



**CITY OF DOVER, DELAWARE
REGULAR CITY COUNCIL MEETING
Monday, October 12, 2026 at 6:30 PM**

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

AGENDA

**THIS AGENDA HAS BEEN REVISED BY ADDING ITEM #17 – PLANNING COMMISSION
APPOINTMENT OF MARK E. REAVES**

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/JUfQK>

Event number: 2531 573 8273

Event password: DOVER (if needed)

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

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

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

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

INVOCATION - Elder Ellis B. Louden

PLEDGE OF ALLEGIANCE - Councilman Lewis

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. Indigenous People's Day**
- 2. Halloween Trick-or-Treat**

CONSENT AGENDA

ADOPTION OF MINUTES

- 3. Regular City Council Meeting of September 28, 2026**

COMMITTEE REPORTS

- 4. Council Committee of the Whole meeting of September 29, 2026**

CCW PRESENTATIONS

- 5. Booted and Suited (Bobby Wilson, CEO and Founder)**

(Recommendation: Refer the program to staff for review while Mr. Wilson completes the application and submits it through both recommended funding avenues.)

Parks, Recreation, and Community Enhancement

- 6. Consideration of Withdrawal and Reallocation of CDBG Funds for People's Community Center Renovation Project (Debbie O'Brien, Community Development Manager)**

(Committee Recommendation: Due to there being a lack of quorum, Committee action was not taken)

Safety Advisory and Transportation Committee

- 7. Update on Safety Concerns on East Loockerman Street (Jason Lyon, Assistant City Manager)**

(Committee Recommendation: Continue the current safety arrangement, have staff review the options discussed, and bring them back to the committee.)

- 8. Loockerman Plaza Pedestrian Improvements Update (Paul Moser, DelDOT, and Jason Lyon, Assistant City Manager)**

(Committee Action Not Required)

Legislative, Finance, and Administration Committee

9. **Get Work Foundation Presentation – Youth Sports and Community Center Feasibility Study Proposal (Danté Daniel, Chief Operating Officer, and Terez Trott, Chief Executive Officer)**

(Committee Recommendation: Refer the proposal back to staff for review.)

10. **Proposed Resolution No. 2026-12 - Implementing Recommendations of the Independent Investigation and Review Conducted by 21CP Solutions (Councilman Anderson)**

(Committee Recommendation: Proposed Resolution No. 2026-12 was tabled)

11. **Community Riverwalk Assessment Grant (Jason Lyon, Assistant City Manager)**

(Committee Recommendation: Authorize the City Manager to enter into an agreement with the Downtown Dover Partnership for the allocation of the applicable grant funding)

MONTHLY REPORTS - August 2026

[12.](#) **City Council's Community Enhancement Fund Report**

[13.](#) **City Manager's Report**

[14.](#) **Controller/Treasurer's Budget Report**

[15.](#) **Fire Chief's Report**

[16.](#) **Police Chief's Report**

APPOINTMENTS/REAPPOINTMENTS RECOMMENDED BY MAYOR CHRISTIANSEN

17. **Planning Commission - Three-Year Terms to Expire June 2029**

A. Mark E. Reaves

ITEMS NOT ON THE CONSENT AGENDA

ORDINANCES

FINAL READING - The First Reading of the Proposed Ordinance was accomplished during the Council Meeting of **SEPTEMBER 28, 2026**. The ordinance is available at the entrance of the Council Chambers and on the City's website at www.cityofdover.com under "Government."

[18.](#) **Proposed Ordinance #2025-19 - Adoption of 2024 ICC Codes**

[19.](#) **Proposed Ordinance #2026-14 - Data Center Moratorium**

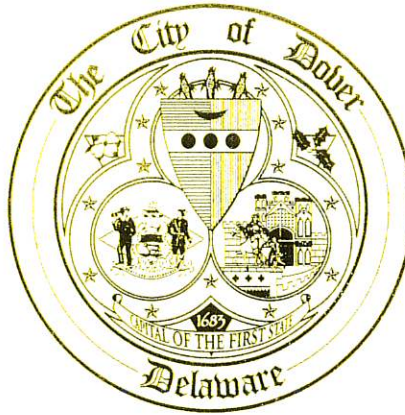
CITY MANAGER'S ANNOUNCEMENTS

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**, the City of Dover acknowledges that the land on which we live and work is part of the ancestral homeland of the Lenni-Lenape people, who have stewarded these lands for thousands of years; and*

***WHEREAS**, the Lenni-Lenape, also known as the Delaware people, are the Indigenous inhabitants of Delaware and the surrounding region, and their enduring presence, traditions, and cultural contributions remain vital to our shared history; and*

***WHEREAS**, Indigenous Peoples continue to enrich our community through leadership, service, scholarship, art, and advocacy, carrying forward the resilience and spirit of their ancestors; and*

***WHEREAS**, Indigenous Peoples' Day is an opportunity to honor the Lenni-Lenape and all Indigenous Nations, past, present, and future, while recognizing their sovereignty, wisdom, and deep connection to the land; and*

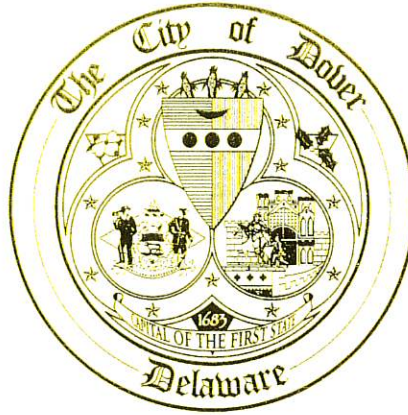
***WHEREAS**, the City of Dover is committed to fostering understanding, respect, and reconciliation by acknowledging the original inhabitants of this land and celebrating the diversity of Indigenous cultures; and*

***NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE**, do hereby proclaim October 12, 2026, as*

INDIGENOUS PEOPLES' DAY

in the City of Dover and encourage all residents to recognize and celebrate the Lenni-Lenape and all Indigenous Peoples for their invaluable contributions to our history and community.

ROBIN R. CHRISTIANSEN
MAYOR



PROCLAMATION

***WHEREAS**, the children of the City of Dover enjoy the fun and festivities associated with the observance of the Halloween Trick-or-Treat custom, emerging from their homes as ghosts, witches, princesses, cartoon characters, caped crusaders, or action heroes and traveling with friends and family door to door throughout the neighborhood to gather treats; and*

***WHEREAS**, Children ages 12 and under may participate in Trick-or-Treating in small groups, ages will be strictly enforced. Parents must accompany their children throughout their journeys in celebrating Halloween Trick-or-Treat. Motorists are urged to drive with extra caution and to be ever watchful of our youngsters making their rounds; and*

***WHEREAS**, it is requested that residents indicate their willingness to welcome children by keeping their porch or exterior lights on and that youngsters call only on homes that are lit.*

***NOW, THEREFORE, I, ROBIN R. CHRISTIANSEN, MAYOR OF THE CITY OF DOVER, DELAWARE**, do hereby proclaim that the*

***Halloween Trick-or-Treat observance to be held on
Saturday, the 31st day of October 2026,
between the hours of 6:00p.m. and 8:00p.m.***

in the City of Dover and urge all residents, both young and old, to make this a happy and safe occasion for our children.

ROBIN R. CHRISTIANSEN
MAYOR

REGULAR CITY COUNCIL MEETING

The Regular City Council Meeting was held on September 28, 2026, at 6:55 p.m. with Council President Neil presiding. Council members present were Ms. Hall, Mr. Boggerty, Mr. Anderson, Dr. Pillsbury, Ms. Arndt, Mr. Rocha (via WebEx), Dr. Sudler (out at 7:52 p.m.), and Mr. Lewis (via WebEx).

Staff members present were Police Chief Johnson, Ms. Marney (via WebEx), Ms. Duca, Ms. Melson-Williams, Fire Chief Carey, City 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.

William G. Faust Jr., Dover, questioned how the city planned to address budget pressures and generate revenue without increasing the financial burden on residents. He discussed police compensation, economic development, vacant businesses on South State Street, and public safety concerns at the former Walgreens property. He urged Council to address delayed projects, including the splash pad, and to provide a plan for improving conditions and attracting businesses and families.

Marcella Krause, 618 Roberta Avenue, requested reinstatement of the city's utility budget billing plan or other immediate relief for residents struggling with utility costs. She described rising household expenses and expressed concern about late fees, disconnection charges, and the effect of utility increases on families who rely on heating and cooling for health reasons. She asked Council to make utility bills more affordable.

Beverly Henry, 101 Bab Drive, expressed concern about people congregating near the fence of Luther Village and reported suspected drug activity, litter, damage to the fence, and residents' fears for their safety. She requested guidance on whom to contact to help protect seniors living there.

Vonderlear Smack, White Oak Road, expressed support for Ordinance No. 2026-14 and the proposed 18-month moratorium on large energy use facilities and data centers. She asked that the study address environmental justice, cumulative neighborhood impacts, public participation, utility costs, and community equity. She also urged Council to require community benefits, including local hiring and neighborhood investment, and said she had emailed a proposed amendment for Council's consideration.

LaChelle Paul, Dover, raised concerns about the cost and transparency of the investigation involving Police Chief Johnson. She requested that the findings be made public and called for accountability concerning alleged conduct and the use of a city vehicle.

Reginald Daniel, Townsend, supported the proposed data center moratorium. He urged the city to study the capacity of its electrical grid, potential increases in residents' utility bills, diesel generator emissions, noise, and long-term environmental effects before allowing such development.

Marissa McClenton, Sierra Club Delaware Chapter and the Delaware Data Center Coalition for Local Environmental and Accountable Regulation, supported the proposed 18-month moratorium and comprehensive study. She requested consideration of low-frequency noise, a plan if the study finds data centers are not in residents' best interests, protections for aquifers and well water, and clarification of the exception for clean hydrogen production facilities at Garrison Oak Technical Park.

Bonnie Pennington, Dover, opposed data center development and supported the 18-month moratorium. She expressed concern about possible effects on air and water quality, wildlife, property values, noise, and electric bills. She said she had provided Council with written research and asked members to review it before making a decision.

INVOCATION

The invocation was given by Elder Ellis Louden.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilman Dr. Sudler.

ADOPTION OF AGENDA

Dr. Sudler 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.

Mr. Anderson made a motion to remove Item #19, Proposed Legislation Regarding Data Centers, from the consent agenda, seconded by Dr. Sudler, and unanimously carried.

Mr. Anderson moved for adoption of the consent agenda as amended, seconded by Ms. Hall, and carried by a unanimous roll call vote.

PROCLAMATION – CYBER SECURITY AWARENESS MONTH

The City Clerk read the following Proclamation into the record:

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 create 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 **CYBER SECURITY AWARENESS MONTH** in the City of Dover and urge all citizens to learn about cybersecurity and put knowledge into practice.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Joe Simmons of the Information Technology Department.

Mr. Simmons thanked Council and city staff for their support; he discussed increasing cyber threats and the cost of identity theft and cyber incidents and noted that employee training and public notices would be provided during the month.

PROCLAMATION – FIRE PREVENTION WEEK

The City Clerk read the following Proclamation into the record:

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.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Fire Chief David Carey and Fire Marshal Jason Osika.

Chief Carey discussed the Department's fire prevention outreach to children and encouraged residents to follow manufacturer instructions when charging and storing lithium-ion batteries. Mr. Osika also urged residents to charge batteries while at home and disconnect them afterward.

PROCLAMATION – COMMUNITY PLANNING MONTH

The City Clerk read the following Proclamation into the record:

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.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Principal Planner Dawn Melson-Williams, who accepted it on behalf of the city's planning staff and appointed planning bodies.

Ms. Melson-Williams described their work administering and educating the public about land use and zoning regulations.

PROCLAMATION – PUBLIC POWER WEEK

The City Clerk read the following Proclamation into the record:

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, and 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.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to City Manager Duca on behalf of the Electric Department.

Ms. Duca thanked the Department for its reliability and for restoring service in adverse conditions and noted its recent recognition for reliability.

PRESENTATION – JustServe City Award

Ms. Elizabeth Brown, a JustServe specialist, described JustServe as a platform connecting volunteers with nonprofit organizations and service projects. She encouraged local organizations to utilize opportunities and presented materials, a banner, and a certificate recognizing Dover as a JustServe city. Byron Peacock, representing the Church of Jesus Christ of Latter-day Saints, expressed appreciation for the city's support of volunteerism and presented the certificate. Mr.

Anderson encouraged nonprofits and residents to use the platform. Ms. Brown also discussed anticipated food distribution efforts; a date for one delivery had not yet been confirmed.

PUBLIC HEARING – ABANDONMENT OF LIBERTY STREET (IMPROVED)

A public hearing was duly advertised for this time and place to consider abandonment of the improved Liberty Street.

Council President Neil declared the public hearing open at 7:36 p.m.

There being no one present wishing to speak, Mr. Neil declared the public hearing closed at 7:37 p.m.

By motion of Mr. Boggerty, seconded by Ms. Arndt, Council, by a unanimous roll vote, adopted Resolution No. 2026-11, as follows:

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 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: September 28, 2026

ADOPTION OF MINUTES - REGULAR COUNCIL MEETING OF SEPTEMBER 14, 2026

The Minutes of the Regular Council Meeting of September 14, 2026, were unanimously approved by motion of Mr. Anderson, seconded by Ms. Hall, and bore the written approval of Mayor Christiansen.

COUNCIL COMMITTEE OF THE WHOLE REPORT - SEPTEMBER 15, 2026

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 program's 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 #27-0001WW, 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).

By consent agenda, Mr. Anderson moved for approval of the Committee's recommendation, seconded by Ms. Hall and carried by a unanimous roll call vote.

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).

By consent agenda, Mr. Anderson moved for approval of the Committee's recommendation, seconded by Ms. Hall and carried by a unanimous roll call vote.

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 SJR8 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.

Reginald 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.

During the Regular Council meeting, Mr. Anderson explained that legal review determined the proposed data center moratorium to be a standalone ordinance rather than an amendment to the Zoning Ordinance. Council members clarified that the separate first-reading agenda item was required by the ordinance adoption process.

Mr. Anderson moved to amend the Committee's recommendation to forward the proposed ordinance to Council, without referral to the Planning Commission, following legal review. The motion was seconded by Ms. Arndt 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.

By consent agenda, Mr. Anderson moved for acceptance of the Council Committee of the Whole Report, seconded by Ms. Hall and carried by a unanimous roll call vote.

FIRST READING – PROPOSED ORDINANCE #2025-19 – ADOPTION OF THE 2024 ICC CODES

Council President Neil reminded the public that copies of the proposed ordinance were available at the entrance of the Council Chambers, on the City's website at www.cityofdover.gov under "Government", or by contacting the City Clerk's Office at 302-736-7008 or cityclerk@doverde.gov. Final action by Council on the proposed ordinance will take place during the Council Meeting of October 12, 2026.

Mr. Matthew Brown, Deputy Fire Marshal, briefed Council on the proposed update from the 2009 to the 2024 International Code Council codes. He highlighted provisions concerning tiny houses under 400 square feet and residential sprinkler systems.

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

Ordinance #2025-19 – Adoption of the 2024 ICC Codes.

FIRST READING – PROPOSED ORDINANCE #2026-14 – DATA CENTER MORATORIUM

Council President Neil reminded the public that copies of the proposed ordinance were available at the entrance of the Council Chambers, on the City's website at

www.cityofdover.gov under “Government”, or by contacting the City Clerk’s Office at 302-736-7008 or cityclerk@doverde.gov. Final action by Council on the proposed ordinance will take place during the Council Meeting of October 12, 2026.

Ms. Hall briefed Council on the proposed 18-month moratorium on large energy use facilities and data centers to allow study of the city’s infrastructure and other potential impacts.

Responding to Dr. Sudler, Ms. Hall stated that environmental impacts and resource concerns would be considered and that she would consult city staff about an effective approach.

Mr. Boggerty suggested a separate public forum devoted to data centers, and Council President Neil expressed willingness to arrange one.

Mr. Anderson moved to incorporate the amendment included in the Council packet, which expressly states the definition of a data center in the ordinance. The motion was seconded by Mr. Boggerty and unanimously carried.

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

Ordinance #2026-14 – Data Center Moratorium.

CITY MANAGER'S ANNOUNCEMENTS

Sharon Duca, City Manager, announced the Silver Lake drawdown would begin October 5th for approximately two weeks; completion work on Queen Street and Fairview Alleys water projects, with road restoration, was to be expected in mid-October; water system flushing would begin October 4; precast concrete deliveries for the Dover Mobility Center would occur in October and November; and fall leaf collection would occur from October 19, 2026, through January 15, 2027.

MAYOR'S ANNOUNCEMENTS

Mayor Christiansen announced Dover High School’s homecoming on October 2, Delaware State University homecoming and the Amish Bike Tour on October 10, and upcoming downtown trunk-or-treat events and the farmer’s market.

COUNCIL MEMBERS' ANNOUNCEMENTS

Mr. Anderson announced a September 30, 2026, pizza and conversation event with Dr. Sudler concerning Fourth District safety issues, including Woodcrest neighborhood concerns. He also announced an October 7, 2026, Opioid Use Disorder settlement committee meeting at City Hall.

The meeting adjourned at 8:00 p.m.

CITY CLERK

All ordinances, resolutions, motions, and orders adopted by City Council during their Regular Meeting of September 28, 2026, are hereby approved.

ROBIN R. CHRISTIANSEN
MAYOR

COUNCIL COMMITTEE OF THE WHOLE

The Council Committee of the Whole met on September 29, 2026, at 6:00 p.m. with Councilman Anderson presiding in the absence of Council President Neil. Members of Council present were Ms. Arndt, Mr. Boggerty, Mr. Lewis (via WebEx), Mr. Rocha, and Dr. Sudler (out at 11:44 p.m.). Ms. Hall and Dr. Pillsbury were absent. Mayor Christiansen was also present. Civilian members present for their Committee meetings were Ms. Jackson (*Safety, Advisory, and Transportation*), Mr. Garfinkel (via WebEx), and Mr. Shevock (via WebEx) (*Legislative, Finance, and Administration*). Ms. Kemp (*Safety, Advisory, and Transportation*) and Mr. Lewis (*Parks, Recreation, and Community Enhancement*) were absent.

ADOPTION OF AGENDA

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

Booted and Suited (Bobby Wilson, CEO and Founder)

Mr. Anderson read a statement submitted by Council President Neil, who was absent due to illness. Council President Neil supported Mr. Wilson's program, subject to available funding, particularly its proposed training and downtown cleanup component. He said uniformed workers could ease the strain on Public Works employees, improve downtown's appearance and safety, and provide a yearlong training opportunity that could lead to employment. He noted that Mr. Wilson had already demonstrated his commitment through a downtown cleanup.

Mr. Bobby Wilson, CEO and Founder of Booted and Suited, provided an overview of the organization's proposed workforce development program in Dover. He stated that the organization had secured a downtown office for classroom instruction and a garage for automotive and construction training. The eight-week program would include three weeks of soft-skills training, followed by hands-on instruction provided by certified automotive mechanics and retired union tradespeople. He referenced proposed partnerships with the bricklayers' union and Local 199, as well as an existing relationship with TechForce.

Mr. Wilson explained that he had personally funded the office and garage expenses and identified a need for workforce training opportunities in Dover after observing Kent and Sussex County residents traveling to Wilmington for similar services. His goal was to connect Dover-area residents with employment opportunities closer to home.

He also discussed the organization's eight-week farmers market held on The Green and plans to expand the initiative as part of a broader effort to create a cleaner, greener, and safer Dover.

Mr. Wilson proposed establishing a uniformed downtown cleanup crew operating five to six days per week, with the potential for an evening shift as the program expanded. Modeled after Downtown Visions in Wilmington, the crew would clean streets and doorways, provide escorts for individuals who felt unsafe, and report concerns to the Police Department without performing or interfering with law enforcement duties. He also anticipated opportunities for individuals completing community service through probation and parole.

Mr. Wilson stated that the organization planned to sustain its efforts through grants and donations, with an accounting firm overseeing funds associated with the beautification initiative and communicating expenditures to the city. He noted that volunteers had already conducted power washing and street cleaning downtown with support from private citizens but that additional funding would be necessary to continue and expand those efforts.

Responding to Mayor Christiansen, Mr. Wilson stated that the program would serve returning citizens, SNAP recipients, and individuals with disabilities. He emphasized the importance of wraparound services, including assistance accessing food benefits, Medicaid, and healthcare. Individuals needing detoxification or rehabilitation would need those services before entering a jobsite, where safety was essential. The organization would work with individuals according to their needs and readiness for training. He stated that DDP had supported the farmers' market but had not yet provided financial assistance.

Mayor Christiansen suggested partnering with the Interfaith Ministers Association and Senator Paradee's upcoming expungement program scheduled for October 21 at the Dover Hope Zone, 3 North Bradford Street.

Responding to Mr. Rocha, Mr. Wilson stated that Loockerman Street would be the primary focus, with work extending to nearby streets, including Governors Avenue, Queen Street, and New Street. Workers would also engage individuals and encourage enrollment in training. He stated that donors were interested in paying tuition and described opportunities in construction, including prevailing-wage projects and school construction throughout Delaware.

Responding to Mr. Lewis, Mr. Wilson stated that he was pursuing county support and anticipated applying for state grants, including SNAP-related funding. He described access to three grant writers and a donation plan.

Responding to Mr. Lewis, Mr. Wilson stated that the organization had a contingency plan using grants and donations to continue operations.

Responding to Mr. Boggerty, Ms. Debbie O'Brien, Community Development Manager, stated that the proposed activities could potentially meet a national objective under public services. She had emailed the organization a CDBG application but had not received a response.

Responding to Dr. Sudler, Mr. Wilson discussed a proposed YouthBuild program for ages 16 through 24, modeled on a Wilmington program, and stated that he was speaking with the Dover Housing Authority.

Responding to Ms. Arndt, Mr. Wilson explained that Booted and Suited would provide the training rather than merely referring participants elsewhere, using qualified instructors and union partnerships.

