from 4:30 p.m. to 6:30 p.m. at the Dover Public Library.

Dr. Sudler suggested distributing information regarding the workshop to area churches to broaden community participation.

Proposed Legislation Regarding Data Centers (Councilwoman Hall and Paul Waddell, Electric Director)

Councilwoman Hall reviewed the background and analysis for the proposed legislation regarding data centers. She presented a proposed 18-month temporary moratorium on the acceptance and approval of applications for new large energy-use facilities within the City of Dover. She explained that the purpose was not to permanently prohibit data centers or other large energy users, but to provide the city time to study potential impacts and establish appropriate regulations before committing substantial utility or public-infrastructure capacity.

The proposed ordinance would temporarily suspend acceptance, processing, review, or approval of new applications involving applicable permits, site plans, conditional uses, rezonings, subdivisions, building permits, utility-service agreements, and certificates of occupancy for facilities meeting the ordinance's large energy-use thresholds. The draft also addressed applications already deemed complete and contained limited exemptions, including certain governmental, healthcare, educational, public-safety, telecommunications, utility, clean-hydrogen, maintenance, and existing industrial activities.

During the proposed moratorium, the city would evaluate electrical-system capacity and redundancy; protections for existing utility ratepayers; allocation of infrastructure costs; water, sewer, stormwater, and roadway impacts; land-use standards; environmental and quality-of-life considerations; and potential economic benefits and costs. The review would also consider emerging technologies and appropriate permanent regulations regarding zoning, utility-service requirements, capacity reservations, water consumption, environmental protections, decommissioning obligations, financial security, community-benefit agreements, and public reporting.

It was recommended to forward the proposed ordinance to Council and the Planning Commission for review.

Dr. Sudler expressed support for forwarding the proposed ordinance and stated that the issue reinforced the need for a comprehensive assessment of the City's infrastructure and municipal-service capacity.

Dr. Sudler moved to recommend forwarding the proposed ordinance to Council, the Planning Commission, and to have the City Solicitor make technical recommendations as needed.

Mr. Lewis stated that he would support forwarding the moratorium for consideration while expressing concerns regarding potential impacts on electrical, water, and other infrastructure and the environment.

William Faust, Jr., Dover, expressed concerns regarding infrastructure capacity and who would bear the cost of improvements required to accommodate a data center. He encouraged extensive due diligence and consideration of financial safeguards, utility reliability, environmental impacts, drought conditions, and protections for existing residents.

Bonnie Pennington, Dover, expressed opposition to locating a data center in Dover and raised concerns regarding electricity and water consumption, utility costs, environmental impacts, backup generation, and effects on wildlife.

Reginal Daniel, Townsend, expressed opposition to data-center development and raised concerns regarding emissions from diesel-powered backup generators, air quality, water and electricity consumption, utility rates, infrastructure capacity, environmental impacts, and the number of permanent jobs such facilities may provide relative to their resource demands.

Dr. Sudler moved to recommend forwarding the proposed ordinance to Council, the Planning Commission, and to have the City Solicitor make technical recommendations as needed. The motion was seconded by Mr. Anderson and unanimously carried.

Priority-Based Budgeting Discussion and Information (Sharon Duca, City Manager)

Ms. Sharon Duca, City Manager, reviewed the presentation entitled "Priority-Based Budgeting (PBB) Overview. She explained that priority-based budgeting is intended to provide greater transparency regarding how city resources are allocated to programs and services. Traditional line-item budgeting remains necessary for financial management but does not always clearly demonstrate the programs and services being funded or their relationship to Council priorities.

Under the proposed approach, expenditures would be associated with specific city programs and services and connected to identified priorities. She proposed using the FY2027 operating budget as a pilot project. Because the initial process would be completed manually, the pilot would focus on the operating budget while the city evaluates potential expansion of its financial system to include a program-based budgeting module.

She noted that they had begun working with department heads to identify existing programs and services and associate them with city priorities. Departments would allocate operating expenses among those programs, with information submitted to the City Manager's Office monthly and summarized for Council in quarterly reports.

The six initial priority areas identified were Economic Development and Public Policy; Public Safety; Community Livability; Land Use and Urban Design; Administrative Services and Support; and Public Utilities and Infrastructure. She noted that staff identified approximately 95 city programs within those priority areas. For FY2028 and future budgets, the process could be expanded to include ranking programs as part of budget development.

This item was informational; committee action was not required.

Ms. Duca explained that the quarterly budget presentation would provide an overview of the budget through the lens of Priority Based Budgeting and the programs being provided by the city. She noted that the Finance Department would continue to provide its traditional financial reports in accordance with required reporting procedures, allowing both reports to be reviewed together.

Mr. Anderson supported periodic budget reviews to allow Council to better understand variances, cost overruns, revenue trends, and changes in operating expenses.

Dr. Sudler suggested that the process eventually identifies high, medium, and lower-priority programs to assist Council in evaluating budget decisions and monitoring progress.

Responding to Mr. Anderson, Ms. Duca advised that Community Development had been identified as its own program under the Community Livability priority.

Mr. Anderson moved for adjournment of the Legislative, Finance, and Administration Committee meeting, hearing no objection the meeting adjourned at 9:13 p.m.

Mr. Neil moved for adjournment of the Council Committee of the Whole meeting, hearing no objection the meeting adjourned at 9:13 p.m.

Fred A. Neil
Council President



FIRST READING

PROPOSED ORDINANCE #2025-19**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, be amended by inserting the text indicated in bold, blue, italics and deleting the text indicated in red strikethrough as follows:

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 contact 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)**

- (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 Editions,”** as published by the International Code Council ~~be,~~ **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 ~~in the State of Delaware;~~ for the control of buildings and structures. ~~as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of said International Building Code, are hereby referred to, adopted and made a part hereof~~ **The code is adopted** as if fully set out **herein, in this section,** with the **following** additions insertions, deletions and changes ~~as follows:~~

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

105.2 Work exempt from permit.

The published 2024 list is adopted

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.

Building:

- ~~1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet.~~
- ~~2. Oil derricks.~~
- ~~3. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below.~~
- ~~4. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.~~
- ~~5. Temporary motion picture, television and theater stage sets and scenery.~~
- ~~6. Prefabricated swimming pools accessory to a Group R-3 occupancy provided that the swimming pools are not designed to retain a depth of 24” (610mm) or more, and do not exceed 5,000 gallons (18925L) and installed entirely above ground.~~
- ~~7. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.~~
- ~~8. Swings and other playground equipment accessory to a one or two-family dwelling. Window awnings supported by an exterior wall which do not project~~

~~more than 54 inches (1372 mm) from the exterior wall and do not require additional support of Group R-3 and U Occupancies.~~

~~9. Non-fixed and moveable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.~~

Section 105.5. Expiration. Insert the following text following the word “demonstrated” at the end of the section: “and does not exceed the 3 year time limit as stated in 105.5.2.”; and insert the following subsections:

105.5.1. Time limitation of permit. A permit for any activity for which a permit is required shall be valid for 180 days from the date of issuance. One 180-day extension may be granted without additional charge to the permit holder. Additional 180-day extensions may be granted with payment of a renewal fee as specified in Appendix F: Fees and Fines.

105.5.2. Completion of construction. All construction for which a building permit is required must be completed and pass final inspection within three (3) years after issuance of the building permit. If not completed within three (3) years, a new building permit must be obtained and any ~~associated fees paid incurred by the previous submission.~~ **applicable fees paid. Fees paid under the expired permit are not credited unless the building official approves a credit in writing.**

SECTION 107 SUBMITTAL DOCUMENTS

107.1 Submittal documents. Insert: ~~"Construction documents, statement of special inspections, structural observation programs and other data, for new construction, alterations, repairs, expansion, additions or modifications of buildings or structures, which involve the practice of architecture or engineering, as defined by the professional registration laws of the State of Delaware shall be prepared by a registered design professional consistent with the professional registration laws of the State of Delaware. Construction documents shall include the name, address and license or registration number of the registered design professional and shall be signed, sealed and dated by the registered design professional in accordance with the professional registration or licensing laws, statutes, regulations or administration provisions of the State of Delaware." in place of "Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed."~~

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.