Responding to Dr. Sudler, Ms. Sharon Duca, City Manager, stated that the only application she knew of was the economic development application that was included in the packet, and that Council had closed that application process in June.

Mr. Anderson initially noted that existing applications had been excluded from the closure.

Mr. Boggerty suggested completing the CDBG application as a potentially simpler funding route.

Mr. Anderson explained that a CDBG application would still require scoring, committee review, and Council consideration and that available funding had not yet been established.

Mr. Lewis noted that economic development money had been allocated to the Garrison Oak entrance project and that funding this request would require a budget amendment.

Ms. Trish Marney, Controller/Treasurer, concurred and stated that the application process would need to be reopened. She clarified that the committee voted to end the process on June 22, Council approved that action on July 13, and Mr. Wilson's application was dated July 15.

Mr. Anderson suggested referring the proposal to staff for consideration during the October budget amendment.

Ms. Arndt confirmed that the packet contained the application and stated that it was incomplete. She identified requirements including proof of at least two years of operation, a location map and street address, zoning confirmation, letters of support, progress reports, and the required project description. She stated that she would support consideration after the application was completed and staff verified the information.

Mr. Boggerty encouraged Mr. Wilson to pursue both applications while awaiting further consideration.

Mayor Christiansen encouraged Mr. Wilson to follow the established process, identify an available revenue source, and provide the information needed for staff review.

Mr. Lewis agreed that the application needed to meet grant standards and that applicants should be treated fairly.

William G. Faust, Jr., Dover, questioned the program's cost, responsibility for downtown sidewalk cleaning, and the effect of a budget amendment on residents with fixed incomes. He urged the city to prioritize its financial obligations and seek outside funding if city resources were insufficient.

Vonderlear Smack, Dover, requested a workshop to help organizations prepare grant applications.

LaChelle Paul, Dover, supported the concept but raised concerns about the deficit, increased user fees, equal access to funding, and tracking expenditures.

Doug Hall, Dover, supported grant-writing assistance and urged greater attention to small businesses and community needs, while criticizing city spending and enforcement practices.

Belinda Main, Dover, questioned how the city would generate revenue, support downtown businesses, and complete projects while addressing parking, safety, and neighborhood needs.

Michael Sheinbaum, Dover, owner of Chris and Holly Family Entertainment, described limited local business opportunities, his charitable activities, and the need for greater compassion toward residents experiencing homelessness.

This item was informational; committee action was not required.

Dr. Sudler moved to refer the program to staff for review while Mr. Wilson completed the application and submitted it through both recommended funding avenues. The motion was seconded by Mr. Boggerty and unanimously carried.

PARKS, RECREATION, AND COMMUNITY ENHANCEMENT COMMITTEE

The Parks, Recreation, and Community Enhancement Committee met with Mr. Anderson presiding in the absence of Chairwoman Hall.

Adoption of Agenda

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

Consideration of Withdrawal and Reallocation of CDBG Funds for People's Community Center Renovation Project (Debbie O'Brien, Community Development Manager)

Mr. Rocha recused himself from the meeting at 7:17 p.m.

Ms. Debbie O'Brien, Community Development Manager, presented the reasons for recommending withdrawal of the previously approved CDBG allocation for the People's Community Center Renovation Project. She explained that the city was responsible for administering federal funds in accordance with applicable requirements and that noncompliance could lead to corrective action, repayment, or jeopardized future funding. She stated that public comments received during the environmental review prompted a broader review of project feasibility, documentation, procurement, contractual obligations, readiness, and compliance.

Ms. O'Brien organized her review around five questions: whether the project could achieve its CDBG objective within a reasonable timeframe; whether procurement standards had been followed; whether contractual obligations had been met; whether the city could assure compliance with federal requirements; and whether there was a reliable path to completion and service delivery. She stated that the renovation had not been completed despite multiple identified funding sources, and that a clear completion timeline and sustainable operating plan had not been demonstrated.

Ms. O'Brien reported unresolved procurement and supporting-documentation deficiencies, including failure to provide the required quotations. She stated that contractual performance and reporting concerns did not warrant extending the agreement. She also identified concerns about past performance and the ability to document eligible beneficiaries, verify eligibility, and measure outcomes supporting the CDBG national objective. She stated that the project had not progressed to implementation during the performance period and that required reports and documentation

remained outstanding. Reduced grant-in-aid funding and the denial of economic development funding added to her concerns about sustainability.

Staff recommended approving the withdrawal of the previously approved \$40,000 CDBG allocation for the People's Community Center Renovation Project and directing staff to make the funds available through the 2027 Annual Action Plan Process.

Responding to Ms. Arndt, Ms. O'Brien confirmed the requirement of three quotes and stated that she had received one quotation, with only every other page provided alongside the invoice.

Responding to Ms. Arndt, Ms. O'Brien stated that the agreement required satisfactory administration, monthly progress reports, compliance with applicable laws and policies, and completion within the performance period. She reported that requests for monthly reports on February 5 and August 13, 2026, had not produced the required reports. The performance period ended June 30, and no permit applications had been received before expiration; she did not believe permits had been submitted subsequently. She stated that compliance with the city's purchasing policy and federal requirements had not been demonstrated. She described a May 26 meeting and follow-up emails, including reminders on October 7, May 27, and June 10 about procurement requirements. She stated that repeated attempts to obtain documentation and move the project forward had often gone unanswered. Ms. Arndt expressed disappointment that conditions had not been met for a project the committee had hoped to pursue.

Responding to Mr. Boggerty, Ms. O'Brien said that, according to the ARPA application, members were expected to contribute \$152,978 in matching funds; however, the documentation provided reflects only \$1,642 in matching disbursements. The 2025 CDBG application identified the church endowment as the source of the matching funds. In a subsequent conversation, Dr. Hodge indicated that the endowment would have to be used to complete the project if sufficient grant funding was not received. He acknowledged that this would not be sustainable long term, as revenue from the endowment was also being used to fund the church's operations.

At the Legislative, Finance and Administration Committee meeting on February 26, 2026, Dr. Hodge stated that funding had been received from a private foundation to completely renovate a space that would be designated for various groups, including Neighborhood Partners, the Department of Labor, and Polytech, to conduct workshops and provide case management services. No additional information or documentation was provided regarding funding from the private foundation.

In an April 6, 2026, email, Dr. Hodge stated that the Governor's Office had funded a renovation project in the basement of People's Church to convert one large space into private offices and a conference room for training and case management. She subsequently contacted the Governor's Office, which indicated that it had no knowledge of such a funding commitment. The Governor's Office did reference a separate grant; however, after reviewing that grant, she determined that it was unrelated to this project.

The 2026 CDBG application identified the requested \$40,000 as only 5% of an \$800,000 project, with the remaining funding to be provided through other sources. Even if the full CDBG funding

contemplated under the 2025–2029 Consolidated Plan were awarded, \$40,000 annually for five years, for a total of \$200,000, a substantial portion of the project cost would still need to be funded from other sources.

Given the varying representations regarding matching funds, the church endowment, private foundation funding, and funding reportedly provided through the Governor’s Office, she felt that additional transparency and documentation regarding the other funding sources for the project were warranted.

Responding to Mr. Boggerty, Ms. O’Brien stated that \$153,978 was allocated in the first ARPA round and of that \$40,000 was for the renovations. She noted that none of the money had been spent on those renovations, as she had receipts. She explained that instead it had been used for other work, including showers, the kitchen, and the sprinkler system, rather than the proposed renovation.

Responding to Dr. Sudler, Ms. O’Brien stated that there was not one item that she could think of that they were compliant with. She stated that documentation had consistently required additional work and that the pattern of repeated requests without responses was unusual. She also stated that the 2026 application had been submitted more than two weeks late.

Responding to Dr. Sudler, Ms. O’Brien stated that the process had been unusual and that she had not encountered similar issues previously.

Responding to Dr. Sudler, Ms. O’Brien stated that she had consulted the City Solicitor and that her sustainability concerns relied in part on statements from Dr. Hodge.

Responding to Mayor Christiansen, Ms. O’Brien confirmed that reporting, accountability, and timing requirements were applied consistently to all recipients and noted that the September 24, 2025, agreement ran through June 30, 2026, although the application estimated that the work would take no more than three months. She noted that the project had not started before the agreement expired.

Mr. Lewis expressed disappointment regarding the reported noncompliance. He felt that for somebody who wanted the grant money so badly, not to follow the guidelines and rules was appalling.

Ms. Arndt pointed out that only five members remained available and six were needed for a quorum. Mr. Anderson stated that the applicant would be allowed to respond on the record before the committee adjourned without action.

Dr. Hodge stated that he believed Ms. O’Brien was very capable and a valuable asset to the city and that, as a taxpayer, he appreciated the city’s efforts to ensure that subrecipients properly accounted for public funds and maintained appropriate financial controls. He stated that he supported the city closely scrutinizing subrecipients to ensure that funds were being properly administered.

However, Dr. Hodge stated that he felt blindsided by the concerns being raised. He emphasized that the organization had not received any federal pass-through funding from the city, including ARPA or Community Development Block Grant funds, that had not been spent appropriately. He noted that reimbursement would not have been issued unless the organization had submitted the required documentation and receipts. He further stated that city representatives were welcome to conduct a site visit and review the work completed.

Dr. Hodge provided a timeline of the project, explaining that after the proposal was approved and the contract was signed by the Mayor in September, work began immediately. He stated that Tracey and Ms. O'Brien conducted a site visit and identified peeling paint that could potentially contain lead. The organization subsequently hired Harvard Environmental to conduct lead testing, which confirmed the presence of lead and the need for remediation. The remediation was completed, followed by a reinspection confirming that the issue had been addressed. He stated that the associated reports and receipts were submitted to the city.

Dr. Hodge stated that the organization was later advised that a Tier I environmental review was required. The organization hired a company recommended by the city, completed the review, and had the report submitted to the city. He further stated that during a site visit, Ms. Harvey advised him that three bids were not required because the project amount was under \$50,000. Nevertheless, the organization had several contractors consider the project. After being dissatisfied with one prospective contractor, Dr. Hodge contacted the Downtown Dover Partnership for a recommendation. The organization ultimately entered into a contract with a recommended contractor and paid for the first phase of work, which included demolition of the existing bowling alley. He stated that the canceled check was submitted to the city for reimbursement.

Dr. Hodge recalled that Ms. O'Brien subsequently advised him that she was uncertain whether the organization would receive the full reimbursement because there had been significant public opposition. He believed this referred to approximately 17 form letters received by Council in January and maintained that many of the complaints contained in those letters did not relate directly to the organization. Regarding approximately \$40,000 in prior funding, Dr. Hodge stated that the funds had been used to hire Becker Morgan to prepare plans for the new community development center and that documentation was available to substantiate those expenditures. He asserted that every expenditure made by the organization was accounted for, completed in a timely manner, and could be verified through an audit. He maintained that the organization had not been noncompliant with any funding requirement.

Dr. Hodge acknowledged that there had been considerable back-and-forth with Ms. O'Brien regarding documentation submitted for both programmatic CDBG expenses and the third round of ARPA funding. He stated that whenever additional information or documentation was requested, the organization provided it. He maintained that the organization had complied with all requests and emphasized that reimbursement-based funding required the organization to demonstrate that expenditures were appropriate before receiving city funds. For that reason, he questioned assertions that funding received several years earlier had been improperly spent or was noncompliant, stating that he believed the city would have raised those concerns at the time.

Dr. Hodge requested that the city reimburse the organization for the remaining funds it had already expended pursuant to its agreements. He stated that if the city could identify a specific expenditure that did not comply with required procedures or applicable federal regulations, it was the city's responsibility to withhold reimbursement for that expenditure; however, he did not believe general concerns or suggestions of noncompliance were sufficient.

Finally, Dr. Hodge disputed concerns regarding the sustainability of the program. He stated that Howard Stafford was prepared to begin the workforce development program once the physical space was completed. He also reported that the organization had received a commitment that afternoon for approximately \$350,000 from another source, which he declined to identify, as well as approximately \$100,000 in DuPont funding. He stated that sufficient funding was available to continue the program once the physical space was completed in accordance with the Becker Morgan designs and the contract.

Responding to Mr. Boggerty, Dr. Hodge stated that the contractor had stopped work pending payment and that the organization expected the city to reimburse approximately \$30,000. He noted that they were unable to give Ms. O'Brien updates because no work had occurred since the demolition.

Responding to Mr. Boggerty, Dr. Hodge stated that they would proceed with the work when the promised \$350,000 became available and noted that the city still owes them \$30,000.

Mr. Boggerty emphasized the need to use available resources to advance rehabilitation and community services and stated that he had reached a decision.

Responding to Ms. Arndt and following clarification from Ms. O'Brien, Dr. Hodge acknowledged that none of that allocation had been reimbursed. A separate \$22,700 had been reimbursed for program activities.

Responding to Ms. Arndt, Dr. Hodge stated that there had been frequent email exchanges but no construction progress to report after demolition stopped. He noted that he was out of town for part of June, and all of July and August. He explained that there was nothing to report on.

Ms. O'Brien clarified that monthly reports were contractually required and that her outstanding request concerned the reimbursed shelter operations project, including an annual report needed for closeout to HUD by September 9.

Dr. Hodge stated that he did not recall the request but accepted that she had the email.

Mr. Anderson asked that the closeout information be provided the next day.

Responding to Dr. Sudler, Dr. Hodge stated that, at Ms. O'Brien's request, he had sent an explanation describing the advice from Ms. Harvey, the quotations obtained, and the decision to use the contractor recommended by DDP. He believed he had received an acknowledgment indicating the matter was resolved.

Ms. O'Brien responded that procurement requirements had been reiterated multiple times and that her June 11 request for an additional quotation had not received a response. She stated that only alternating pages of the executed contractor agreement were submitted. The pages received called for a \$52,004.04 deposit, while the submitted check was \$44,504.04, with no explanation of the \$7,500 difference. She stated that she had never heard Ms. Harvey say three quotations were unnecessary. Her understanding was that purchases above \$10,000 required three quotations and projects above \$50,000 required sealed bids or an RFP. When Dr. Hodge referenced the grant's \$40,000 amount, Ms. O'Brien identified the overall project as \$178,000.

Mr. Anderson explained that, following Mr. Rocha's recusal, only five of the committee's eleven members were available and the committee could not conduct further business or vote. He stated that the applicant had been permitted to respond, so both positions were recorded.

Due to there being a lack of quorum, the Committee was unable to take action.

Mr. Anderson moved for adjournment of the Parks, Recreation, and Community Enhancement Committee meeting, hearing no objection the meeting adjourned at 8:09 p.m.

Mr. Rocha reentered the meeting at 8:11 p.m.

SAFETY, ADVISORY, AND TRANSPORTATION COMMITTEE

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

Adoption of Agenda

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

Update on Safety Concerns on East Loockerman Street (Jason Lyon, Assistant City Manager)

Mr. Jason Lyon, Assistant City Manager, reported on the temporary closure of the eastbound entrance to East Loockerman Street near Burger King. The closure began in July following the committee's earlier direction. Notices had been hand-delivered to affected residents and posted on social media. The affected area included East Loockerman Street and nearby connections to Division Street and involved more than 100 residents.

Mr. Lyon reported that the Police Department's speed study showed substantially lower traffic volume, a four-mile-per-hour reduction in the 85th-percentile speed, and a six-mile-per-hour reduction in the highest recorded speed. He described those reductions as significant on a street with a 25-mile-per-hour limit. Staff had not received complaints about access to residents' properties, but some residents questioned emergency access.

Mr. Lyon stated that the alternate emergency route could add approximately one to two minutes to response time. Staff had considered bollards and an automatic gate but were concerned about cost and mechanical reliability. Staff proposed replacing the temporary barrier with a Do Not Enter sign allowing emergency and authorized vehicles. He stated that Police, Fire, and Public Works

representatives agreed that this was an efficient and economical approach and that unauthorized entry could be enforced.

Staff recommended approving the installation of a Do Not Enter/Emergency and Authorized Vehicles Only sign.

Responding to Mr. Rocha, Mr. Lyon stated that he did not have information regarding the number of emergency responses that occurred during the trial but that he would research it.

Mr. Rocha expressed doubt that drivers would honor a sign and favored retaining a barrier while protecting emergency access.

Mr. Lewis stated that residents continued to report speeding concerns and that an earlier Do Not Enter sign had been disregarded. He believed the barrier had made a difference and questioned whether police could provide adequate enforcement if it was removed. He suggested that a camera might be needed if staff relied on signage.

Dr. Sudler proposed signs on both sides of the entrance, camera enforcement, and substantial fines. He suggested a \$500 first-offense penalty and a higher penalty for subsequent violations as a stronger deterrent.

Mr. Lyon stated that other traffic-calming measures, such as chicanes, were unsuitable because the road was narrow. He reiterated the estimated emergency-route delay and noted that cameras would involve cost and administration. Staff would need to research the authority to increase fines.

Chief Thomas Johnson stated that he believed the city could adopt a local traffic ordinance and establish a penalty but was uncertain whether digital technology could lawfully be used to enforce a prohibited-entry violation. He distinguished that issue from specifically authorized red-light and speed enforcement and offered to verify whether officers could issue violations based on video.

Mayor Christiansen stated, based on his personal experience as a firefighter rather than on behalf of the Fire Chief, that Division Street had long served as a rapid eastbound response route from the downtown fire station. He believed it could offer an easier route into the neighborhood, particularly for larger apparatus, and supported continuing the successful restriction while considering emergency access. He emphasized that time remained critical in emergency responses.

Responding to Mr. Lewis, Chief Johnson stated that officers could include the location in routine enforcement, but the available frequency would probably be insufficient to produce a substantial behavioral change.

Responding to Mr. Lewis, Mr. Lyon offered an initial estimate of approximately \$1,000 to \$2,000, depending on the approach, and stated that he would return with a more specific assessment regarding a permanent curb or barrier.

11

Ms. Arndt supported exploring a prominent sign and substantial posted fine but cautioned against a permanent obstruction that could prevent traffic diversion during an emergency at U.S. Route 13 and Division Street.

Mr. Rocha clarified that he favored a gate or other barrier that could be opened when needed.

Dr. Sudler suggested a remotely operated arm similar to a railroad crossing gate.

Mr. Boggerty cautioned that other neighborhoods had similar concerns and that closing roads throughout the city could create emergency-access challenges.

Mayor Christiansen stated that fire apparatus and ambulances were equipped with Opticom devices and suggested exploring whether that system could operate a gate.

Dr. Sudler discussed potential infrastructure funding, including the proposed Capital Area Municipal Sustainability Act, state legislators' community transportation funds, and county support. He encouraged strengthening coordination with Kent County to help address infrastructure needs and reduce the burden on City residents.

Mr. Anderson recommended retaining the existing arrangement while staff researched the alternatives, stating that the current solution was working and that further evaluation did not need to be rushed.

Sarah, Clara, and Irma Bell, East Loockerman Street, described feeling safer riding bicycles and walking their dogs since the closure and asked that the road remain closed.

Mary Bell, East Loockerman Street, thanked Council and stated that speeding resumed when the barrier was temporarily moved. She supported retaining the barrier while exploring a gate, heavier fines, or enforcement technology.

Robert Bell, East Loockerman Street, reported reduced traffic and speeding, supported emergency-access technology, and raised privacy concerns regarding license plate readers.

Terry Sipple, Dover, supported conspicuous signs, camera enforcement, and strong penalties.

David Suiters, East Loockerman Street, emphasized children's safety, described longstanding speeding concerns, and favored an operable gate rather than an immovable barrier.

Jeremy Schneider, East Loockerman Street, described a serious crash near his home, reduced speeding, and increased neighborhood activity since the closure. He asked that the current barrier remain while options were considered.

Anthony Wilson, East Loockerman Street, stated that the closure had improved safety for his children and allowed him to run in the neighborhood, and described a recent police response in which vehicles arrived by different routes within a short interval.

Bonnie Pennington, Dover, described speeding and school-bus safety concerns on Kirkwood Street and requested equivalent attention to other neighborhoods.

William G. Faust Jr., Dover, suggested lower-cost alternatives, such as weighted barrels or posts with a brightly marked chain that emergency personnel could unlock.

Regan Coder, 406 Kings Highway, supported the barrier and suggested neighborhood-watch assistance and cameras.

Dawn Mejia, Dover, acknowledged previously using the street as a shortcut, stated that the barrier had changed her driving behavior, and reported increased two-way traffic in the alley behind Edgehill.

Jeanie Anderson, Dover, supported similar neighborhood benefits elsewhere in the city.

Belinda Main, Dover, supported retaining the barrier and requested broader traffic-safety measures, consistent enforcement, and attention to other affected streets.

Mr. Anderson moved to recommend continuing the current safety arrangement, have staff review the options discussed, and bring them back to the committee. The motion was seconded by Mr. Rocha and unanimously carried.

Loockerman Plaza Pedestrian Improvements Update (Paul Moser, DelDOT, and Jason Lyon, Assistant City Manager)

Mr. Jason Lyon, Assistant City Manager, introduced Mr. Paul Moser, Professional Engineer, DelDOT Active Transportation and Community Connections, for an update on the pedestrian improvements discussed in April. Mr. Moser commended the city for initiating the East Loockerman Street trial and stated that a four-mile-per-hour reduction in 85th-percentile speed was meaningful.

Mr. Moser explained that the Dover/Kent County Metropolitan Planning Organization had brought the Loockerman Plaza project to DelDOT. The area's high pedestrian use and connectivity needs gave it a strong ranking. The concept focused on slowing traffic, providing formal midblock crossings, improving transit access, connecting sidewalks, and making the Federal Street crossing clearer and safer. Proposed pedestrian-activated rectangular rapid flashing beacons would improve drivers' awareness and yielding.

Mr. Moser described a crossing connecting the library area to Federal Street, curb extensions to shorten crossing distances and improve sightlines, and a bus boarding area consistent with DART's preference for boarding in the travel lane. The concept included additional green space, an extended median crossover, and a curb extension near the library to make the crossing more visible.

Mr. Moser described extending the median island near the church to accommodate a six-foot walkway with a grass buffer, adding crossings along the plaza and at Federal Street, and providing a crossing near the coffee shop beyond the PNC Bank entrance. He proposed a No Left Turn

restriction at the bank crossover. Fully closing that crossover by extending the medians would exceed the project's current scope and budget.

Mr. Moser expected access to be maintained through partial closures, flaggers, parking restrictions, and temporary closure of a median crossover as needed. The project remained at the concept stage, so a construction schedule was not yet available. He stated that any closure would be coordinated with the city.

Mr. Anderson thanked the presenters and stated that the concept reflected his understanding of the earlier discussion, including the requested crosswalk serving City Hall.

Ms. Arndt asked that materials fit the historic downtown setting and stated that asphalt would not be appropriate there. She also expressed concern that a bus boarding in the lane would stop traffic and preferred maintaining the ability for vehicles to maneuver around it.

Mr. Moser stated that there might be sufficient width for vehicles to pass a stopped bus, but he would confirm that. He explained that in-lane boarding was preferred by DART and could avoid parked vehicles obstructing accessible loading. He asked for city preferences on brick or concrete sidewalks. DelDOT generally favored concrete for accessibility but could accommodate brick in recognition of the historic setting.

Responding to Mr. Rocha, Mr. Moser stated that there was adequate room. He anticipated impacts to approximately two spaces near the library, potentially reducible to one, and approximately three spaces near the bus boarding area where parking could interfere with transit access. He stated that tree limbs would be trimmed as necessary and that the city would likely be responsible for long-term maintenance. The grass buffer could also be adjusted to address clearance.

Mr. Moser proposed a public workshop tentatively on November 10, potentially at the library. Preliminary plans would be sent to Mr. Lyon for review and could incorporate feedback about materials and maintenance. The goal was to complete design in early 2027, with possible construction in late 2027, subject to funding, inflation, and other potential delays.

This item was informational; committee action was not required.

Mr. Boggerty moved for adjournment of the Safety Advisory and Transportation Committee meeting, hearing no objection the meeting adjourned at 9:45 p.m.

LEGISLATIVE, FINANCE, AND ADMINISTRATION COMMITTEE

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

Adoption of Agenda

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

Get Work Foundation Presentation – Youth Sports and Community Center Feasibility Study Proposal (Dante Daniel, Chief Operating Officer, Terez Trott, Chief Executive Officer)

Mr. Terez Trott, Chief Executive Officer and Co-Founder, and Mr. Dante Daniel, Chief Operating Officer, Get Work Foundation, presented a request for up to \$50,000 from the economic development fund for an independent market, financial feasibility, and economic-impact study of a youth sports and community center. They emphasized that the request did not approve construction, debt, operations, a site, or a particular building. The study could recommend proceeding, changing the concept, phasing development, relocating, or stopping.

Mr. Trott stated that the study would test demand, assess responsible operations, compare potential sites and facility sizes, estimate costs and economic benefits, and identify realistic funding options. He described a community survey with 609 responses, including 597 Delaware residents. Nearly 96 percent supported exploring the center, and nearly 90 percent indicated that their households would likely use it. Youth recreation was the highest priority, with safety, after-school activities, health and wellness, and workforce development also identified. He acknowledged that a community survey did not substitute for a feasibility study.

Mr. Trott discussed an increase in Kent County juvenile arrests and clarified that arrests were not a count of unique young people and did not establish that the absence of a sports center caused crime or that a center would reduce it. He presented supervised activities, mentorship, leadership, employment pathways, and other supports as elements worth evaluating within the city's broader prevention efforts.

Mr. Trott described a year-round concept that could include sports courts, indoor turf, training, ice activities, education, workforce programming, wellness, and virtual golf. The study would identify which uses and scale were sustainable. He stated that recurring tournaments might bring visitors to hotels, restaurants, retailers, and entertainment businesses, while emphasizing that youth sports were not being equated with NASCAR. He cited state sports-tourism spending and grant programs as examples of an economic development opportunity, with no guarantee of funding.

Mr. Daniel described planning scenarios in the proposal, including an illustrative established-facility scenario of sixteen tournaments, approximately 14,000 visitors, and roughly \$3 million in annual activity. He stressed that those figures were scenarios rather than forecasts or guarantees and that an objective study was needed. He acknowledged the city's deficit, budget reductions, and increased revenue measures and stated that the proposal sought to explore new activity without increasing residents' taxes.

Mr. Daniel identified potential state sports-tourism and community redevelopment funding, as well as USDA community-facility opportunities. He cited DE Turf and Dover's existing sports-related visitor activity and described an interest in bringing recurring tournaments to Dover. He referenced Spooky Nook in Pennsylvania as a case study in the proposal, while explaining that the study would determine what was realistic locally.

Mr. Daniel described a possible relationship among the Dover Mall area, Bally's, and Delaware State University (DSU), intended to create an economic and community hub rather than separate activities. He reported meeting with DSU President Tony Allen about indoor turf, internships, retaining graduates, and possible University land near Sam's Club. A convention component for University events had been discussed as a potential condition of that collaboration. He stressed that those ideas remained subject to feasibility review.

Mr. Daniel stated that the foundation had met with three potential consulting firms and selected a preferred advisor based on expertise in market demand, feasibility, economic impact, and operations, prior Delaware work, and a proposed flat \$50,000 fee. He anticipated a study lasting approximately twelve weeks. He stated that the resulting study would be public and available to other parties, rather than reserved for the foundation.

Mr. Daniel described prospective investor discussions involving an emerging basketball player and his family, New Balance, and Klutch Sports. He stated that an independent study and evidence of city support would strengthen future discussions. He also described a backpack, clothing, and sneaker distribution event undertaken with New Balance as part of youth and community engagement. Those discussions were presented as potential opportunities rather than committed project financing.

The presenters described development in phases: feasibility analysis; stakeholder and investor engagement; possible construction over two to three years; operational planning and staffing; and program development. They expressed a preference for exploring the Dover Mall area and envisioned a community center during the week and revenue-producing tournaments on weekends. Programs could draw on local expertise in barbering, information technology, wellness, social work, and other fields. They reiterated that the city's requested investment was for a third-party study and that the foundation did not seek to receive or control the study funds.

Dr. Sudler commended the preparation, acknowledgment of the City's fiscal constraints, and attention to youth social and emotional needs. He encouraged the presenters to attend the October 7 Mayor's Blue Ribbon Opioid Use Disorder Task Force meeting and explain how the concept might align with youth prevention and remediation priorities. He stated that local or state opioid funding could be another avenue to explore but did not commit the task force to funding the request.

Joshua Pritchett, age ten, supported the center as a place for sports, school support, mentoring, and belonging, and described traveling outside Dover for tournaments.

Ramar Prince Jr., age eleven, supported the center as a place for opportunities to learn teamwork, discipline, responsibility, and leadership.

Responding to Mr. Boggerty, Mr. Daniel stated that other facilities existed, but that access and hours did not fully meet youth needs. He emphasized the presenters' Dover roots, the desire to revitalize local activity, and the need to let an independent consultant evaluate the concept. He stated that city participation could strengthen applications to other funders.

Mr. Lewis commended the presentation but reiterated that available funding remained the central issue. He encouraged an economic development application meeting the established criteria.

Responding to Mr. Lewis, Mr. Daniel stated that the intent was to provide accessible programming for youth and underserved residents, with age-based charges and other financial details to be evaluated through the study. He stated that DSU's resources were committed to other facilities and described collaboration involving land and shared facilities rather than an immediate funding commitment.

Mr. Daniel added that the foundation believed the proposal met multiple economic and community development criteria and that previously reserved Garrison Oak funds had been retained for economic development rather than transferred to cover the general fund deficit.

Responding to Ms. LaChelle Paul, Mr. Daniel stated that staffing levels depended on the study's findings, but that security, custodial, and other positions, as well as workforce training, were envisioned. When she asked about opioid prevention, he welcomed a holistic approach incorporating drug prevention, mental health, workforce development, and partnerships with organizations that needed a place to deliver services.

William Holden, Dover, supported local sports opportunities for children and potential business activity from tournaments, including photography, vendors, food service, and cleaning.

Mike Conway, co-founder of a soccer venture with Dr. Jackson, described his experience in professional and youth soccer and offered to assist with programming, events, partnerships, and introductions to prospective sponsors. He clarified that no teams or sponsors were already committed.

Damar Miller, Capital Park, supported additional youth programming and offered barbering mentorship and skills training.

Responding to Bonnie Pennington, Mr. Daniel stated that the proposal addressed persons of all abilities and described plans to discuss partnerships with an autism-focused organization.

Mr. Trott added that special events were also envisioned.

Rosetta Brickhouse, an educator and former DSU facilities employee, supported the concept's sports, economic, and workforce opportunities and offered assistance.

Larry Harvey, supported the potential for visitor spending and local business activity, citing his family's experience traveling for youth sports.

Mr. Anderson stated that a feasibility study had value, but the economic development application process was closed. He suggested that staff explore combining this request with other similar proposals, including a swim center, into a city-owned study that participating organizations could use. He stated that a shared study could reduce duplication and taxpayer expense.

This item was informational; committee action was not required.

Dr. Sudler moved to recommend referring the proposal back to staff for review. The motion was seconded by Mr. Boggerty and carried, with Mr. Garfinkel voting no.

Mr. Boggerty took over as chair at 10:54 p.m.

Proposed Resolution No. 2026-12 – Implementing Recommendations of the Independent Investigation and Review Conducted by 21CP Solutions (Councilman Anderson)

Mr. Anderson presented Proposed Resolution No. 2026-12 as a measure concerning administration and city procedures, rather than a judgment about particular individuals. He referenced Council's Charter responsibilities and stated that the recommendations came from the independent 21CP Solutions review. The proposed resolution would direct staff to develop implementation measures within sixty days, allowing consideration of the needs of different departments, particularly the Police Department.

Mr. Anderson stated that the city's handbook and practices should be consistent with its ethics provisions and other existing requirements. He believed the recommendations could be implemented through a resolution because the ordinances were not themselves deficient; the concern was their interpretation and application. He urged public consideration of the recommendations.

Mr. Lewis moved to release the complete 21CP report for public transparency.

Mr. Anderson stated that the City Solicitor had advised that releasing the report, particularly without redactions, would violate legal protections, including the Law-Enforcement Officers' Bill of Rights. He urged members to follow counsel's advice.

Mr. Lewis moved to release the full report of 21CP for public transparency. The motion was seconded by Mr. Garfinkel.

Mayor Christiansen referenced accusations made during the previous evening's meeting alleging that he and Chief Johnson had violated ethical standards. He stated that the matters had been investigated numerous times, including by the Department of Justice, internally, and through an investigation for which the city paid approximately \$50,000.

Mayor Christiansen reminded Council that the terms and conditions of Chief Johnson's employment had been approved by Council following a recommendation from a committee consisting of city staff and members of Council. He emphasized that he took his responsibilities seriously and stated that he received weekly accountability reports regarding the Chief's activities, including detailed emails concerning his work product.

Mayor Christiansen stated that he believed the resolution before Council was premature and concurred with Councilman Lewis that the public had a right to know the contents of the investigative report. He stated that he had nothing to shield from the report and insisted that, before Council acted on the resolution, the city had an obligation to the public and to those investigated to release the report.

He emphasized his belief in transparency, stating that if he had done something wrong, he should be held accountable, but if he had not, he should not be held responsible for wrongdoing. He further stated that Council should not question the Chief regarding matters related to the terms of his employment because Chief Johnson reported directly to him. Mayor Christiansen accepted responsibility for the terms under which the Chief was hired and for his performance of those duties.

Mayor Christiansen reiterated that the city had paid for the investigative report and maintained that transparency should prevail. He stated that he had nothing to hide and had acted within the confines of the employment agreement recommended by the committee and subsequently presented to and approved by a previous Council. He believed the city had an obligation to maintain those standards for the current Chief and stated that future employment terms could be changed after Chief Johnson's tenure if Council wished to do so.

Mayor Christiansen also recalled that Council had discussed the matter in Executive Session approximately two or three times roughly two years earlier and that no action had been taken at that time. He concluded by reiterating that, in the interest of transparency, the investigative report should be released to the public because the public had ultimately paid for it.

Dr. Sudler thanked the Mayor for supporting transparency and asked whether Chief Johnson also agreed to release, expressing concern that the city and residents could face litigation.

Mr. Anderson raised a point of order, stating that the Chief was represented by counsel and should not be questioned about the matter without his attorney present, and that counsel had objected.

Mayor Christiansen recommended tabling the resolution for additional consideration while reiterating that he supported release of information concerning him on advice of his attorney.

Ms. Arndt stated that she had no objection to transparency but recalled the City Solicitor advising against release. She would not support the motion without revisiting that advice.

Vonderlear Smack, Dover, requested release of the investigative findings and supporting materials to the fullest extent legally permitted, with redactions and explanations for any lawful withholding. She asked for the contract, invoices, total cost, a release date, opportunities for public questions, and a public progress report on implementation. She stated that proposed policy changes did not explain which allegations were substantiated or why recommendations were made.

LaChelle Paul, Dover, similarly requested lawful redaction and disclosure so residents could assess how the proposed resolution related to the investigation's findings.

Dr. Sudler asked whether the Solicitor could be contacted before a decision.

Mr. Boggerty noted that this would require a pause and that the hour was late.

Mr. Anderson referred to legal advice concerning a FOIA appeal and stated that privileged advice could not be discussed publicly without an appropriate executive session.

Mayor Christiansen cautioned Council to proceed carefully and suggested that the matter be tabled until additional information could be obtained. He reiterated the importance of transparency and stated that he had no objection to the information being made public.

Mayor Christiansen stated that the terms of Chief Johnson's hiring and accountability had been placed under his responsibility and that he accepted responsibility for those matters. He maintained that Chief Johnson had acted ethically regarding the concerns being raised.

Mayor Christiansen again cautioned Council to "tread lightly," noting his many years of experience with the city, and concluded by emphasizing that transparency was owed to the public.

Mr. Rocha supported disclosure but asked for the City Solicitor's reasons for withholding the report.

Mr. Anderson identified personnel matters, the Law-Enforcement Officers' Bill of Rights, and the absence of waived rights, while stating that other reasoning could not be discussed publicly. When the Clerk's Office clarified that the City Solicitor's official written response on the referenced FOIA appeal was not yet public, Mr. Anderson stated that it could not be disclosed in the meeting. He noted that any committee action would still require Council consideration.

Mr. Lewis reiterated that he wanted his request for full disclosure on the record and thanked the Mayor for supporting it.

Mr. Rocha asked for further legal advice about whether the report could be released with redactions. He stated that the resolution did not provide enough information for him to support forwarding it at that time.

Dr. Sudler requested clarification that the pending motion concerned release of the full report and was separate from the proposed resolution.

Ms. Arielle Rivera, Assistant City Clerk, read that Mr. Lewis moved to release the full report of the 21CP findings for public transparency. The motion was seconded by Mr. Garfinkel.

Responding to Mr. Rocha, Mr. Anderson explained that the resolution concerned adopting policy recommendations and that Council had read the report and could evaluate those recommendations.

Dr. Sudler emphasized public servants' responsibility for accountability and transparency and commended the Mayor's willingness to permit disclosure, while acknowledging that legal concerns remained.

Ms. Paul reiterated that the public had expected transparency from the independent investigation and needed the findings to assess the proposed policy changes.

Ms. Arndt recommended tabling the resolution and revisiting disclosure with the City Solicitor, including the possibility of redactions. She cautioned against acting contrary to legal advice.

Dr. Sudler asked Mr. Lewis to withdraw his motion so the city could first obtain advice about potential legal consequences. He suggested revisiting the matter promptly, potentially through a special meeting.

Mr. Lewis declined to withdraw the motion, stated that the issue had remained unresolved for too long, and called for a vote.

Mr. Lewis moved to release the full report of 21CP for public transparency. The motion was seconded by Mr. Garfinkel and failed by a roll call vote of two (2) yes (Rocha, Lewis) and six (6) no (Boggerty, Anderson, Arndt, Sudler, Shevock, Garfinkel), and three (3) absent (Hall, Pillsbury, Neil).

Ms. Arndt moved to table the Proposed Resolution No. 2026-12. The motion was seconded by Mr. Rocha and unanimously carried.

Mr. Anderson resumed as chair at 11:42 p.m.

Community Riverwalk Assessment Grant (Jason Lyon, Assistant City Manager)

Mr. Jason Lyon, Assistant City Manager, reviewed the proposal regarding the Community Riverwalk Assessment Grant.

Mr. Boggerty moved to recommend accepting the staff recommendation authorizing the City Manager to enter into an agreement with the Downtown Dover Partnership for the allocation of the applicable grant funding. The motion was seconded by Mr. Rocha.

Staff recommended authorizing the City Manager to enter into an agreement with the Downtown Dover Partnership for the allocation of the applicable grant funding.

Responding to Mr. Lewis, Mr. Lyon stated that the city could not receive EPA cleanup funding for the site because the city, as the owner, had caused the contamination.

Responding to Mr. Lewis, Mr. Lyon stated that no land would be conveyed under this proposal. He explained that DDP had received a multipurpose grant that could support two activities described in the proposal: a building assessment and abatement, and a conceptual plan for long-term use.

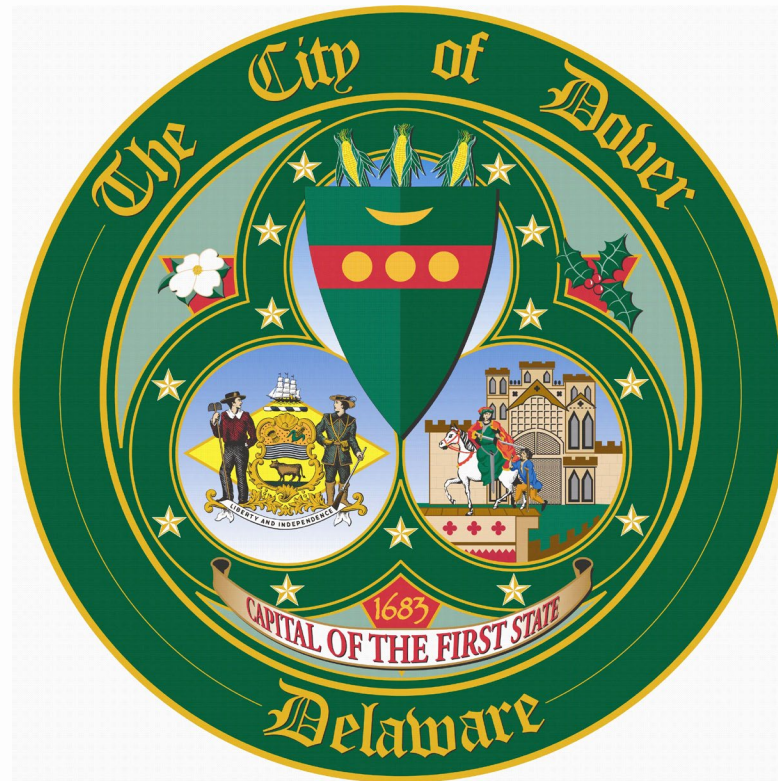
Mr. Boggerty moved to recommend authorizing the City Manager to enter into an agreement with the Downtown Dover Partnership for the allocation of the applicable grant funding. The motion was seconded by Mr. Rocha and unanimously carried.

Mr. Anderson moved for adjournment of the Legislative, Finance, and Administration Committee meeting, hearing no objection the meeting adjourned at 11:44 p.m.

Mr. Anderson moved for adjournment of the Council Committee of the Whole meeting, hearing no objection the meeting adjourned at 11:45 p.m.

Fred A. Neil
Council President

CITY COUNCIL COMMUNITY ENHANCEMENT FUND REPORT



AUGUST 2026

CITY MANAGER'S MONTHLY REPORT



August 2026

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October 6, 2026

Honorable Mayor & Members of City Council
Dover, DE 19901

RE: CITY MANAGER'S OFFICE MONTHLY REPORT – AUGUST 2026

Dear Mayor & Members of City Council:

The City Manager's Office is pleased to present our monthly report for the month of August 2026. Included are the monthly reports from Departments directly reporting to the City Manager. Tasks performed by the City Manager include the following:

- Attended monthly City Council and Council Committee of the Whole meetings.
- Researched requests from Council members and constituents and addressed concerns.
- Attended weekly staff meetings associated with the Department of Planning, Inspections and Community Development including a meeting regarding the FEMA Corrective Action Plan. Performed administrative duties for the Department including budgetary reviews, payroll approvals, invoice reviews and approvals, monthly reports, meetings with constituents and developers regarding questions and concerns, resolving issues and addressing personnel concerns.
- Conducted monthly individual meetings with Department Heads. Conducted bimonthly Department Head meetings. Continued Department Head discussions and reviews regarding Priority Based Budgeting.
- Conducted staff meetings regarding heavy utility users, drainage concerns, Dover Park projects, fiber installation on Loockerman Street, and CAMSA.
- Conducted Assistant City Manager second round of interviews.
- Prepared CAMSA response memorandum.
- Evaluated, addressed and attended meetings regarding personnel matters including grievance responses.
- Participated in meeting with Downtown Dover Partnership representatives regarding parking.
- Attended the Joint General Employee Pension Plan Board, Police Pension Plan Retirement Committee and OPEB meeting.
- Attended a meeting regarding the University of Delaware's graduate student summer project, the Dover Bay Road TAP project, and insurance claims.

CITY MANAGER'S OFFICE MONTHLY REPORT – AUGUST 2026

October 6, 2026

Page 2 of 2

- Attended the City of Dover Management Committee and Risk Management Committee meetings with The Energy Authority (TEA).
- Coordinated with City Solicitor on pending legal matters. Continued meetings with outside counsel on legal matters including labor negotiations.

If you have any questions or would like to discuss, please feel free to contact our office.