109.3 BUILDING PERMIT VALUATIONS Insert: "see Section 22-65 Fees for permits" in place of "in accordance with the schedule as established by the applicable governing authority". ~~New construction valuation will be confirmed using the most current ICC valuation chart information unless otherwise approved by the authority having jurisdiction.~~

"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 BOARD OF APPEALS. ~~See Chapter 22—Buildings and Building Regulations, Article I—In General, Sec. 22-1 Construction and property maintenance code board of appeals.~~ 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. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, places, alters, repairs, a building or structure in violation of the approved construction documents or directive of the building inspector, or of a permit or certificate issued under the provisions of this code shall be charged with a violation of this code and be guilty of a misdemeanor, punishable by a fine as provided for in Appendix F—Fees and Fines, or by imprisonment thirty (30) days, or both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense.

Section ~~114.3~~ 115.3 Unlawful continuance. Insert: "Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be charged with a violation of this section and shall be fined as provided for in Appendix F—Fees and Fines. ~~Repeat offenders shall not receive warnings and shall instead be subject to progressively increasing fines as provided for in Appendix F—Fees and Fines.~~ Each day that a violation continues shall be deemed a separate offense." in place of: "Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform a violation or unsafe condition, shall be subject to penalties as prescribed by law."

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. ~~Flood Insurance Study for the City of Dover, dated July 7, 2014, or as subsequently amended or revised.~~

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 requirements shall be as specified in ASCE 24 or the base flood elevation plus 18 inches, whichever is higher.~~
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" in place of [DATE TO BE INSERTED BY THE JURISDICTION. NOTE: IT IS RECOMMENDED THAT THIS DATE COINCIDE WITH THE EFFECTIVE DATE OF BUILDING CODES WITHIN THE JURISDICTION].~~

~~(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, as published by the International Code Council, be and is hereby adopted as the code of the city for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of building, mechanical, plumbing and electrical systems in the city and providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, conditions and terms of such International Residential Code, as referenced in the building code adopted in subsection (a), published by the International Code Council, on file in the office of the city are hereby referred to, adopted and made a part hereof as if fully set out in this section. The following sections of the International Residential Code are hereby revised:~~

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 101.1 Title. Insert "City of Dover, ~~DE~~elaware" in place of "[NAME OF JURISDICTION]"

***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 - 1. Insert "120" in place of "200". Delete numbers 2 through 5 in their entirety. Replace number 7 with the following: "Prefabricated swimming pools accessory to a Group R-3 occupancy provided that the swimming pools are not designed to retain a depth of 24" (610 mm) or more, and do not exceed 5,000 gallons (18925L) and installed entirely above ground. **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 CONSTRUCTION DOCUMENTS

R106.1 Submittal documents. Insert: ~~"Construction documents, statement of special inspections, structural observation programs and other data, for new construction, alterations, repairs, expansion, additions or modifications of buildings or structures, shall be submitted in 2 sets and as defined by the professional registration laws of the State of Delaware and be prepared by a registered design professional consistent with the professional registration laws of the State of Delaware. Construction documents shall include the name, address and license or registration number of the registered design professional and shall be signed, sealed and dated by the registered design professional in accordance with the professional registration or licensing laws, statutes, regulations or administration provisions of the State of Delaware." in place of "shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed". Where special conditions exist, the building official is authorized to require additional construction documents as described here.~~

Construction documents and other data shall be submitted in one paper sets and 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. The building official may change the paper requirement as needed.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

SECTION R108 FEES

R108.2 Schedule of permit fees. Insert "see Section 22-65 Fees for permits " in place of "in accordance with the schedule as established by the applicable governing authority".

SECTION R112 BOARD OF APPEALS See Chapter 22 - Buildings and Building Regulations, Article I - In General, Sec. 22-1 Construction and property maintenance code board of appeals.

SECTION R113 VIOLATIONS

Section 113.4 Violation Penalties. Insert "See Section 22-61 (a) Section 113.4 Violation Penalties" in place of "Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, places, alters, repairs, a building or structure in violation of the approved construction documents or directive of the building inspector, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law."

SECTION R114 STOP WORK ORDER

Section R114.2 Unlawful continuance. Insert: "See Section 22-61 (a) International Building Code, Section 114.3 Unlawful continuance" in place of "Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform a violation or unsafe condition, shall be subject to penalties as prescribed by law."