Most respectfully,



Sharon J. Duca, P.E., ICMA-CM
City Manager

CENTRAL SERVICES MONTHLY REPORT

August 2026

PROCUREMENT & INVENTORY DIVISION		
Purchase Orders for Stock by Fund		
	FY 2027 to Date	Difference from FY 2026
Electric	\$336,123.97	29.1%
Water	\$796.80	-946.7%
Wastewater	\$0.00	0.0%
General	\$70,975.67	75.3%
Total	\$407,896.44	35.2%
Issues from Stock by Fund		
	FY 2027 to Date	Difference from FY 2026
Electric	\$152,091.60	-49.4%
Water	\$37,324.00	63.5%
Wastewater	\$0.00	0.0%
General	\$37,324.20	63.5%
Total	\$226,739.80	-12.2%
Bids/RFPs Solicited		
	FY 2027 to Date	Difference from FY 2026
	2	-50.0%
Money Spent for Postal Services		
	FY 2027 to Date	FY 2026 to Date
	\$30,171.01	\$38,142.04

Fuel Usage		
Type	FY 2027 to Date	FY 2026 to Date
Unleaded	26,157	26,214
Diesel	12,708	11,249
Dollars Spent	\$139,405.98	\$87,202.06

Warehouse Stock Value		
FY 2027		FY 2026
	\$5,258,047.77	\$5,548,896.39

Purchase Orders for Stock are up 35.2% compared to this time last year.

Issues from Stock are down 12.2% compared to this time last year.

Bids/RFP's are down 50.0% compared to this time last year.

Postal Expenses are down 26.4% compared to this time last year.

Fuel Costs are up 37.4% compared to this time last year.

Overall warehouse value is down 5.5% compared to this time last year.

FLEET DIVISION		
PM Work Orders Scheduled: 30	PM Work Orders Completed: 38	Total Work Orders PM & Repair: 94
Total Hours Turned: 246.5	Excess Hours Turned: 0	Uncaptured Time: 176.3
MEASURE	August 2026	August 2025
Completed PM's	38	39

DIFFERENCE -2.56%

There were 30 PM's scheduled for this month. A total of 38 PM's were completed along with 56 repair work orders. There were a total of 94 work orders completed.

FACILITIES DIVISION		
Routine Work Orders Completed: 62	Emergency Work Orders Completed: 10	
City-owned Facility Work Orders: 69	Events & Support Work Orders: 3	
MEASURE	August 2026	August 2025
Completed Work Orders	72	54

DIFFERENCE 33.33%

There were 72 routine and emergency Work Orders completed during this month. The work orders consisted of 69 for maintenance and repair of City-owned facilities and 3 related to events and other support work.

Central Services Narrative

Warehousing & Procurement is operating as normal. Project CS2502 currently underway.
Facilities is operating as normal; two positions frozen.
Fleet is operating as normal.

CENTRAL SERVICES PROJECT UPDATE August 2026		
FY/PROJECT NUMBER	DEPARTMENT	STATUS
FC2601	CITY HALL FLAT ROOF	IN PROCESS
FC2600	PEAR STREET ABATEMENT	COMPLETE
FC2602	CITY HALL FIRE ALARM EQUIPMENT UPGRADE	COMPLETE
EA2601	WEYANDT HALL BASEMENT & STAIRWELL ABATEMENT & FLOORING	COMPLETE
CS2502	FUEL ISLAND UPGRADE	CURRENTLY UNDERWAY

City of Dover

Customer Services Department

Item #13.

Major Program Updates	Aug 2026	Aug 2025	Difference	FY 2027	FY
				Year-to-Date	Year-to-Date
Customers Served for Payment Processing	21,223	20,758	465	41,278	43,304
Final Bills	433	534	(101)	955	1,068
Estimated Bills	1,290	686	604	2452	769
Penalties Posted	\$ 8,890	\$ 15,307	\$ (6,417)	\$ 41,642	\$ 15,730
Extensions of Credit - Amount Extended	\$ 255,675	\$ 319,913	\$ (64,239)	\$ 424,725	\$ 357,516
Balance Transfers	\$ 25,293	\$ 12,230	\$ 13,063	\$ 37,537	\$ 441,260
Utility Collections	\$ 37,718	\$ 51,003	\$ (13,285)	\$ 72,243	\$ 66,215
Miscellaneous Billings	\$ 3,665,970	\$ 3,701,808	\$ (35,837)	\$ 4,560,508	\$ 3,683,461
Taxes Levied	\$ 17,810,745	\$ 16,675,068	\$ 1,135,677	\$ 204,506	\$ 16,066,172
Billing Adjustments / Credit Balances	\$ (14,419)	\$ 173,690	\$ (188,109)	\$ 17,946,069	\$ 3,791
Total Taxes Collected	\$ 7,956,299	\$ 13,636,804	\$ (5,680,504)	\$ 8,310,548	\$ 13,983,632
Taxes Outstanding	\$ 9,840,027	\$ 3,211,954	\$ 6,628,072	\$ 9,840,027	\$ 2,086,331
Write Off Request	\$ -	\$ -	\$ -	\$ -	\$ 15,053

Recap of monthly activities/notations –

As of August 31, 2026, the City of Dover served 25,261 electric utility customers, an increase from 25,183 in August 2025. Water utility customers totaled 13,365 compared to a marginal increase from 13,297 in August 2025. Data is sourced from the Monthly Utility Bill Summary Report and includes all utility rate classifications. Customer Services answered a total of approximately 1,900 calls during the month. A new Customer Service Rep was hired and successfully onboarded with the team. The Customer Services Department remains focused on delivering service excellence, supporting the community, and strengthening daily operations through collaboration and process improvements.

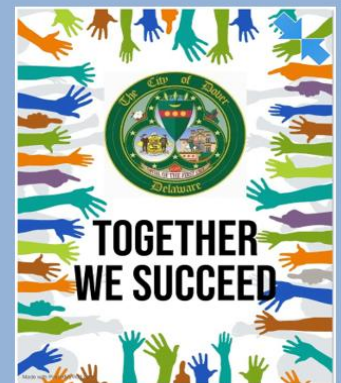
Receivable Comparison FY 2026 to FY2027 to date (August 2026) Compared to the same time last year the City had open receivables of \$13,531,870.55 vs \$22,728,316.28.

Utility Disconnections for August 2026

189 accounts were disconnected for non-payment of service.
Total receivable collected through the disconnection process \$140,529.78.
Ending Utility Receivable Due - \$11,740,830.29.

Outstanding Receivable FYE 2027

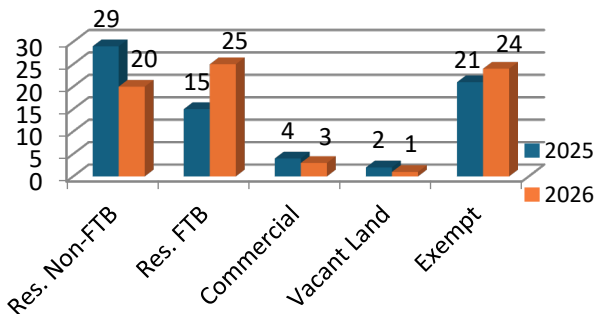
	Utility	Taxes	General Billing	Total Receivable
JULY	\$ 11,967,910.06	\$ 17,810,744.96	\$ 594,210.94	\$ 30,372,865.96
AUGUST	\$ 11,740,830.29	\$ 9,840,026.52	\$ 1,147,459.47	\$ 22,728,316.28
SEPTEMBER				\$ -
OCTOBER				\$ -
NOVEMBER				\$ -
DECEMBER				\$ -
JANUARY				\$ -
FEBRUARY				\$ -
MARCH				\$ -
APRIL				\$ -
MAY				\$ -
JUNE				\$ -



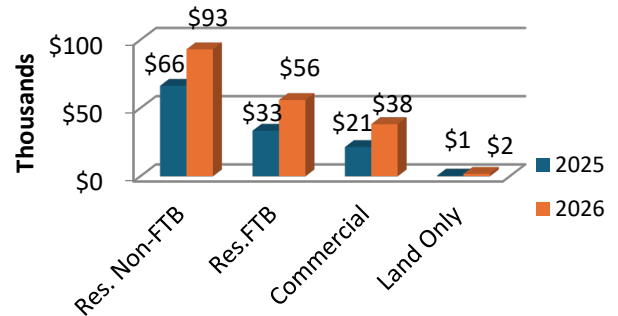
Customer Service Department Mission

Continually provide quality public service to our diverse group of customers with professionalism, respect, & integrity. ~ City of Dover Customer Service Department

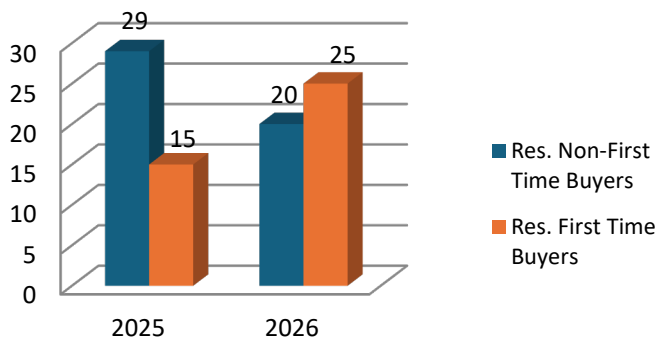
Number of Deeds Stamped for the Month of Aug. 2025/2026



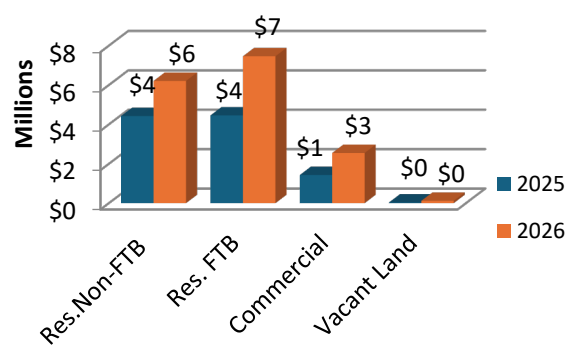
Transfer Tax Dollar Amount for the Month of Aug. 2025/2026



First Time Buyer for the Month of Aug. 2025/2026



Aug. 2025/2026 Realty Property Sales in Dollars Received Prior to Recording



Major Updates

	June	July	August
Assessment Change	\$4,250,300	\$11,295,570	-\$300

Residential Sales Ratio Report

Sales in Study	Total Assessed Value	Total Sale Price	Ratio	PRD
26	\$4,671,900	\$7,990,200	0.58	1.02

Ratio – Assessed Value divided by Sale Price. **PRD – Mean** – A PRD above 1.03 tends to indicate assessment regressivity – high valued properties are under appraised relative to low valued properties. A PRD below .98 tends to indicate assessment progressivity – high valued properties are relatively over appraised.

Tax Office**Wild Meadows / Persimmon Park Place Home Sales for August 2026:**

<u>Property Address</u>	<u>Assessed Value</u>	<u>Sales Price</u>
N/A	N/A	N/A

PARID	NBHD	IUC	ADDRESS	UNITS	STYLE	YRBLJ	STORIES	SFLA	GRADE	CDU	TOTAL	APPR	SALE	DT	PRICE	ASR
ED05-067.05-01-47.00	18	R10	32 FAIRWAY CT	1	13	1989	2	2099	B-	AV	204,100		12-AUG-26		315,000	.65
ED05-067.09-01-01.00	3	R10	560 TROON RD	1	6	1981	1	2460	B+	VG	303,900		26-AUG-26		475,000	.64
ED05-067.14-04-10.00	18	R10	134 RED OAK DR	1	5	1990	2	2634	B-	AV	241,500		03-AUG-26		491,000	.49
ED05-067.17-01-71.00	3	R10	7 SCIOTO CT	1	5	1973	2	2114	C+	AV	199,200		31-AUG-26		412,000	.48
ED05-067.20-03-09.00	9	R10	311 N NEW ST	1	1	1985	2	1160	C-	AV	90,700		03-AUG-26		203,000	.45
ED05-067.20-04-08.00	8	R10	423 N BRADFORD ST	1	1	1926	2	1658	B-	AV	166,400		08-AUG-26		200,000	.83
ED05-068.09-01-65.00	8	R10	649 VISTA AVE	1	13	2001	2	2001	B-	AV	189,200		31-AUG-26		160,000	1.18
ED05-068.10-02-35.00	13	R10	939 BUCK DR	1	14	1964	1	960	C	AV	134,500		25-AUG-26		255,000	.53
ED05-068.10-04-14.00	13	R10	315 WEST WIND DR	1	5	2001	2	1642	C+	GD	194,500		14-AUG-26		325,000	.60
ED05-068.13-01-04.29	100	R50	57 CHATHAM CT	1	13	1986	2	2204	B-	AV	137,300		25-AUG-26		268,000	.51
ED05-068.13-01-20.00	10	R10	511 SUNSET DR	1	14	1982	1	768	C	AV	123,600		03-AUG-26		245,000	.50
ED05-068.15-03-33.00	6	R10	1420 S HANCOCK AVE	1	14	1995	1	1608	C	AV	185,200		27-AUG-26		335,000	.55
ED05-068.18-02-14.00	7	R10	822 WHITE OAK RD	1	3	1951	1	1496	C	GD	154,500		04-AUG-26		288,900	.53
ED05-068.20-01-35.00	14	R10	225 THORNTON ST	1	13	2007	2	2030	C+	GD	183,200		12-AUG-26		333,500	.55
ED05-076.04-01-85.00	2	R10	522 ANN MOORE ST	1	13	2012	3	1760	C+	AV	185,300		26-AUG-26		319,900	.58
ED05-076.06-03-16.00	17	R10	264 GREEN BLADE DR	1	13	1983	2	1280	C	GD	149,800		25-AUG-26		235,000	.64
ED05-076.10-01-14.00	16	R10	1275 N FARMVIEW DR	1	5	1988	2	1916	C	GD	192,400		27-AUG-26		340,000	.57
ED05-076.10-02-21.00	16	R10	1500 FAWN ST	1	5	1989	2	1816	C+	AV	223,700		11-AUG-26		300,000	.75
ED05-076.20-02-35.00	12	R10	1135 YEARSLEY DR	1	14	1962	1	1736	C	AV	169,000		27-AUG-26		328,000	.52
ED05-076.20-03-51.00	12	R10	515 WESTWOOD DR	1	3	1962	1	2319	B	AV	227,400		06-AUG-26		386,000	.59
ED05-077.08-02-14.00	6	R10	233 ROJAN RD	1	13	2025	2	1588	C+	AV	152,700		21-AUG-26		284,500	.54
ED05-077.08-02-60.00	6	R10	106 RUBAKER WAY	1	13	2025	2	1976	C+	AV	176,500		19-AUG-26		297,000	.59
ED05-077.08-02-62.00	6	R10	102 RUBAKER WAY	1	13	2025	2	1976	C+	AV	176,500		07-AUG-26		298,500	.59
ED05-077.09-05-71.01	4	R10	545 S STATE ST	1	3	2004	1.5	1401	C+	AV	166,900		12-AUG-26		289,900	.58
ED05-077.11-02-35.00	6	R10	575 CRAWFORD AVE	1	14	1967	1	1130	C	AV	145,900		05-AUG-26		305,000	.48
ED05-085.12-01-55.00	12	R10	314 ALDER RD	1	5	1968	2	1572	C+	VG	198,000		07-AUG-26		300,000	.66

ELECTRIC DEPARTMENT MONTHLY REPORT

For the month of August 2026, the Electric Department contributed to the quality of life for all our customers.

The city experienced a system peak of 146.21 megawatts, a decrease of 12.69 megawatts from last month and a 2 megawatt increase from the same month last year.

There was a total of 18 outages for the month, affecting a total of 6830 customers with an average outage lasting 76.74 minutes. The August 20th tornado was responsible for causing 8 of the 18 outages due to numerous trees on the lines, broken cross arms and blown fuses. Total outage time for storm related damage restoration was 8 hours and 41 minutes with no mutual aid assistance. The remaining 11 outages were caused by two bad transformers, four instances of tree limbs on lines, one blown fuse, a section of bad underground and two breaker operations.

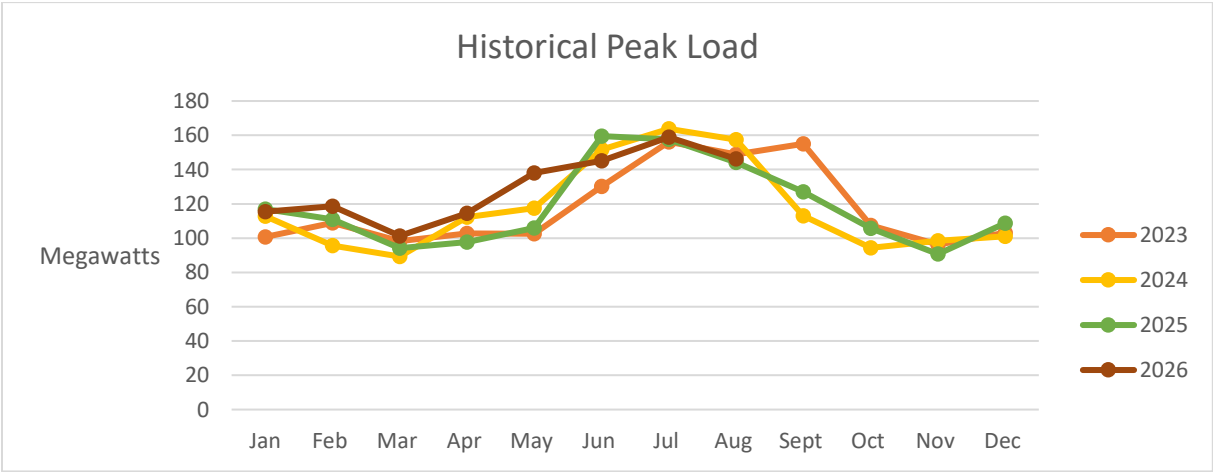
Project Updates:

The department continues to work on capital projects and new developments.

Van Sant was placed in an outage on August 6th due to compressor stalls and inability to maintain speed. A boroscope was completed and showed excessive damage to the mid stage blades which is believed to be the cause of the performance problems. Estimates for the repair work and time frame of the outage are still ongoing at this time.

FY 27 YTD Outages and Response Time:

Total – 34	Average Response Time – 32.28 minutes (Goal – Less than 30 minutes)		
Lost Time Accidents –		Workorders Generated –	
Current Month – 0	Total FY – 0	Current Month – 172	Total FY – 325



Emergency Management and Communications

The Department of Emergency Management and Communications is dedicated to protecting lives, property, and the well-being of our community through coordinated emergency preparedness, effective communication, and responsive public safety services.

Through transparent public information and proactive community engagement, we strive to build trust, enhance readiness, and strengthen the City's resilience before, during, and after any crisis.

We oversee and support Emergency Management, Emergency Medical Services, Public Communications, and the Office of the Fire Marshal, ensuring rapid, professional, and compassionate response to emergencies.

Director

Kay M. Sass

Deputy Director & Fire Marshal

Jason A. Osika

Deputy Fire Marshal's

FM2 Matthew C. Brown

FM3 Sean P.M. Christiansen

FM4 Phillip M. Lewis

EMS Primary Contacts:

Senior Regional Director of Operations Tyler Selak

Fire Marshal's Office—At a Glance

- The Fire Marshal's Office investigated 6 incidents
- Matt Brown has finished assisting the building department as the liaison to the third party plan reviewer. This previously took about half of his time away from the department. We thank Matt for going above and beyond and contributing to another department.
- One Deputy is out for a significant amount of time after injuring themselves at a fire as a volunteer for Dover.
- Staff worked the Balloon and HOLA events
- A new AFI list was created for use by staff



	Month	Year to Date	Previous Year to Date
Annual Fire & Life Safety Inspections	54	88	87
Deficiencies From the Above Inspections	125	163	55
Fire Code Violations/Deficiencies/Complaints	9	18	36
C/O & Fire Equipment Acceptance Tests	14	28	36
Meetings & Walk Through	16	45	42
Fire Plan Review & DAC	14	27	22

	Month	Year to Date	Previous Year to Date
Accidental	4 totaling \$19,000	5 totaling \$19,010	5 totaling \$120,201
Incendiary	2 totaling \$15,000	2 totaling \$15,000	3 totaling \$2,000
Undetermined	0	2 totaling \$3,500	1 totaling \$500
Natural	0	0	1 totaling \$1,000
Investigation time	11 hours	15 hours	17 hours
Injuries	0	0	1
Deaths	0	0	0
Arrest Made with DPD	0	0	0

RUN VOLUME:

A total of **1213** responses by Dover EMS for the month.

Of those 1213, **822** required transport (952 patients) **246** received services and did not transport and **147** canceled or refused. Sick persons was the most frequent calls, followed by overdoses, and cardiac arrest at the time of dispatch.

Average Response Times:

State of Delaware compliance requirements are that 90% of responses be below the response time guidelines. Dover EMS exceeded the 90% minimum in every category.

Alpha 10:25 min. (Low priority - ie: non life threatening ie: non serious illness, back pain, flu like symptoms)

Bravo 7:46 min. (Moderate Priority - ie: minor allergic reaction, fainted now alert)

Charlie 7:08 min. (Urgent - ie: difficulty breathing, severe abdominal pain, diabetic emergency)

Delta 6:18 min. High Priority - ie: cardiac arrest, not breathing severe trauma or choking, childbirth complications)

Echo 6:44 min. (Highest priority - ie: cardiac arrest confirmed, not breathing at all, mass casualty, CPR in progress)

Omega 10:10 min. (Lowest Priority - ie: Minor nosebleed, non injury fall assists)

Additional information:

18 Total Surge Emergencies - Surge emergencies refer to situations where the demand for EMS exceeds normal capacity causing the implementation of a surge plan (Bringing on additional units)

16 Total Surge Unit Activations with Transports

Dispatches with a 27- Run Card (Penetrating Trauma or Assault) - 1 transported - 4 incidents

(ie: gunshot wound, stab wounds, other types of impalements) Average response time **7:14 min**

Dover was dispatched **out of district 48 times**, and transported 19 of those. Total calls **transported by mutual aid** into Dover is 23.