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load	Wind Design		Seismic Design Category ^f	Subject to Damage From			Winter Design Temp ^e	Ice Barrier Under-layment Required ^h	Flood Hazards ^g	Air Freezing Index ⁱ	Mean Annual Temperature ^j
	Speed ^d (mph)	Topographic effects ^k		Weathering ^a	Frost line Depth ^b	Termite ^e					
25	95 gust 77 fastest	NO	A	Severe	24"	Moderate To Heavy	14°	NO	Adopted in Chapter 50 of the Code of the City of Dover	450	55°

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 R301.2(1), footnote (g): September 16, 1982, Flood Insurance Study for Kent County and Incorporated Areas, dated July 7, 2014, or as subsequently amended or revised.

Table R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS. Insert the following at the end of footnote "c": 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 additional "stringer" or "carriage" support located and equally distributed in the middle section of the stair width.

SECTION R313 AUTOMATIC FIRE 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 R329.2, 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.

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).

~~*R322.2.1 Elevation requirements.*~~

1. ~~Buildings and structures in flood hazard areas not designated as Coastal A Zones shall have the lowest floors elevated to or above the base flood elevation plus 18 inches or the design flood elevation, whichever is higher.~~
2. ~~Buildings and structures in flood hazard areas designated as Coastal A Zones shall have the lowest floors elevated to or above the base flood elevation plus 1 foot (305 mm), or to the design flood elevation, whichever is higher.~~
3. ~~In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including basement) elevated at least as high above the highest adjacent grade as the depth number specified in feet on the FIRM plus 18 inches or at least 3.5 feet if a depth number is not specified.~~
4. ~~Basement floors that are below grade on all sides shall be elevated to or above the base flood elevation plus 18 inches or the design flood elevation, whichever is higher.~~

~~Exception: Enclosed areas below the design flood elevation, including basements whose floors are not below grade on all sides, shall meet the requirements of Section R322.2.2.~~

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

SECTION R403 FOOTINGS

~~**R403.1.1 Minimum size.** Insert "The minimum thickness of a footing shall be the nominal width of the wall but not less than 8 inches. The nominal width of the footings shall be twice the nominal thickness of the wall. Two-story sections of a building shall have a minimum footing width of 24 inches and a minimum footing depth of 10 inches." in place of "Minimum sizes for concrete and masonry footings shall be as set forth in Table R403.1 and Figure R403.1(1). The footing width, W, shall be based on the load bearing value of the soil in accordance with Table 401.4.1. Spread footings shall be at least 6 inches in thickness. Footing projections, P, shall be at least 2 inches and shall not exceed the thickness of the footing." Insert ", but in all cases shall be a minimum of 24 inches × 24 inches × 12 inches deep." at the end of the following sentence: "The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table 401.4.1."~~

~~———— **R403.1.2 Continuous footings in Seismic Design Categories D1 and D2.** Delete in its entirety and Insert: R403.1.2 Footing reinforcement. Footings shall be reinforced with a minimum of two #4 rebar wired together with a minimum 15" overlap; pier footings with a minimum of two #4 rebar wired together in two directions, and column footings with three #4 rebar wired together in two directions.~~

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.

R403.1.3 Seismic reinforcing. Delete in its entirety.

R403.1.4 Minimum Depth. Insert "24" in place of "12".

Amend R403.1.4.1 Frost protection—Exceptions to read:

- ~~1. Frost Protection of freestanding residential accessory/utility structures with an area of 240 square feet or less and an eave height of 10 feet or less, except for pole buildings and garages, shall not be required to be frost protected. Freestanding accessory structures (sheds) between 120 sf and 240 sf shall be secured with tie-downs or equivalent manufactured home fastening devices on each corner. Structures 20 feet or more in length shall have additional anchors attached in the center of each side unless frost protection applies as stated herein. All accessory/utility structures greater than 240 square feet, all pole buildings and all garages shall have frost protection (footings).~~
- ~~2. Decks not supported by a dwelling shall also be provided with footings that extend below the frost line. Single story supported in part by a dwelling and with 4" × 4" posts shall have footings that are a minimum of 8 inches in diameter; with 6" × 6" posts a minimum of 12" diameter is required; the bottom of all such footings shall be a minimum of 24" below finished grade and be at least 6" deep. Footings shall not bear on frozen soil unless such frozen condition is of a permanent character.~~

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.