14 Overdoses in August.

8.6% (90 patients) of the overall call volume was confirmed individuals without a home.



HUMAN RESOURCES

AUGUST 2026

City of Dover Human Resources Mission Statement:

The City of Dover's Human Resources Department strives to provide quality service to assist our greatest asset, our employees. Equity, Integrity, and Urgency is our focus to ensure employee satisfaction as well as company wellness. We implement policies and procedures that align with organizational goals, including a safe and compliant workplace, effective training and professional development, and addressing both the needs of employees and the organization.

City of Dover Human Resources Value Statement:

Innovation: *We strive to include best HR practices to enhance a robust technological movement to enhance the quality and efficiency of the department.*

Collaboration: *We honor knowledge sharing, diversity of thoughts and ideas, and experiences to encourage an inclusive workforce.*

Integrity and Transparency: *We honor our commitments and promote a healthy environment that promotes fairness, honesty, respect, and trust.*

Results Driven: *Customer service is front and center, and we advocate for employees' and retirees' needs at all times.*

AUGUST SUMMARY:

AUGUST Hiring Trends FY27:

AUGUST	NEW HIRE AMOUNT	STATUS
AUGUST	2	1 FT, 1 PT

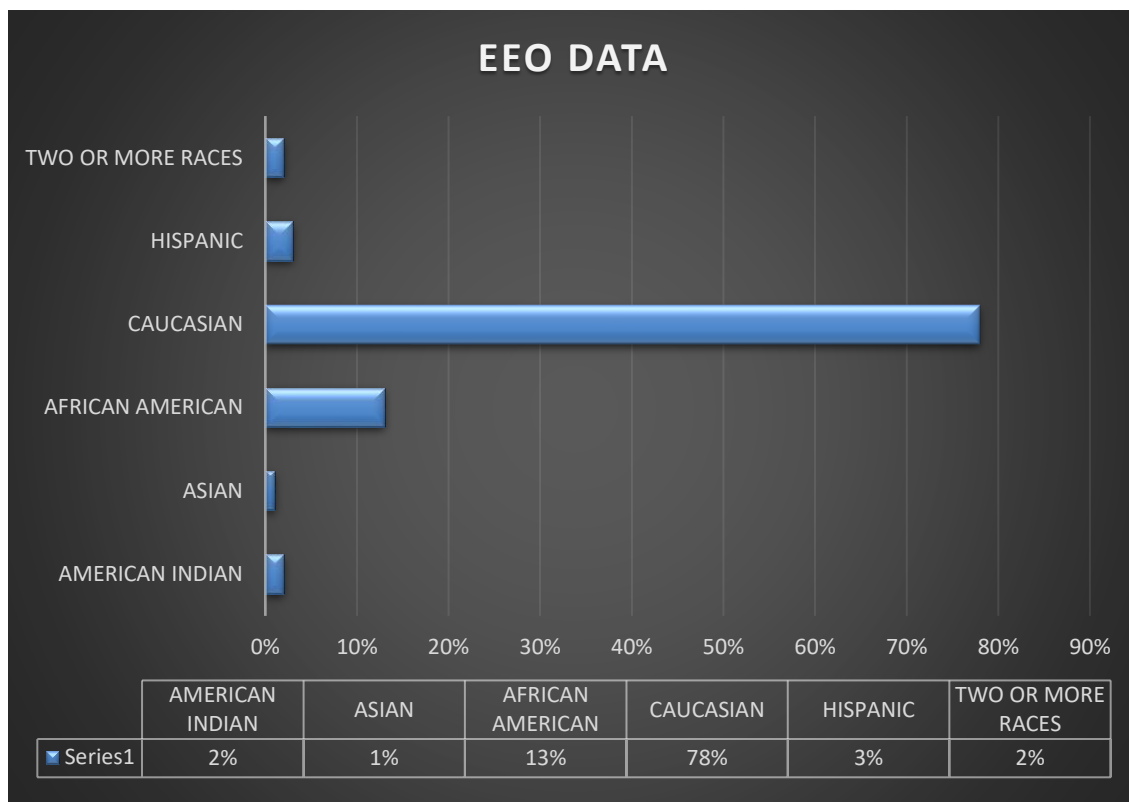
AUGUST Voluntary Termination/Involuntary Termination Trends FY27:

VOLUNTARY	2 FT
INVOLUNTARY	0 FT
RETIREMENT	0 FT



HUMAN RESOURCES

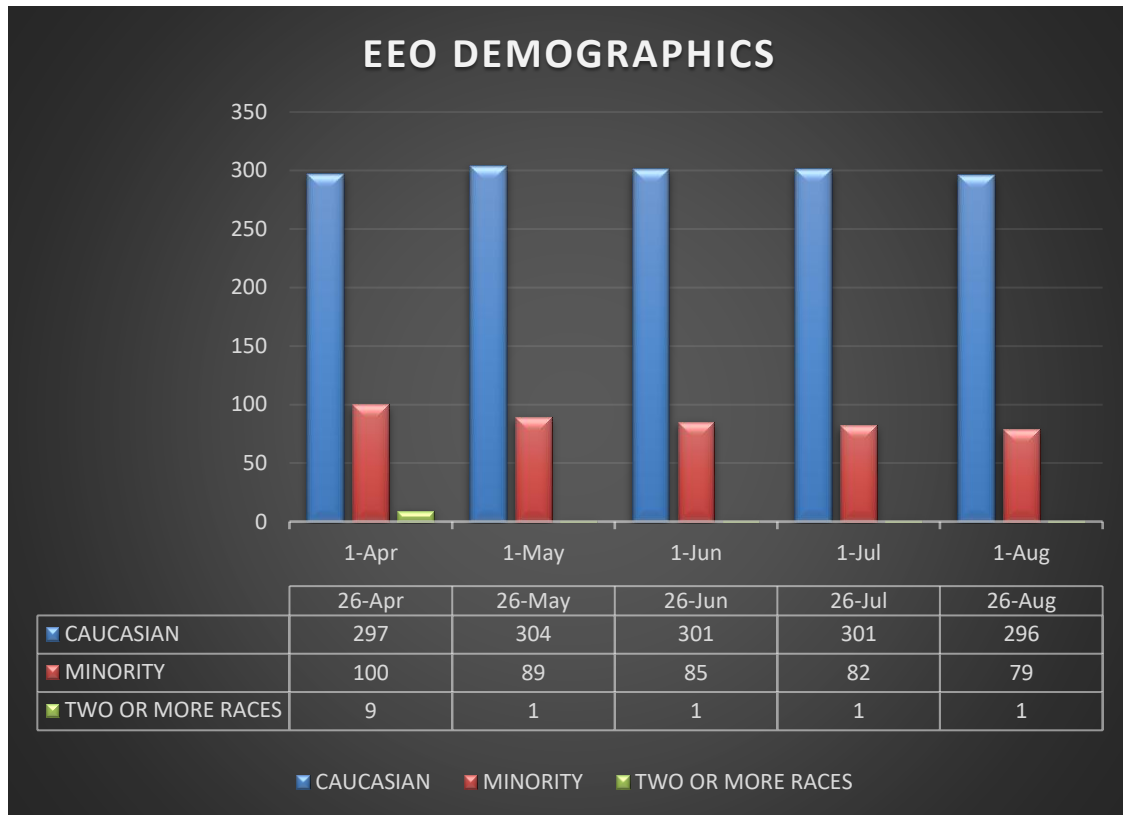
EEO DATA





HUMAN RESOURCES

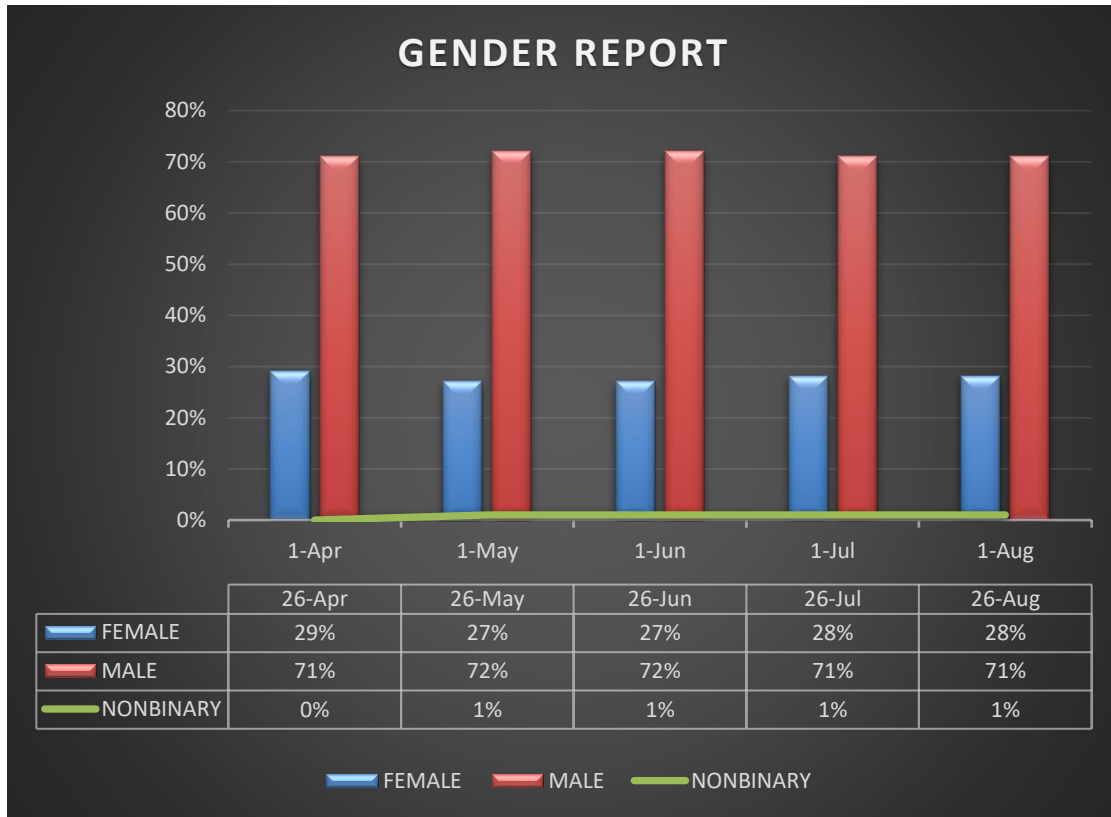
EEO DEMOGRAPHICS





HUMAN RESOURCES

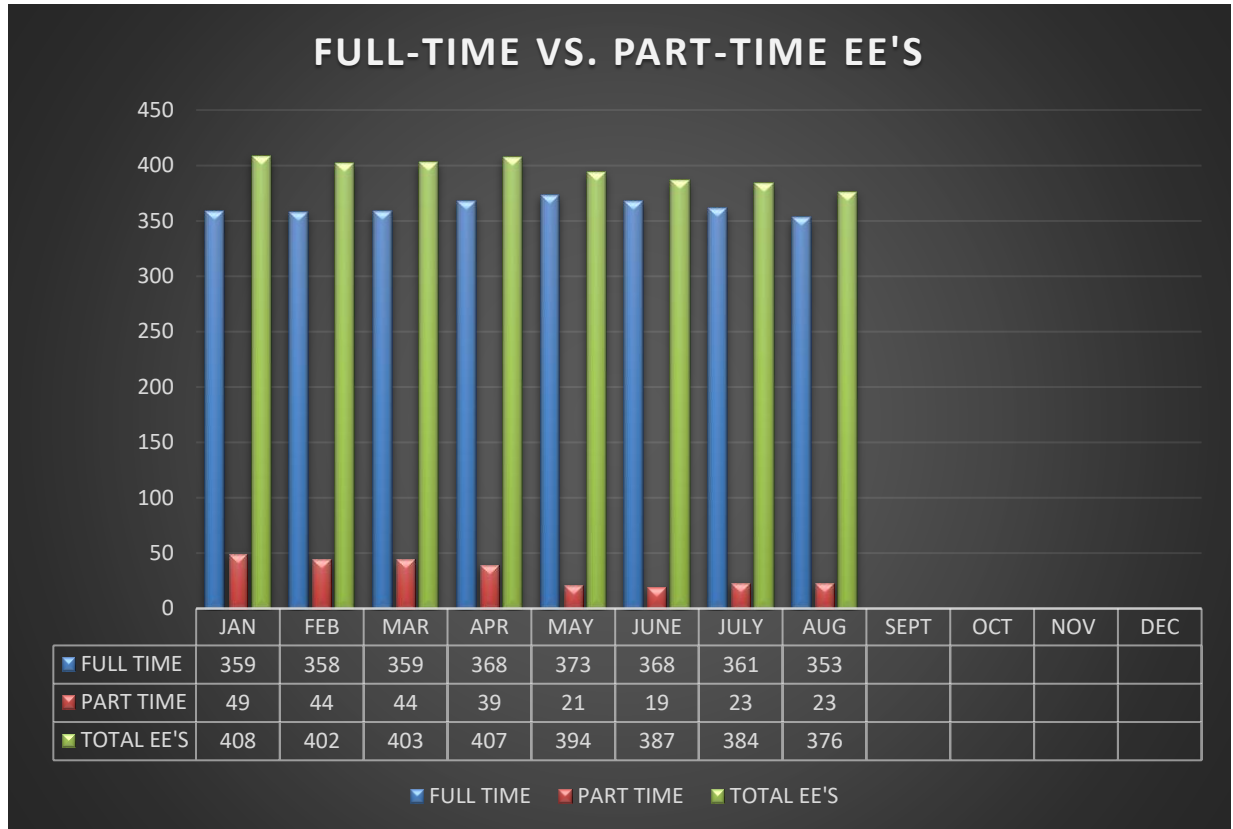
GENDER REPORT





HUMAN RESOURCES

FULL-TIME VS. PART-TIME EE'S



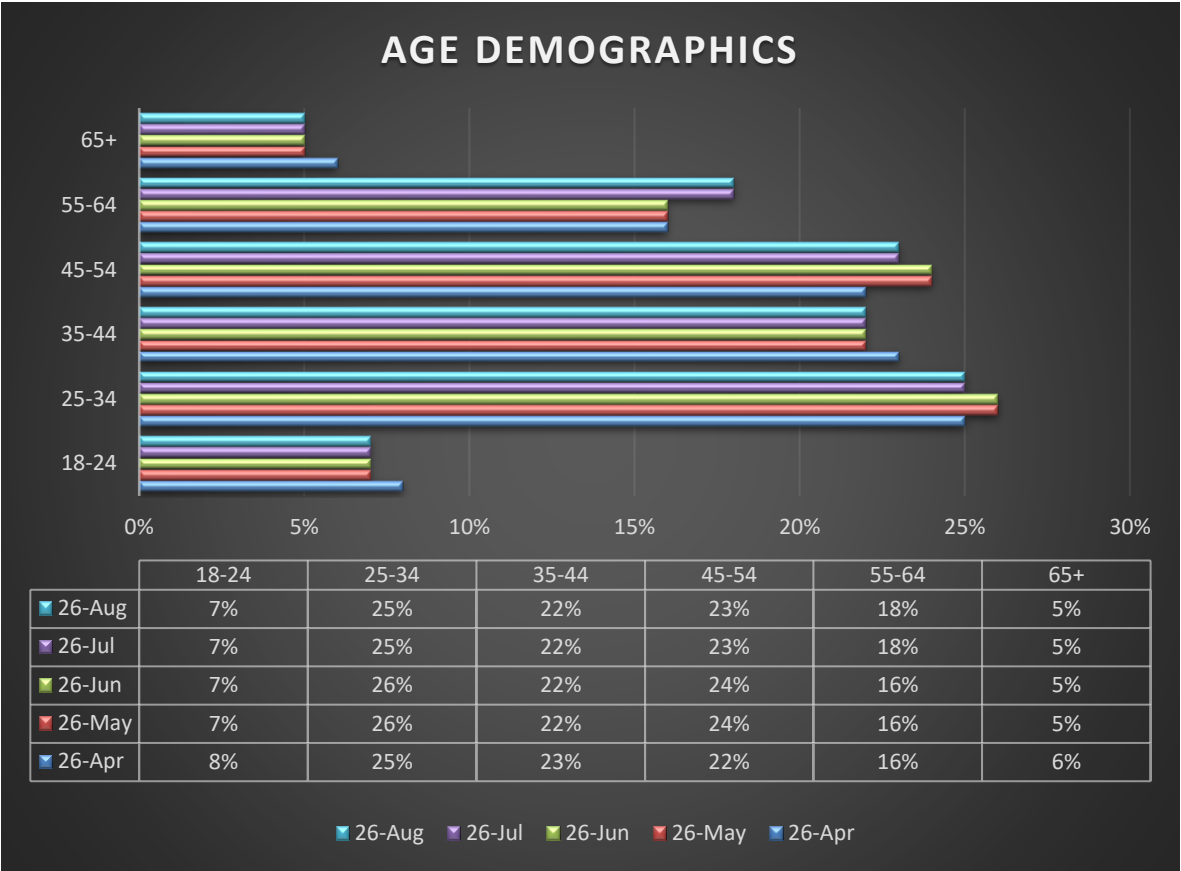
Numbers do not reflect committees, or council members.

****Number reflects removing per diem part-time positions.***



HUMAN RESOURCES

INTERNAL EE AGE DEMOGRAPHICS





HUMAN RESOURCES

HIRING DETAILS

Position Hired: LIBRARY CLERK I, CUSTOMER SERVICE CLERK I

Position Terminated/Resigned/Retired/Other: UTILITY MAINTANENCE MECHANIC I, FIRE DISPATCHER

Terminal Leave: N/A

CURRENT VACANT POSITIONS

OPEN POSITIONS	ORIGINAL POSTING DATE	STATUS
LIBRARY CLERK I - DOVER LIBRARY	10/5/2026	PT
MOTOR EQUIPMENT OPERATION I - STREETS/PUBLIC WORKS	9/29/2026	FT
CIVIL ENGINEER I/WATER AND WASTEWATER DEPARTMENT	9/23/2026	FT
BUILDING SUPERVISOR/PARKS AND RECREATION DEPARTMENT	9/16/2026	Per Diem
ASSISTANT TO THE DIRECTOR OF COUNCIL AFFAIRS AND CONSTITUENT	9/15/2026	FT
COMMUNICATIONS OPERATOR/POLICE DEPARTMENT	9/11/2026	FT
ARBORIST/PARKS AND RECREATION DEPARTMENT	8/31/2026	FT
ELECTRICAL ENGINEERING I	8/14/2026	FT
GROUNDS WORKER I/ELECTRIC DEPARTMENT	8/4/2026	FT
FIRE DISPATCHER/FIRE DEPARTMENT	8/4/2026	FT
HUMAN RESOURCES COORDINATOR/HUMAN RESOURCES DEPARTMENT	7/16/2026	FT
INSPECTOR I/PLANNING DEPARTMENT	7/9/2026	FT
INSPECTOR II/PLANNING DEPARTMENT	7/9/2026	FT
MOTOR EQUIPMENT OPERATOR I-SANITATION/PUBLIC WORKS DEPARTMENT	3/25/2026	FT
NETWORK ADMINISTRATOR/POLICE DEPARTMENT	12/8/2025	FT
POLICE CADET/POLICE DEPARTMENT	8/25/2025	Per Diem

**Not used for Budgeting Purposes*



HUMAN RESOURCES

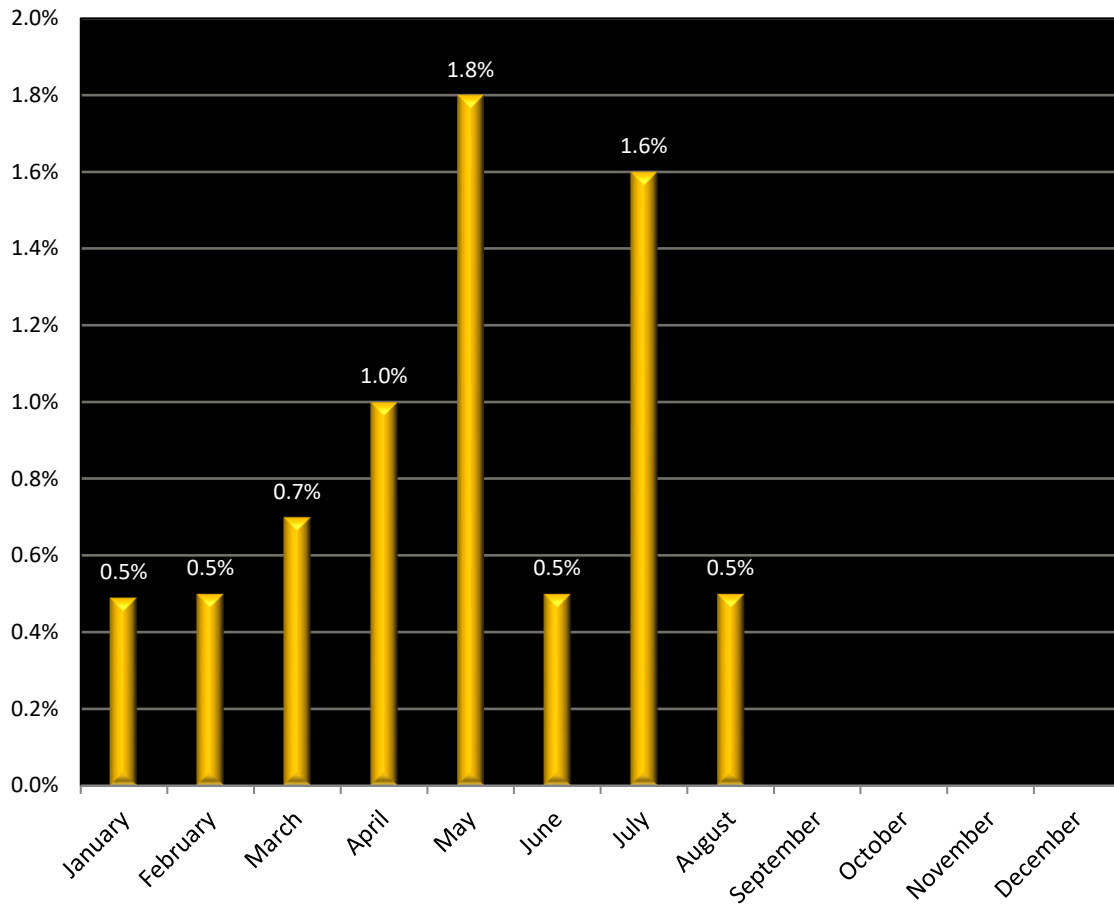
TURNOVER STATISTICS

Month	Number of Separated Employees	Average Number of Employees	Monthly Turnover Rates (Percentage)	Quarterly Turnover Rates	Annual Turnover Rate
January	2	408	0.5%	1.7%	7.1%
February	2	402	0.5%		
March	3	403	0.7%		
April	4	407	1.0%		
May	0	394	1.8%	3.3%	
June	2	387	0.5%		
July	6	384	1.6%	2.1%	
August	2	376	0.5%		
September				2.1%	
October					
November					
December				0.0%	