- (c) ~~*The ICC Performance Code for Buildings and Facilities.* That certain documents, three copies of which are on file in the Licensing and Permitting Office of the city, being marked and designated as "The ICC Performance Code for Buildings and Facilities 2009 Edition" as published by the International Code Council be and is hereby adopted as the Performance Code of the City of Dover in the State of Delaware for regulating and governing the performance-based design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of building and/or fire protection systems in the city.~~
- (d) ~~*The International Existing Building Code.* That 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 Existing Building Code 2009 Edition" as published by the International Code Council be and is hereby adopted as the Existing Building Code of the City of Dover in the State of Delaware for regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, as herein provided.~~
- (e) ~~*The International Energy Conservation Code.* That 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 Energy Conservation Code 2009 Edition" as published by the International Code Council be and is hereby adopted as the Energy Conservation Code of the City of Dover in the State of Delaware for regulating and governing energy efficient building envelopes and installation of energy efficient mechanical, lighting and power systems as herein provided.~~

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.

~~(e) 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.”

BE IT FURTHER ORDAINED:

That Chapter 22 – Building and Building Regulations, Article V – Mechanical Code be amended by inserting the text indicated in bold, blue, italics, and deleting the text indicated in red strikeout as follows:

Sec. 22-141. – Adopted.

~~(a) 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 Mechanical Code 2009 Edition, including appendix chapter "A", as referenced in the building code adopted in 22-61(a), published by the International Code Council, be and is hereby adopted as the code of the city for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems in the city and providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of such International Mechanical Code, as referenced in the building code adopted in section 22-~~

~~61(a), published by the International Code Council, on file in the office of the city are hereby referred to, adopted and made a part hereof as if fully set out in this section. The following sections of the International Mechanical Code are hereby revised:~~

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, **DE**laware" in place of "[NAME OF JURISDICTION]"

106.5 Fee Schedule. Insert "See DCO Section 22-145 **and Appendix F-Fees and Fines Heating, air conditioning, and heat pump permit fees**" in place of "~~The fees for all mechanical work shall be as indicated in the following schedule:~~"

~~In place of:~~

Section 106.5.3 Fee refunds. Delete in its entirety.

SECTION 108 VIOLATIONS

Section 108.4 Violation Penalties. ~~Insert "See Section 22-61(a) International Building Code Section 113.4, Violation Penalties" in place of "Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alters, or repair, a plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT], or by imprisonment not exceeding thirty (30) days, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense."~~

See IBC Section 114.4 as locally amended in Section 22-61(a).

Section 108.5 Stop work orders. ~~Insert "See 22-61(a) International Building Code, Section 114.3 Unlawful continuance" in place of "Upon notice from the code official that mechanical work is being done contrary to the provisions of this code or in a dangerous and unsafe manner such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to remove a violation or unsafe condition, shall be charged with a violation of this section and shall be liable to a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars"~~

See IBC Section 115.3 as locally amended in Section 22-61(a).

SECTION 109 MEANS OF APPEAL. Delete section in its entirety.

~~(b) If any section, subsection, sentence, clause or phrase of this section is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this section. The city council hereby declares that it would have passed the ordinance from which this section derives, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one (1) or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.~~

BE IT FURTHER ORDAINED:

That Chapter 22 – Building and Building Regulations, Article VI – Plumbing Code be amended by inserting the text indicated in bold, blue, italics, and deleting the text indicated in red strikethrough as follows:

Sec. 22-181. - Adopted.

- (a) ~~*International Plumbing Code.* Certain documents, three copies of which are on file in the Licensing and Permitting Office in the city, being marked and designated as International Plumbing Code 2009, including appendix chapters B, C, D, E, F, G, as referenced in the building code adopted in 22-61(a), published by the International Code Council, be and is hereby adopted as the code of the city for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems in the city and providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of such International Plumbing Code, as referenced in the building code adopted in 22-61(a), published by the International Code Council, on file in the office of the city are hereby referred to, adopted and made a part hereof as if fully set out in this section. The following sections are hereby revised:~~

~~*Exception:* The 2009 International Private Sewage Disposal portion of this code is not adopted, as enforced by other authorities having jurisdiction.~~

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, ~~DE~~elaware" in place of "[NAME OF JURISDICTION]"

Section 106.6.2 Fee Schedule. Insert ~~"See Section 5.75 22-65 Permit Fees"~~ in place of ~~"The fees for all plumbing work shall be as indicated in the following schedule"~~
"See Section 22-185 and Appendix F—Fees and Fines."

[JURISDICTION TO INSERT APPROPRIATE SCHEDULE]".

Section 106.6.3 Fee refunds. Delete in its entirety.

Section 108.4 Violation Penalties. Insert: ~~"See Section 22-61(a) International Building Code Section 113.4, Violation Penalties"~~ in place of ~~"Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alters, or repair, a plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense."~~
See IBC Section 114.4 as locally amended in Section 22-61(a).

Section 108.5 Stop work orders. Insert ~~"See Section 22-61(a) International Building Code, Section 114.3 Unlawful continuance"~~ in place of ~~"Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous and unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be charged with a violation of this section and shall be liable to a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars"~~
See IBC Section 115.3 as locally amended in Section 22-61(a).

- (b) ~~*International Fuel and Gas Code.* That 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 Fuel and Gas Code, 2009 Edition" as published by the International Code Council be and is hereby adopted as the Fuel and Gas Code of the City of Dover in the State of Delaware; for regulating and governing fuel gas systems and gas fired appliances as herein provided.~~

(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.

- (c) *[Severability.]* ~~That if any section, subsection, sentences, clause or phrase of this section is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this section. The city council hereby declares that it would have passed the ordinance from which this section derives, and each section, subsection, clause and phrase therefore, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.~~

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.

BE IT FURTHER ORDAINED:

That Chapter 22 – Building and Building Regulations, Article VII – Property Maintenance Code be amended by inserting the text indicated in bold, blue, italics, and deleting the text indicated in red strikeout as follows:

Sec. 22-221. – Adopted.

- (a) 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, be and 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 herein provided; 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**laware" in place of "[NAME OF JURISDICTION]"

SECTION 111 MEANS OF APPEAL See Chapter 22 - Buildings and Building Regulations, Article I - In General, Sec. 22-1 Construction and property maintenance code board of appeals.

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

Section 304.14 Insect screens. Insert "March 1st to November 30th" in place of "[date] to [date]".

Section 602.3 Heat supply. Insert "September 15th to May 1st" in place of "[date] to [date]".

Section 602.4. Occupiable work spaces. Insert "September 15th to May 1st" in place of "[date] to [date]".

- (b) It shall be unlawful for any person to violate any of the provisions of the publication adopted in subsection (a).

BE IT FURTHER ORDAINED:

That Chapter 46 – Fire Prevention and Protection, Article III – Fire Codes, Section 46-121. - Adopted be amended by inserting the text indicated in bold, blue, italics, and deleting the text indicated in red strikeout as follows:

Sec. 46-121. – Adopted.

- (a) *International Fire Code 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 "International Fire Code, ~~2009~~ **2024** Edition," as published by the International Code Council, be and is hereby adopted as the Fire Prevention Code of the City of Dover in the State of Delaware; for the control of buildings, structures and premises as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said International Fire Code, are hereby referred to, adopted and made part hereof as if fully set out in this section, with additions, insertions, deletions and changes as follows:

Section 101.1 Insert "City of Dover, **Delaware**", in place of [NAME OF JURISDICTION].

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

~~Delete in their entirety: 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.

- (b) National Fire Codes adopted. There is hereby adopted the most recently published edition of the National Fire Prevention Association's (NFPA) National Fire Codes (excluding NFPA Codes 11C, 13E, 402M, -41s, 422, 424M-473, 901-906, 1001-1041, 1201-1410, 1452-1999, 5000), ~~three copies of which are on file in the office of the fire marshal.~~
- (c) The more restrictive provisions of the International Fire Codes as set forth in subsection (a) above or the National Fire Codes as set forth in subsection (b) above shall apply whenever they may be in conflict.
- (d) It shall be unlawful for any person to violate any of the provisions of the publications adopted in subsection (a) or (b).

ADOPTED: *

SYNOPSIS

This ordinance replaces the City of Dover's locally adopted 2009 construction, fire, and property-maintenance codes with the 2024 editions of the applicable International Codes, include the IBC, IRC, IEBC, ISPSC, IPMC, and IFC, with Dover-specific amendments. The ordinance also coordinates City regulations with Delaware-controlled energy, mechanical, fuel-gas, and plumbing requirements and updates provisions addressing zoning coordination, residential sprinklers, home day care, tiny houses, accessory dwelling units, flood-resistant construction, permit administration, fees, and fines, while repealing the obsolete 2009 ICC Performance Code.