HUMAN RESOURCES

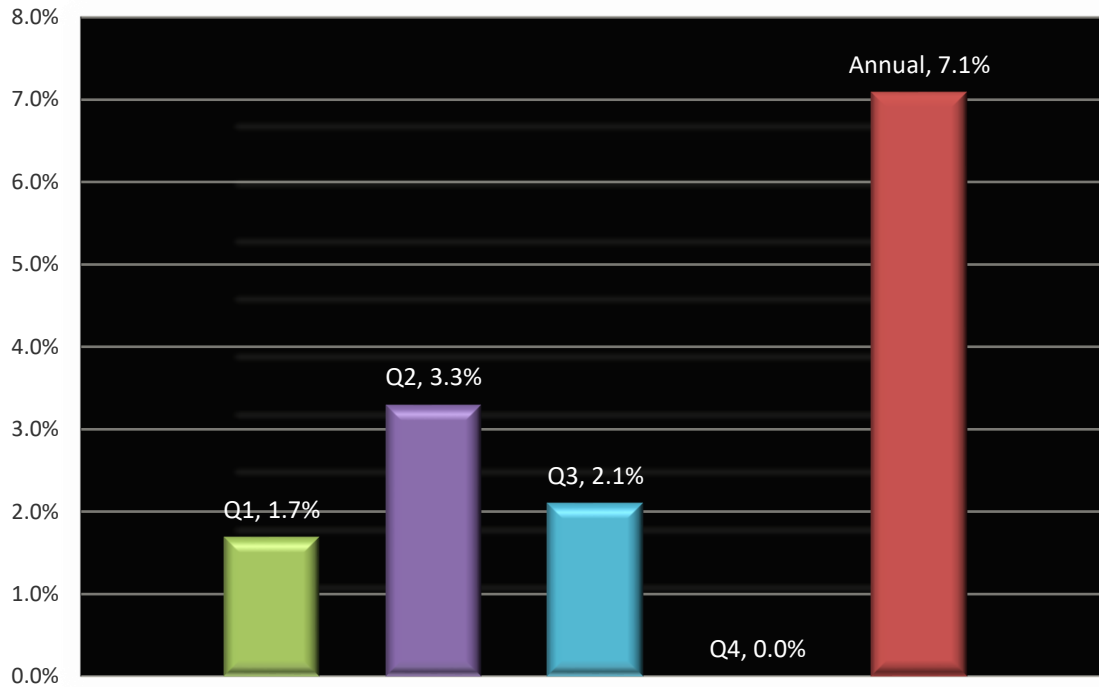
Monthly Turnover Rates (Percentage)





HUMAN RESOURCES

Quarterly and Annual Turnover Rates





HUMAN RESOURCES

AUGUST WORKER'S COMPENSATION DATA

MONTH	JULY-26	AUG-26
WORKERS COMP INJURY DETAIL	7	2



Respectfully Submitted by H. Naomi Poole



CITY OF DOVER DELAWARE

August 2026 INFORMATION TECHNOLOGY DEPARTMENT REPORT

www.cityofdover.gov

Innovation. Service. Community.

IT SUPPORT UPDATE



Network monitoring and reporting fully implemented.



Real-time visibility into device health, performance, and availability.



Automated insights allow faster response to network issues.



Innovation. Service. Community.

IT PROJECTS OVERVIEW

Key initiatives driving technology forward.



Network
Modernization
Project



Hardware
Inventory
Project



System
Automation &
Workflow
Improvements



.gov Email
Domain
Transition



NETWORK MODERNIZATION PROJECT



- ✓ Server installation phase completed.
- ✓ Testing and staff training underway.
- ✓ Migration for Munis, HTE, and GIS scheduled for August–September.



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.gov Email
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NETWORK MODERNIZATION PROJECT



- ✓ Server installation phase completed.
- ✓ Testing and staff training underway.
- ✓ Migration for Munis, HTE, and GIS scheduled for August–September.



HARDWARE INVENTORY PROGRESS

- ✓ All surplus and decommissioned devices identified.
- ✓ Documentation ongoing per city policy.
- ✓ Next steps: conduct audit, update inventory, and compile FY28 capital replacement plan.



SYSTEM AUTOMATION & WORKFLOW IMPROVEMENTS



Mapping onboarding workflows for efficiency.



Removing outdated user accounts.



Planned SharePoint updates for Windows and email training resources.



Workflow drafts to be reviewed by department heads.



Innovation. Service. Community.

.GOV DOMAIN TRANSITION



Email transition to .gov completed.



Legacy domain to be fully decommissioned in 2030.



IT assisting staff with updating external apps, websites, and printed materials.



✉ Our standard email format: firstinitiallastname@doverde.gov



NEXT STEPS & TIMELINE



Continue application migrations (Aug–Sept).



Complete inventory audit.

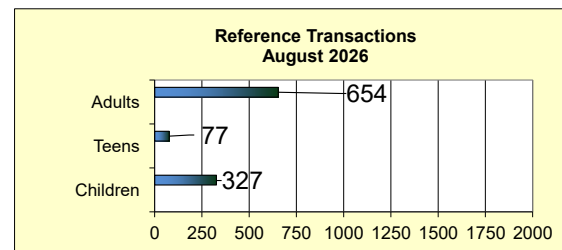


Finalize automation workflows.



Communicate domain changes to internal and external partners.





Item #13.

Circulation	August '26	FYTD '27	August '25	FYTD '26
City of Dover Residents	10,228	20,369	10,284	21,420
Electronic Materials	8,055	16,274	8,814	17,689
Kent County Residents	11,602	23,181	11,075	21,833
Non-County Residents	1,278	2,875	1,119	2,292

New Library Registrations

City of Dover Residents	275	479	338	658
Kent County Residents	87	228	165	313
Non-County Residents	3	4	7	7

Registered Library Users as of 08/31/2026		Registered Library Users as of 08/31/2025
City of Dover Residents	19,155	19,426
Kent County Residents	10,842	10,033
Non-County Residents	668	671
TOTAL	30,665	30,130

Other

Visitors	16,193	32,481	15,706	32,969
Meeting Room Attendance	2,927	6,499	2,234	4,994
Number of Computer Users	1,584	3,135	1,632	3,217
Number of Wireless Computer Users	1,483	2,935	1,609	3,197
Inter/Intralibrary - Loaned	46		27	
Inter/Intralibrary - Borrowed	91		77	
Holds Sent	2,758		2,936	
Holds Received	<u>1,630</u>		<u>1,654</u>	
TOTAL	4,525	9,137	4,694	9,380
Tech Services/Items Added	1,209		832	
Tech Services/Items Deleted	944		814	
Passport Services/Customers	227	404	218	455
Passport Services/Revenue	\$9,480	\$16,049	\$8,396	\$17,405

Monthly Highlights

- 424 attended 61 programs for adults.
- 73 attended 16 program for teens.
- 981 attended 31 programs for children.
- 0 volunteers.

Program Spotlight



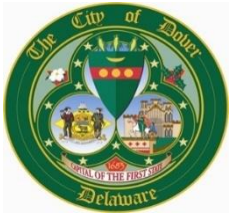
Walk-In Technology Assistance & Training

Walk-in assistance with digital devices and services. Bring your smartphone, tablet, iPad, Kindle, or laptop and get hands-on help!

- Essential Software Skills
- Personalized Assistance
- Workplace Technology
- AI – Understanding & Help
- Basic Computer Skills & Classes
- Social Media Help
- Navigate Internet, Avoid Scams
- Using Tech in Daily Life, Device Help
- Learning Express, Northstar Certification
- And Much More!

More info at delawarelibraries.org/digital

Date:	Friday, August 7, 2026	Show more dates
Time:	10:00am - 5:00pm Eastern Time	
Location:	Community Classroom	
Library:	Dover Public Library	
Audience:	Adults Older Adults	
Categories:	Computers and eBooks	



Parks & Recreation

Monthly Report – August 2026



PARKS & RECREATION HIGHLIGHTS

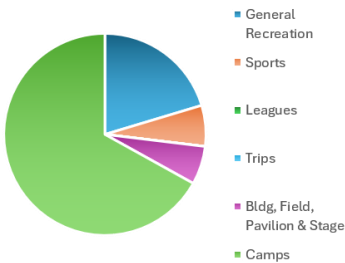
Dover Park Building and Spray Pad: Please visit our web page for frequent updates: <https://www.cityofdover.gov/departments/ParksRecreation/Splashpadandcommunitycenter>

All Accessible Playground: Will begin construction once the building and spray pad are complete.

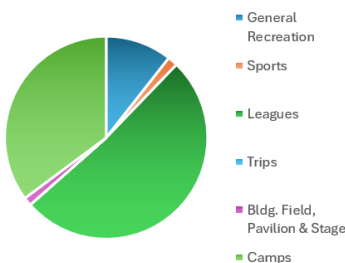
Parks & Recreation: Summer programs and leagues have come to an end! Our stage was used 4 times for our concert series on The Green. John W Pitt center acted as a shelter for those affected by the tornado; allowing the Red cross to aid those in need.

Grounds Department: The department has downtown Dover flourishing with our annual flowers and hanging baskets. The city was heavily hit by a tornado on August 20, and the department worked tirelessly to clean up the damage.

FY 26



FY 25



August 2026	
General Recreation	\$1490.00
Sports	\$480.00
Leagues	\$0.00
Trips	\$0.00
Bldg., Field Pavilion Stage Permits	\$450.00
Camps	\$4900.00

August 2025	
General Recreation	\$1194.00
Sports	\$180.00
Leagues	\$5780.00
Trips	\$0.00
Bldg., Field Pavilion Stage Permits	\$450.00
Camps	\$3965.00

Sports & Leagues

Activity	Participants	Location
Basketball League	209	John W. Pitts Center
Senior Softball	120	Schutte Park Softball Fields
Church Softball	150	Schutte Park Softball Fields
Soccer Camp/Clinic	16	Schutte Park Soccer Fields
Girls Volleyball League	61	John W. Pitts Center

Parks & Recreation Programs	Aug 26	FYTD 27	Aug 25	FYTD 26
Recreation & Enrichment Classes	111	189	268	447
Open Gym	77	978	38	95
Leagues	40	65	3	5445
Bldg., Field, Facility, Stage permits	7	106	45	45
Camps and Trips	41	95	636	1609

Grounds Monthly Report

August-2026

Arborist Crew:

- Clean up from storm damage
- Removed trees from streets
- A lot of trees damaged on the green

Arborist Crew	
Tree Work	Completed
Tree's Trimmed	59
Tree's Removed	6
Root Pruning	0
Stumps Removed	0
Trees Planted	0

Beautification Crew:

- Maintained flower beds
- Sprayed weeds
- Assisted with tornado damage

Mowing Crew:

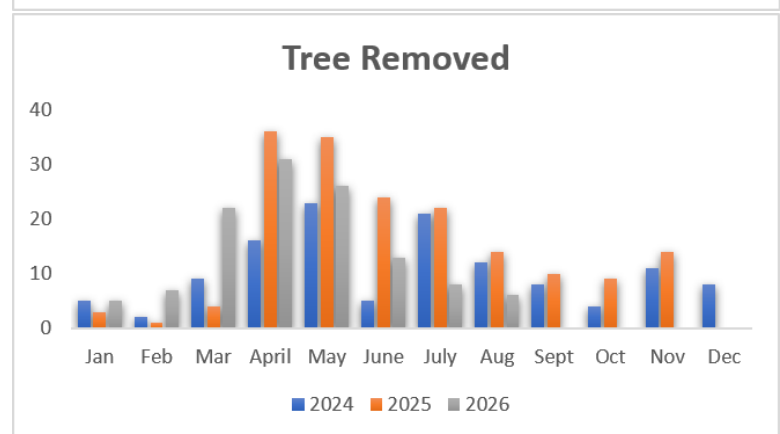
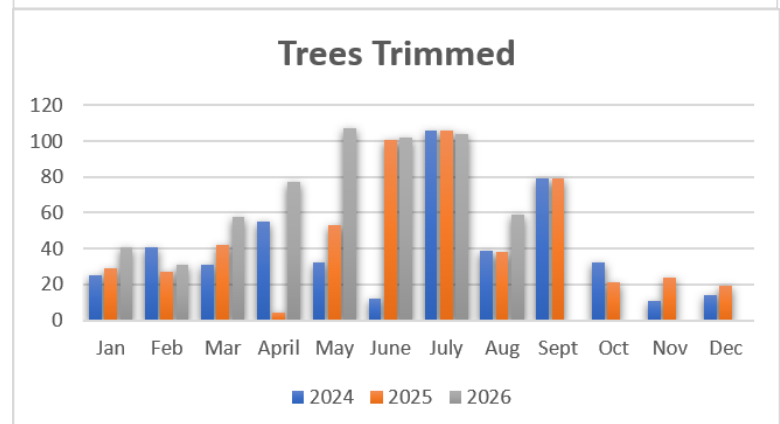
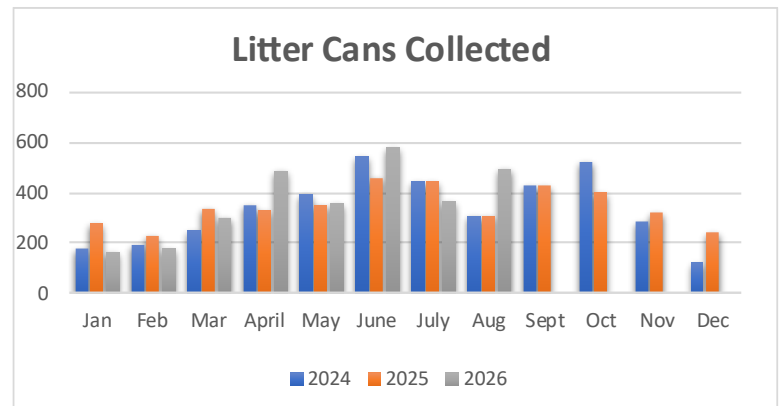
- Mowing routes on schedule
- Sprayed weeds
- Assisted with tornado damage

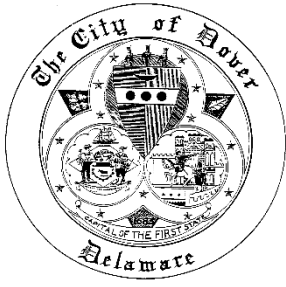
Litter Removal:

- Litter route is being picked up on schedule
- 491 cans picked up
- Assist with storm damage

Parks Crew:

- Maintain athletic fields
- Set up for events
- Assist with tornado damage





City Planner's Monthly Report

Department of Planning & Inspections

August 2026

Planning & Inspections Highlights

Some Items to Call to Your Attention

Planning Office staff reviewed 44 Building Permits and 15 Certificate of Occupancy Permits. Staff also provided support to the Planning Commission (3 applications), the Board of Adjustment (1 application), and the Historic District Commission (2 applications). One (1) vacancy remains: the Director. Due to the remaining vacancy, the Department continues to utilize a consultant to assist staff in addressing the current workload.

During August, the Community Development Office worked on grant administration and subrecipient activities. Staff remained actively involved in preparing the American Rescue Plan Act period closeout, including projects for Men's Shelter and Transition Housing, Interfaith Pathways and Community Health Work Services. Staff also attended the quarterly meeting of the Delaware Chapter of the National Association of Housing and Redevelopment (DE-NAHRO).

Construction activity in August included both residential and non-residential projects having Building Permits and Certificates of Occupancy issued. Residential development areas consisted of Eden Hill Farm TND, and two (2) single-family dwelling in the Downtown Development District. Non-residential development included a temporary certificate of occupancy at the Kent County Family Courthouse and Parking Garage and a tenant fit-out at 1037 N DuPont Highway, interior renovations at 500 W Loockerman Street. Overall, 144 permits were issued, resulting in 219 inspections.

The Inspections Division consists of both Building Inspections and Permitting & Licensing. Within Building Inspections, two (2) vacancies remained, one (1) for the Chief Building Inspector and one (1) for a Building Inspector. In order to ensure construction activity is not stalled, the Department continues to utilize a contractor to assist with Building Permit/Plan reviews as well as with Building Inspections as needed. Permitting & Licensing staff also distributed Business Licenses in August.

Code Enforcement staff conducted Annual Housing Inspections (23 cases) as part of the Rental Dwelling Permit program. Other Code Enforcement cases focused on exterior property maintenance issues/violations (59 cases), and *Dover Code of Ordinance* violations (63 cases). In addition, Tall Grass and Weeds were addressed (164 cases). August ended with 160 registered vacant buildings, 76 dangerous buildings, and 7,885 rental dwellings.

Planning & Inspections Revenue			
	<u>FY 2027 Revenue Estimates from Budget</u>	<u>FY2027 Actual (YTD) August</u>	<u>% of Budget</u>
Revenue Stream			
Business License	\$1,540,000	\$ 1,178,136	77%
Manufactured Home License	\$16,000	\$ 8,640	54%
Building Permits	\$500,000	\$ 38,979	8%
Cert. of Occupancy	\$9,000	\$ 1,465	16%
Public Occupancy	\$45,000	\$ 937	2%
Lodging House	\$20,000	\$ -	0%
Plumbing/Heating/Air	\$110,000	\$ 22,588	21%
Rental Inspection Fee	\$750,000	\$ 23,951	3%
Miscellaneous	\$20,000	\$ 2,412	12%
Fire Protection Fees	\$100,000	\$ 35,202	35%
Code Enforcement Fines	\$80,000	\$ 14,950	19%
Vacant Building Reg.	\$50,000	\$ 22,125	44%
Total P&I Revenue	\$3,240,000	\$ 1,349,385	42%

PLANNING OFFICE

Planning Office Operations

The Meetings of the Boards and Commission supported by the Planning Office are presented in the Hybrid format with both In-Person and Virtual (using Webex) meeting options for participation. Conducting Meetings and Trainings in virtual formats are also offered. Department Staff participated in project meetings. The Planning Consultant, the Rossi Group also continues to assist with certain plan and permit review tasks and development inquiries. Several Planning Staff attended a webinar on “Housing Reform Law” presented by the American Planning Association and participated in the “Smart Growth Visioning Session” with Delaware’s Office of State Planning Coordination.

The Planning Office is part of the review process for certain types of construction activity permits (Building Permits, Sign Permits, etc.) and Certificate of Occupancy permits to confirm compliance with the *Zoning Ordinance* provisions. For August 2026, Planning Staff was involved with the review of 44 Building Permits and 15 Certificates of Occupancy that were issued for a monthly total of 59 and a calendar year total of 567. The 2026 year-to-date calendar year’s tally as compared to the calendar year totals of Permits and COs is less than the totals seen in 2025 at 588 and also less than 2024 at 629. Staff also reviews new applications for Business Licenses and Rental Dwelling Permits.

2026: Welcome to Dover! Progress in Pictures



1037 N DuPont Highway Restaurant



350 Lafferty Lane Warehouse



200 Banning Street

2026: Welcome to Dover!

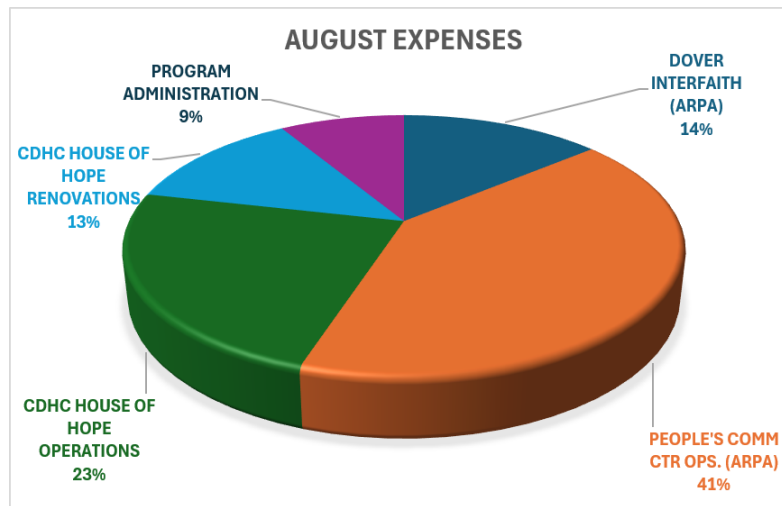
Progress in Pictures— Continued



- 117 & 109 Rubaker Way
- 518 Bond Street
- 315 North Governors Avenue
- 130 North Queen Street

COMMUNITY DEVELOPMENT OFFICE

Monthly Report – August 2026



Program Administration & Professional Development

Approximately 75% of staff time during August was dedicated to administration of the City's CDBG and ARPA grant programs, financial oversight, reporting, coordination with subrecipients, compliance activities, and monitoring of program implementation.

Staff attended HUD training on Grant Closeouts in IDIS to strengthen knowledge of federal grant closeout requirements and procedures.

Community Partnerships & Housing Stability

Staff attended a ribbon-cutting and tour of the shelter and a new transitional home hosted by Central Delaware Housing Collaborative. The event provided an opportunity to observe housing and supportive-service resources available to women experiencing or at risk of homelessness. House of Hope reported serving 14 clients during August through its 45–60-day shelter program. The organization received 18 referrals, four of whom did not come to the shelter. House of Hope currently has space for an EAS-eligible (Emergency Assistance Services) client and reported no available Centralized Intake waiting list, with eight beds designated for Centralized Intake and eight for State Service Center (SSC).

The new transitional home will increase the organization's capacity to provide safe and supportive housing. Four women were expected to move into the new transitional housing during the month, although insurance-related issues delayed their move-in.

Meetings staff attended in August included the quarterly meeting of the Delaware Chapter of the National Association of Housing and Redevelopment Officials (DE-NAHRO) and an introductory discussion with the Executive Director of Hemlock & Forge to discuss opportunities and ongoing efforts for positively impacting housing stability within the City of Dover.

COMMUNITY DEVELOPMENT OFFICE (Continued)

During August, Milford Housing completed one homeowner rehabilitation project for a low-income elderly resident. The completed work included replacement of windows and toilets and repairs to the resident's deck. The invoice for this work is forthcoming.

ARPA-Funded Shelter & Supportive Services

ARPA-funded shelter and transitional housing programs continued to provide housing-related and supportive services during August.

Men's Shelter and Transitional Housing: 27 men received case management services across the shelter and transitional housing programs. 4 guests were referred to the Delaware Division of Vocational Rehabilitation. 10 guests obtained employment.

Interfaith Pathways: 25 women and children received shelter and supportive services. 3 individuals secured housing. 3 individuals obtained employment. 4 children were enrolled in daycare.

Community Health Worker Services: The Community Health Worker provided health navigation and supportive health services to 14 men and 25 women and children.

August 2026

CASE TYPE	MTD	MTD FY26	%	YTD FY27	YTD FY26	YTD %
No Valid Rental Permit	72	28	157%	159	101	57%
No Valid Building Permit	12	6	100%	23	11	109%
Tall Grass and Weeds	164	77	113%	262	192	36%
Additional Tall Grass and Weeds	37	18	0%	53	39	36%
Annual Housing Inspection	23	13	77%	54	82	-34%
Property Maintenance Exterior	59	73	-19%	154	141	9%
Electric Termination	1	29	-97%	11	37	-70%
Dover Code of Ordinances	63	56	13%	204	119	71%
Dangerous Buildings	5	7	-29%	16	14	14%
Zoning	8	8	0%	23	19	21%
Total Cases	493	357	38%	1,134	857	32%
Total Inspections	1,261	847	49%	2,628	2,036	29%
Total Admin Inspections	14	8	75%	29	29	0%
Total # of Violations	615	374	64%	1,457	898	62%

Dangerous Buildings, Vacant Buildings, Demolitions

- ◆ Vacant Buildings currently registered - 160
- ◆ Dangerous Buildings – 76
- ◆ Rental Dwellings – 7,885

Boards & Commissions

There were Meetings in August of the Boards and Commissions supported by the Planning Office. The Planning Commission met on August 17, 2026 to consider a Unified Comprehensive Signage Plan application and Requests for Extension. The Board of Adjustment met on August 19, 2026 to consider a variance application. The Historic District Commission met on August 20, 2026 to consider the Referral of two Permits for Architectural Review Certification.

Planning Commission: The Planning Commission met on August 17, 2026. The next Planning Commission meeting is scheduled for September 21, 2026. The following applications were considered and the deferral of voting of Officers was deferred until the September meeting. There was a Presentation and Discussion of Potential Changes to Active Recreation Requirements for Residential Development.

- HI-24-07 Legislative Hall Building Addition at 411 Legislative Avenue: Revision for West Entrance ADA Ramp** – The Commission granted approval of the Update and Action for a Revised Architectural Review Certificate for the addition of an ADA Ramp located at the West Entrance of Legislative Hall. The proposal includes an approximately 160 feet proposed ramp in length, while also providing access to a new accessible entrance created within the exiting west façade. A temporary ramp may also be proposed for during construction. This is associated with the Site Development Plan for the Legislative Hall Building Addition project. The main property of 2.80 acres+/- is zoned IO (Institutional and Office Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone) and the H (Historic District Zone). The subject property is located on the east side of Legislative Avenue as the block between Martin Luther King Jr. Boulevard North and Martin Luther King Jr. South. The owner of record is the State of Delaware. Property Addresses: 411 Legislative Avenue and Court Street. Tax Parcels: ED-05-077.09-05-15.00-000 and ED-05-077.09-05-14.00-000. Council District 4. *This Application HI-24-07 was considered at the Historic District Commission Meeting of October 17, 2024 and granted conditional approval of the Site Plan and Architectural Review Certification by the Planning Commission with Application S-24-19 Legislative Hall Building Addition on November 18, 2024. This Revision for the West Entrance ADA Ramp was considered at the Historic District Commission Meetings of June 18, 2026 and July 16, 2026.*
- US-26-01 Dover Commerce Park Comprehensive Signage Plan** – The Commission granted approval of a Unified Comprehensive Signage Plan for the Dover Commerce Park (previously known as Dover Industrial Park) consisting of a thirty-two (32) square foot, 9 feet-4-inch-tall freestanding sign to identify the campus. The campus is to consists of three multi-tenant flex warehouse buildings (Buildings A, B, C) with parking and site improvements including a shared entrance with an adjacent building at 300 Lafferty Lane. The property is zoned M (Manufacturing Zone) and is subject to the AEOZ (Airport Environs Overlay Zone): Accident Potential Zones I & II. The property consists of 19.74 acres. The property is located on the north side of Lafferty Lane, approximately one-quarter mile west of Horsepond Road. The owner of record is Dover Industrial, LLC. Property Address: 350 Lafferty Lane. Tax Parcel Number: ED-05-077.16-02-05.00-000. Council District 2. PLUS Review # 2024-08-08. *The campus is under development as Phase 2 of this project was granted conditional approval by the Planning Commission*

with Site Plan S-25-10 Dover Industrial Phase 2: Warehouses in July 2025. Phase 1 of this project was approved as Site Plan S-24-13 Flex Use Facilities Commercial Warehouse in September 2024 and with Final Plan is under construction.

- MI-26-10 Active Recreation Provisions Update – Presentation and Discussion of Potential Changes to Active Recreation Requirements for Residential Development.

Board of Adjustment: The Board of Adjustment met on August 19, 2026. The next Board of Adjustment meeting is scheduled for September 16, 2026.

- V-26-04 Kings Cliffe Manufactured Home Park RV Lots Variance Request
Property at 1131 S. Bay Road known as Kings Cliffe Manufactured Home Park.
 The Board granted approval of the Variance from the use limitations of *Zoning Ordinance*, Article 3 Section 8.41 and the non-conforming use provisions of *Zoning Ordinance*, Article 7 Section 1.1 as associated with the placement of Recreational Vehicles (RVs) on four (4) existing non-conforming Recreational Vehicle (RV) sites/lots. Seventeen (17) Recreational Vehicle (RV) sites/lots were authorized in Appeal Application V-26-03 on June 17, 2026 by the Board of Adjustment. The property is zoned MH (Manufactured Housing Zone) and partially subject to the AEOZ (Airport Environs Overlay Zone): Noise Zone A. The owner of record is Kings Cliffe MHP, LLC. Property Address is 1131 S. Bay Road, Dover, Delaware. Tax Parcel: part of ED-05-086.00-01-080.000-000.

Historic District Commission: The Historic District Commission met on August 20, 2026. The next Historic District Commission meeting is scheduled for September 17, 2026.

- HI-26-03 Referral of Fence Permit #26-1225 at 103 S. Governors Avenue – The Commission granted approval of the Architectural Review Certification as Referred by the City Planner to the Historic District Commission for a Fence Permit #26-1225 for a 6-foot black ornamental metal fence for the Parking Lots on a series of properties fronting on South Governors Avenue, W. Reed Street, and South Bradford Street associated with the Dover Fire Department Station #1. The properties are zoned C-2 (Central Commercial Zone) and subject to the H (Historic District Zone). The owner of record is Robbins Hose Co. Property Addresses: 103 S. Governors Avenue, 116 S. Bradford Street and other unaddressed parcels. Tax Parcels: ED05-077.09-02-15.00-000, ED05-077.09-02-14.00-000, ED05-077.09-02-13.00-000, ED-05-077.09-02-16.00-000, and ED05-077.09-02-17.00-000. Council District 4.
- HI-26-04 Referral of Fence Permit #26-1250 at 46 S Bradford Street – The Commission granted approval with conditions to modify/change the Architectural Review Certification as Referred by the City Planner to the Historic District Commission for a Fence Permit #26-1250 to a 6-foot black ornamental fence for the mechanical equipment being placed on the property in the northern side yard of a property associated with the People's Church instead of the proposed 6-foot black-coated chain-link fence. The Property is zoned RG-1 (General Residence Zone) and subject to the H (Historic District Zone). The owner of record is Peoples Congregation Church. Property Address: 46 S Bradford Street. Tax Parcel: ED05-077.05-03-71.00-000. Council District 4.

COMPREHENSIVE PLAN IMPLEMENTATION

2019 Comprehensive Plan

Implementation of the *2019 Comprehensive Plan* continues as Departments citywide focus on the plan implementation items as found in Implementation Plan (Chapter 15) items such as the projects, studies, code amendments, and other activities. A copy of the Final Plan (as amended) is available on the Comprehensive Plan website:

<https://www.cityofdover.gov/2019-comprehensive-plan> .

Visit the **Dover Parcel and Zoning Viewer** on the City's website www.cityofdover.gov to see zoning information for properties located in Dover. Use the Quick Link on the GIS Division page to reach the Viewer: <https://doverde.maps.arcgis.com/home/index.html>

Other Activities

- **Downtown Dover Strategic Master Plan:** The Downtown Dover Partnership's Strategic Master Plan is known as "***Transforming Downtown Dover: Capital City 2030***" (January 2023). Various partners are focusing on aspects of Plan implementation. The Downtown Dover Partnership is moving forward with planning for the development of priority project sites and other developers are working on revisions to the plans for The Old Post (mixed use building including apartments) and The Governor at 120 S. Governors Avenue. Also, the City is involved in planning for water and sanitary sewer improvement projects for the Loockerman Street corridor. Construction activities at the Dover Mobility Center project are underway with foundation work.
- **Senate Joint Resolution 8 – Land Use Reform Pilot Program:** The City of Dover is participating in the SJR8 - Land Use Reform Pilot Program to support Affordable Housing. City Staff and our assigned consultant (Rossi Group) continue the research, and work tasks related to housing and evaluation of existing code. Following evaluation of the City's Active Recreation Area requirements as associated with residential development, the consultant presented potential concepts for changes to the Active Recreation Area requirements to the Council Committee of the Whole and to the Planning Commission in August. Following the guidance received, the next steps will be to draft proposed text amendments to the *Zoning Ordinance* for future consideration. The consultant is also working on the Draft Regulatory Analysis Report which is expected to be released in September.

Construction Activities

- In August, no Residential Building Permits were issued for construction of new dwelling units.
- Temporary Certificates of Occupancy were issued for three (3) Duplex Units and three (3) single family detached dwellings in Eden Hill Farm TND (Chatham Bay) and for two (2) dwelling units in the Downtown Development District.
- Certificates of Occupancy were issued for two (2) single family detached dwellings in Rojan Meadows PND and for a single family detached dwelling in the Downtown Development District.

- Building Permits were issued in August for a tenant fit-out at 131 Rosemary Road Suite 301; a new Office Building construction at 1413 New Burton Road; office renovations for Bayhealth at 1078 S. State Street; renovations for Early College Middle School facility on the Delaware State University Downtown campus; and renovations to the Division of Motor Vehicles (DMV) Drive-thru lanes on the DelDOT campus.
- Temporary Certificates of Occupancy were issued for the Kent County Family Courthouse and Parking Garage on S. Governors Avenue and for a tenant fit-out at 1037 N. DuPont Highway. Certificates of Occupancy were issued for two office tenant renovations at 500 W. Loockerman Street.

	AUGUST 2026 (FY26)	TOTAL FOR FY26
New Home Permits Issued	0	1
Value of Commercial Projects	2,685,244.00	5,002,049.00
Downtown Incentives (Fees Waived)	0.00	2,603.00

Building Inspections & Licensing Summary

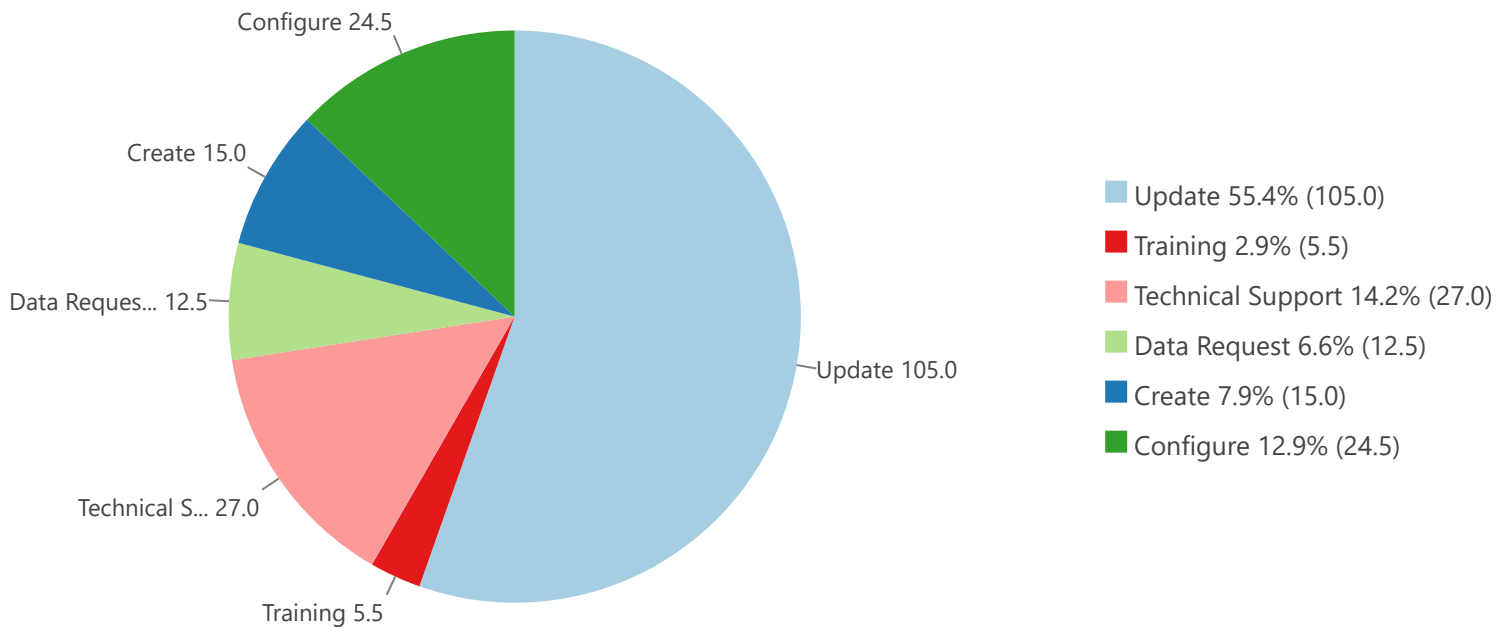
	Current	July 2026– June 2027	August FY'26	July 2025— June 2026
PERMITTING AND LICENSING				
Permits Issued	August (2026) FY 27	FYTD 27	August (2025) FY26	FYTD 26
Administrative Permit	5	9	3	6
Building Addition/Renovation Permits	41	73	34	63
Building Permits	7	16	21	45
Demolition Permits	1	2	0	3
Fence Permits	15	39	13	35
Fire Prevention Permits	14	27	6	23
Mechanical Permits	49	86	61	100
Plumbing Permits	9	94	92	110
Sign Permits	3	14	13	19
Swimming Pool Permits	0	1	1	2
Wireless Communications Facilities	0	0	1	2
Subtotal		361		408
Business Licenses	317	1426	595	1431
Merchant Licenses	71	227	123	240
Contractor Licenses	217	944	220	958
Subtotal		2597		2629
Lodging House Licenses	0	0	0	0
Public Occupancy	13	21	16	26
Rental Dwelling	63	113	17	31
Subtotal		134		57
Manufactured Homes	70	210	66	196
BUILDING INSPECTIONS				
Inspections	AUGUST (2026) FY 27	FYTD 27	AUGUST (2025) FY26	FYTD 26
Building (Inspections/CBI/Site Meetings)	73	175	261	532
Plumbing/Mechanical	133	305	211	451
Certificate of Occupancy	13	20	11	25



GIS Division

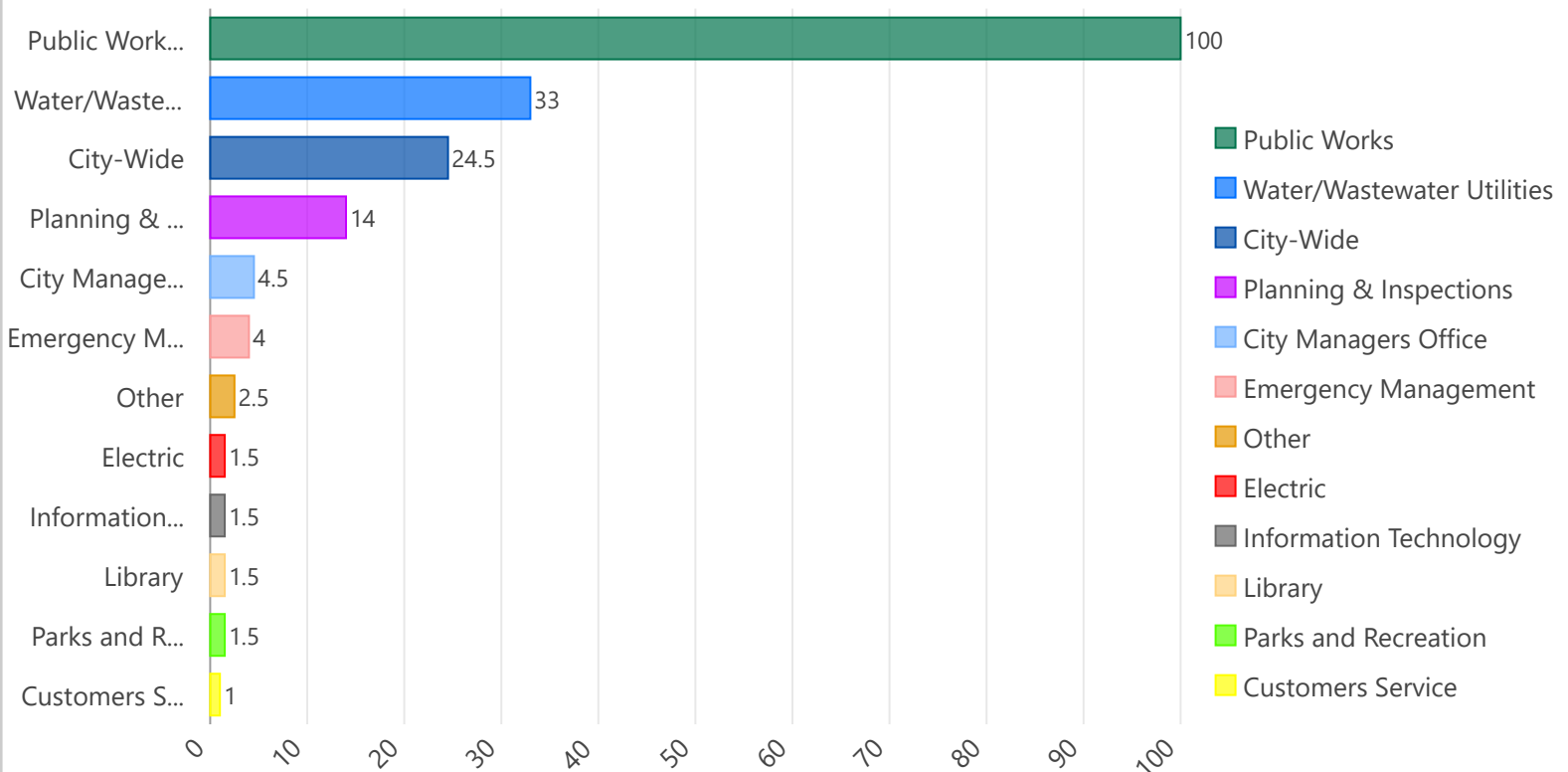


Sum of Hours by Project Type



Total Sum of Hours: 189.5

GIS Projects Hours by Department



Sum of Hours

Sanitation Division

Item #13.

Trips to the Landfill - August

215



DSWA_Billing_Detail, Count

August Tonnage

1,274



DSWA_Billing_Detail, Sum of Tons

Trips to the Landfill - FYTD 27

425

DSWA_Billing_Detail, Count

Tonnage - FYTD 27

2,515

DSWA_Billing_Detail, Sum of Tons

Trips to the Landfill - FYTD 26

446

DSWA_Billing_Detail, Count

Tonnage - FYTD 26

2,551

DSWA_Billing_Detail, Sum of Tons



Sanitation Hours Breakdown

Refuse Totals & Container Delivery Hours for August

Refuse Collection Hours	Refuse Hrs-FYTD	Container Delivery Hours	Container Del Hrs-FYTD
511	1005	4	16

Hours Continued for Aug.: Hand Trash, Bulk, & Yard Waste

Bulk Hours	Bulk Hrs-FYTD	Hand Trash	Hand Hrs-FYTD	Yard Waste	Yard Waste Hrs-FYTD
358	659	298	643	233	438

Recycling Customers

10,474



Recycling Customers, Count

Curbside Recycling Numbers for August

Cans Collected	Weight Lbs	Ave Weight Lbs
21644	257780	11.9



Page 94

Streets Division

Item #13.