(SPONSORS: ARNDT and DUCA)

Action History

09/28/2026 – Scheduled for First Reading – City Council

08/11/2026 - Introduction – Council Committee of the Whole/ Legislative, Finance, and Administration Committee



FIRST READING

PROPOSED ORDINANCE #2025-19 WITH CA#1

1. Replacement of the IRC existing-dwelling provision

In the proposed amendments to City Code § 22-61(b), under “Automatic sprinklers, generators and flood design,” delete the paragraph titled “Applicability to existing dwellings” in its entirety and substitute the following:

DELETE: 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.

INSERT: Applicability to existing residential structures and additions. Section R309 applies to newly constructed one- and two-family dwellings and townhouses. No automatic residential sprinkler system shall be required in any portion of a one- or two-family dwelling or townhouse that existed before an addition, alteration, repair, renovation or other work, even where the scope, value, floor area, percentage or other threshold associated with the work would otherwise require that existing portion to comply with current-code automatic-sprinkler requirements. Where an addition, considered independently of the existing portion, meets or exceeds an otherwise applicable threshold requiring an automatic residential sprinkler system, the system shall be installed in the addition only and shall not be required to extend into the existing portion. A system required in an addition shall be designed and installed in accordance with Section R309.1.1 or R309.2.1, as applicable. This local amendment does not waive the sprinkler requirement for a newly constructed dwelling or townhouse and does not waive any fire- or life-safety requirement other than the installation or extension of an automatic residential sprinkler system into the existing portion.

2. Conforming replacement of the home-day-care provision

In the proposed amendments to City Code § 22-61(a), under “Home day care serving twelve or fewer children,” delete condition (6) in its entirety and substitute the following:

DELETE (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.

INSERT (6): A newly constructed dwelling shall comply with IRC Section R309. No automatic residential sprinkler system shall be required in the existing portion of a dwelling solely because the dwelling is used for child day care or because work to the dwelling meets a current-code threshold. An addition shall be governed by the local amendment titled “Applicability to existing residential structures and additions” in Section 22-61(b).

3. Remaining provisions unchanged

Except as expressly amended by CA-1, all other provisions of Proposed Ordinance No. 2025-19 remain unchanged.



PROPOSED ORDINANCE #2026-14

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

3 4 **SECTION 1. - Purpose:**

5
6 The purpose of this Ordinance is to temporarily suspend the acceptance and approval of
7 applications for new Large Energy Use Facilities while the City develops comprehensive
8 regulations governing their location, construction, infrastructure requirements, utility impacts,
9 and public welfare considerations.

10 11 **SECTION 2. - Definitions:**

12 13 **Large Energy Use Facility**

14
15 Large Energy Use Facility means a facility that does any of the following:

16
17 1. Uses or is projected to use a monthly maximum demand of 75 megawatts or greater at a load
18 factor of 85% or greater.

19
20 2. Uses a monthly maximum instantaneous demand of 100 megawatts or greater.

21
22 3. Is a data center that uses or is able to use a monthly maximum demand of 30 megawatts or
23 greater. For purposes of this provision, a data center means a facility described under code
24 518210 of the 2022 North American Industry Classification system primarily engaged in
25 providing computing infrastructure, data processing services, web hosting services, servers,
26 artificial intelligence, cloud computing systems, cryptocurrency operations, high-performance
27 computing systems, colocation services or similar digital processing equipment.

28 29 **SECTION 3. – Moratorium**

30
31 Effective immediately upon adoption:

32 The City shall not:

- 33 • accept;
- 34 • process;
- 35 • review;
- 36 • approve;
- 37 • issue permits;
- 38 • issue site plan approvals;
- 39 • approve conditional uses;

- approve rezonings;
- approve subdivision applications;
- issue building permits;
- execute utility service agreements;
- issue certificates of occupancy;

for any new Large Energy Use Facility or **Data Center** as defined in Section 2.

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;

Clean hydrogen production facilities as defined in Appendix B Article 12

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 Energy Use Facilities; 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.

ADOPTED: *

SYNOPSIS

This ordinance

(SPONSORS: HALL, ANDERSON)

Action History

10/12/2026 - Scheduled for Final Reading – City Council

09/28/2026 – First Reading – City Council

09/15/2026 – Introduction – Legislative, Finance, and Administration Committee