Signs Installed/Repaired

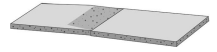
25



Asset_Collection_Merge, Count Signs

Concrete Repairs Aug. 2020

25



Street Concrete Repair, Count

Signs Workorders FYTD

65

Asset_Collection_Merge, Count Signs

Concrete Repairs FYTD

34

Street Concrete Repair, Count

Signs FYTD 2026

25

Asset_Collection_Merge, Count Signs

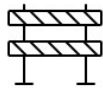
Concrete Repairs FYTD 2026

392

Street Concrete Repair, Count

Hot Mix Repairs Aug. 2026

12



Streets_Hot_Mix_Cold_Patches, Sum of Number

Potholes Filled Aug. 2026

33



Streets_Hot_Mix_Cold_Patches, Sum of Number

Hot Mix Repairs FYTD

15

Streets_Hot_Mix_Cold_Patches, Sum of Number

Potholes Filled FYTD

109

Streets_Hot_Mix_Cold_Patches, Sum of Number

Streets Painting:

721' of Yellow Curb, 13 Stop Bars, 6 Traffic Arrows, 2 Handicap Pkg Spaces



Page 95

Stormwater Division

Item #13.

Catch Basins Cleaned

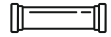
120



Stormwater_Workorder_Tracking, Sum of Number

Stormwater Pipes Cleaned

4,378



Stormwater_Workorder_Tracking, Sum of Number

Stormwater Structures Repaired/Replaced

7



Stormwater_Workorder_Tracking, Count

Street Sweeping Miles

1,786

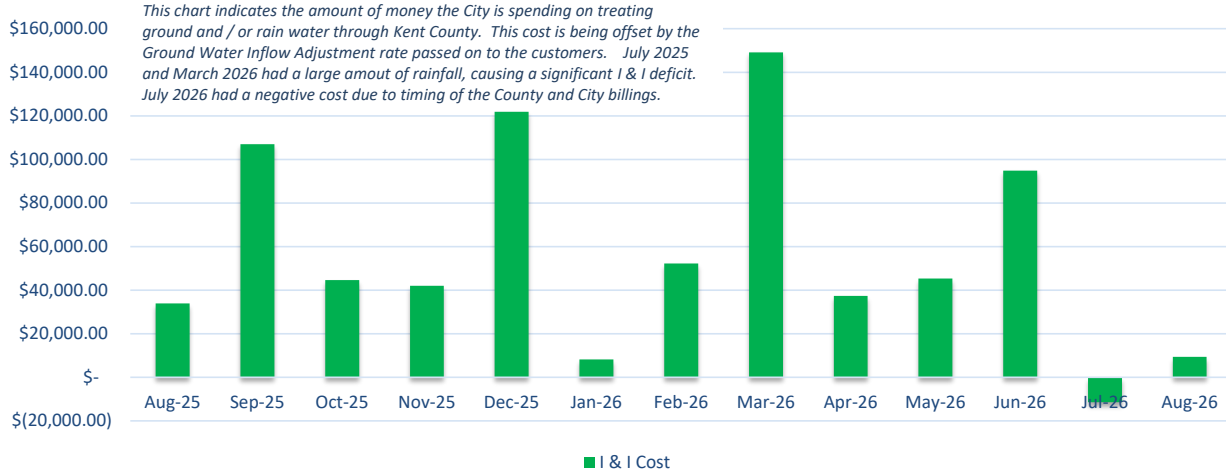


Stormwater_StreetSweeping, Sum Miles

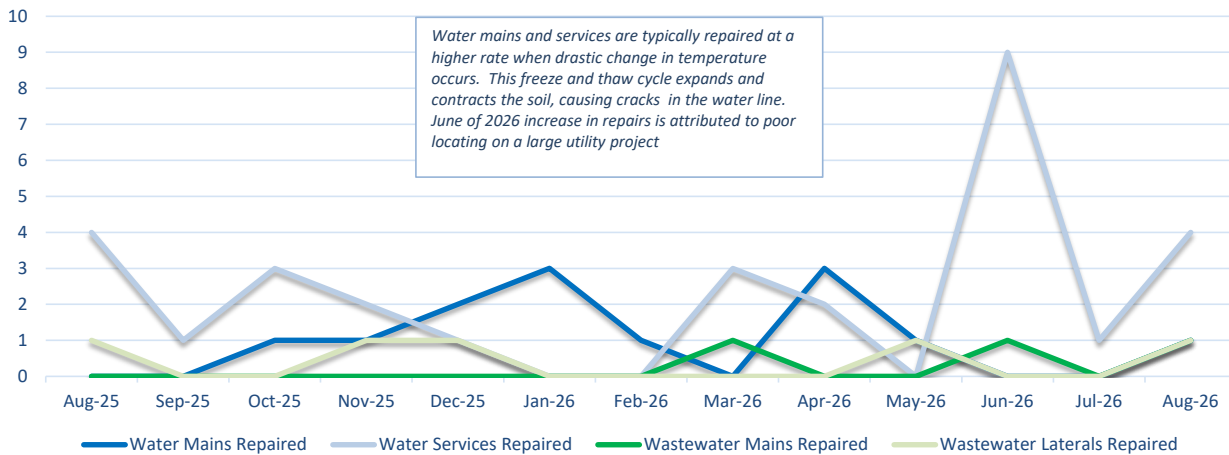


CITY OF DOVER
DEPARTMENT OF WATER & WASTEWATER
MONTHLY REPORT
Aug-26

Inflow & Infiltration Costs



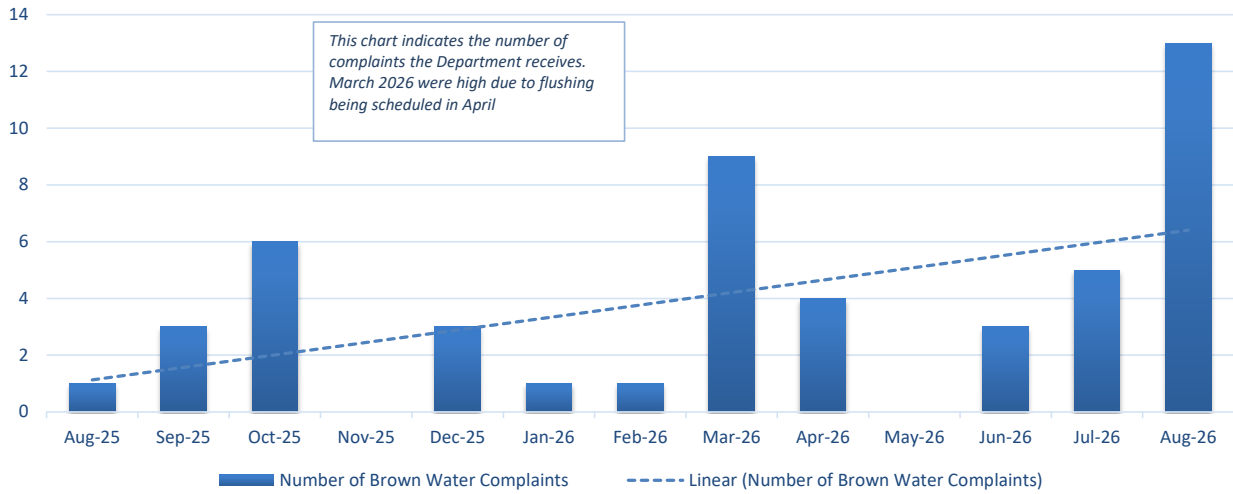
Water & Wastewater Repairs





CITY OF DOVER
DEPARTMENT OF WATER & WASTEWATER
MONTHLY REPORT
Aug-26

Number of Brown Water Complaints

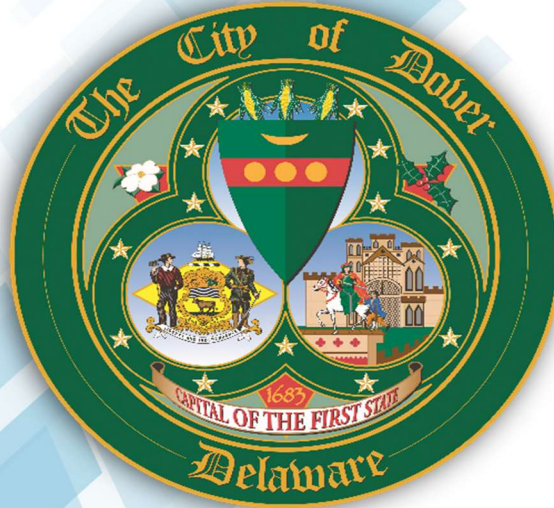


Department Spotlight - August

The Department of Water & Wastewater worked with a contractor to improve the stormwater infrastructure on Water Street, between S. Governors Avenue and S. State Street. This project will assist with drainage concerns in the area.



City of Dover



Finance Department

MONTHLY REPORT

August 2026

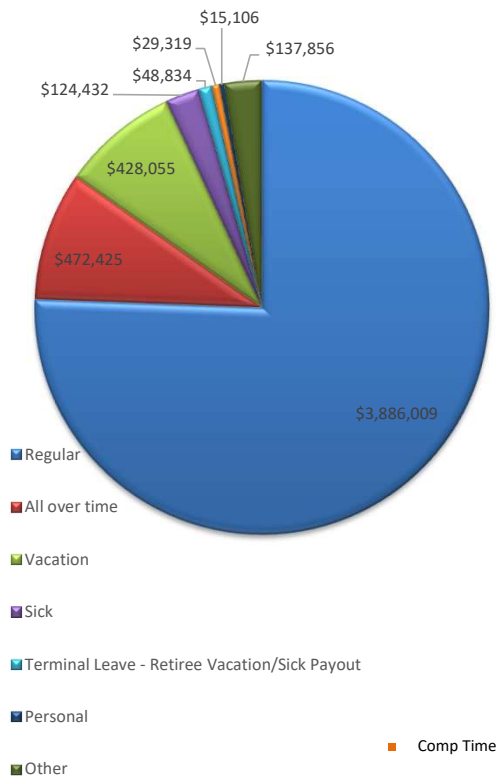
PLEASE NOTE – THIS REPORT PROVIDES TOP LINE INFORMATION ON THE OPERATING FUNDS. IF YOU WOULD LIKE ADDITIONAL INFORMATION, PLEASE FEEL FREE TO CONTACT THE FINANCE DEPARTMENT.

**CITY OF DOVER
ACTIVITY REPORTS
August 2026**

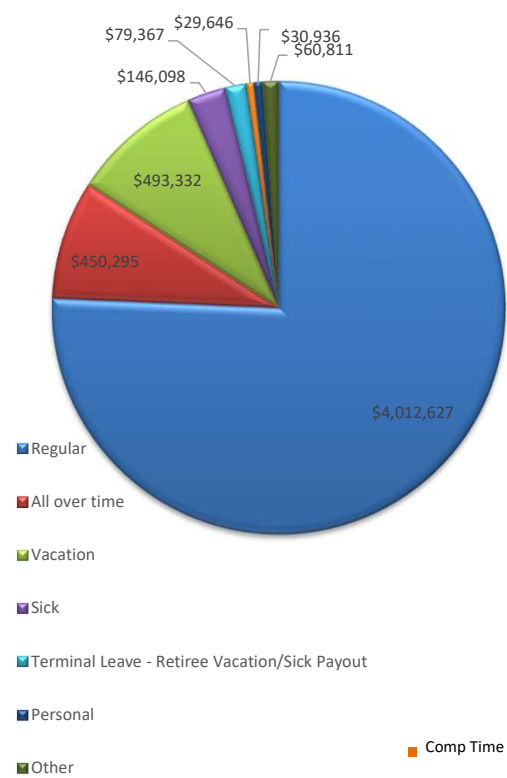
			FY26 YTD	FY27 YTD
BANK TRENDS				
Number of Deposits Made (Hand, ACH & Wire, Lockbox)			1,176	1,091
Total Amount of All Deposits			\$ 46,612,045	\$ 36,958,409
Other Activity				
Number of Pay Periods			4	4
Number of Direct Deposits Issued			1,702	1,735
Number of Pension Checks Issued			515	507
Total Pension Benefits Paid - Defined Benefit Plan			\$ 1,063,122	\$ 1,101,404

ACCOUNTS PAYABLE				
Number of Check Vouchers			897	710
Number of EFT Vouchers			578	532
Vouchers Dollar Amount Disbursed			\$ 20,715,039	\$ 16,041,552

FY26 YTD Wages



FY27 YTD Wages



Other includes: pay adjustments, military differential pay, training, committee meetings, worker compensation tracking/adjustments, etc.

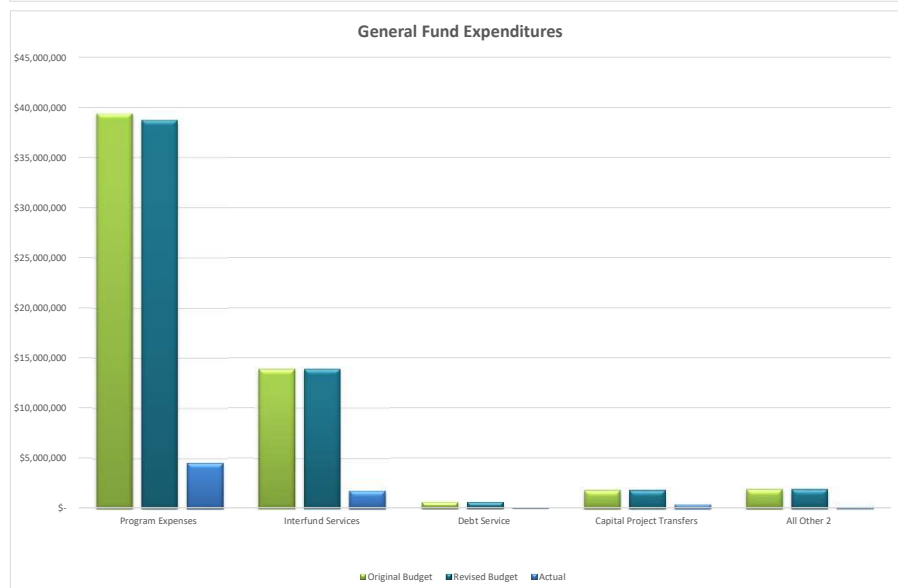
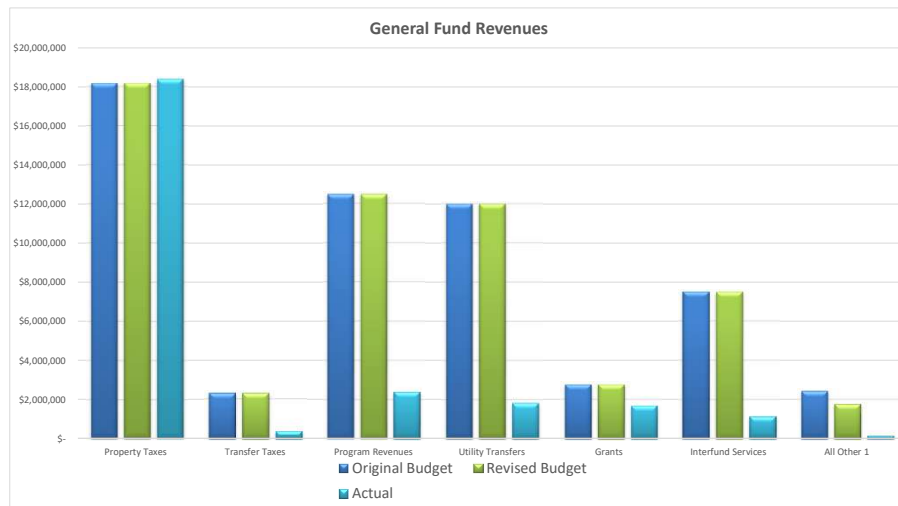
City of Dover
General Fund Summary
Fiscal Year to Date August 2026

Revenues				
	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Actual</u>	<u>%</u>
Property Taxes	\$ 18,186,300	\$ 18,186,300	\$ 18,388,291	101%
Transfer Taxes	2,300,000	2,300,000	399,725	17%
Program Revenues	12,480,300	12,480,300	2,402,044	19%
Utility Transfers	12,000,000	12,000,000	1,833,333	15%
Grants	2,768,500	2,768,500	1,696,647	61%
Interfund Services	7,501,500	7,501,500	1,144,745	15%
All Other ¹	2,425,500	1,764,000	148,369	8%
	\$ 57,662,100	\$ 57,000,600	\$ 26,013,155	46%

Expenditures				
	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Actual</u>	<u>%</u>
Program Expenses	\$ 39,394,900	\$ 38,733,400	\$ 4,605,597	12%
Interfund Services	13,895,900	13,895,900	1,833,135	13%
Debt Service	630,000	630,000	111,396	18%
Capital Project Transfers	1,799,100	1,799,100	449,775	25%
All Other ²	1,875,000	1,875,000	186,142	10%
	\$ 57,594,900	\$ 56,933,400	\$ 7,186,046	13%

¹ Includes Cable Franchise Revenue, Miscellaneous Receipts, Garrison Farm Rent, Sales of Assets, Fund Invest Manager Cost.

² Includes Bank and CC Fees, Street Lights Expense, DDP Contribution, Trf to Cable Franchise Reserve, Trf to Electric I & E, and Trf to Electric Revenue Fund, Trf to Uncollectible Reserve and Misc. Grant Expense and Trf to Economic Development Reserve Fund.



City of Dover
Water Fund Summary
Fiscal Year to Date August 2026

Revenues

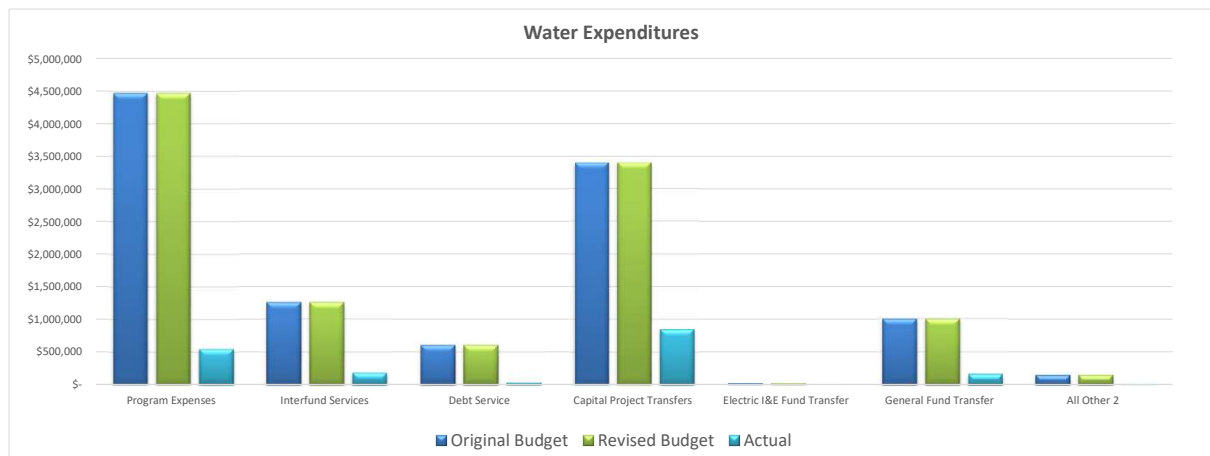
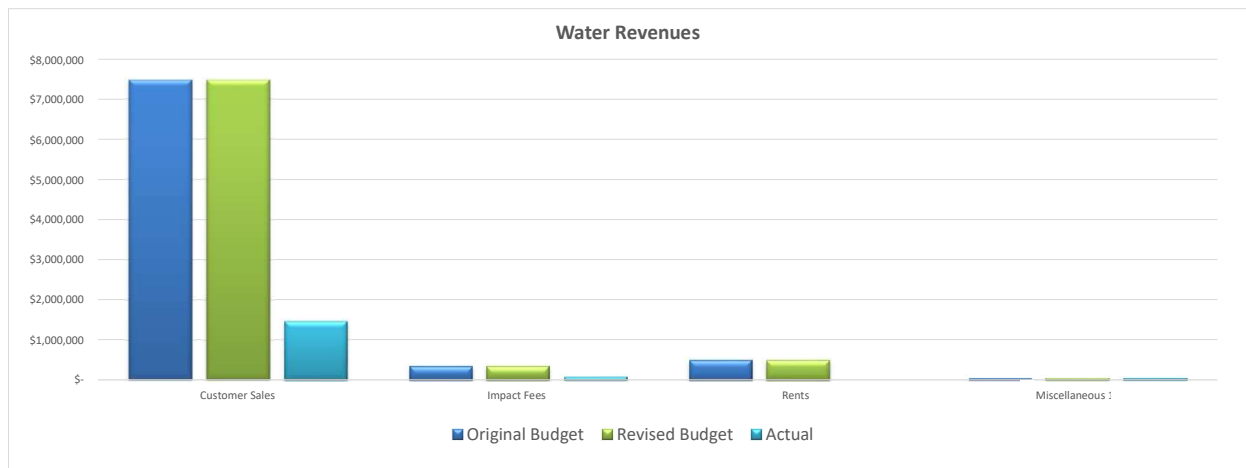
	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Actual</u>	<u>%</u>
Customer Sales	\$ 7,478,000	\$ 7,478,000	\$ 1,458,255	20%
Impact Fees	330,000	330,000	83,321	25%
Rents	484,000	484,000	-	0%
Miscellaneous ¹	60,200	60,200	49,198	82%
	\$ 8,352,200	\$ 8,352,200	\$ 1,590,774	19%

Expenditures

	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Actual</u>	<u>%</u>
Program Expenses	\$ 4,470,700	\$ 4,470,700	\$ 548,944	12%
Interfund Services	1,259,700	1,259,700	187,088	15%
Debt Service	604,100	604,100	36,946	6%
Capital Project Transfers	3,399,200	3,399,200	849,800	25%
Electric I&E Fund Transfer	25,000	25,000	-	0%
General Fund Transfer	1,000,000	1,000,000	166,667	17%
All Other ²	140,000	140,000	3,371	2%
	\$ 10,898,700	\$ 10,898,700	\$ 1,792,816	16%

¹ Includes Penalties, Income from Sale of Assets, Miscellaneous Income, and Reconnect Fees.

² Includes Bank & CC Fees.



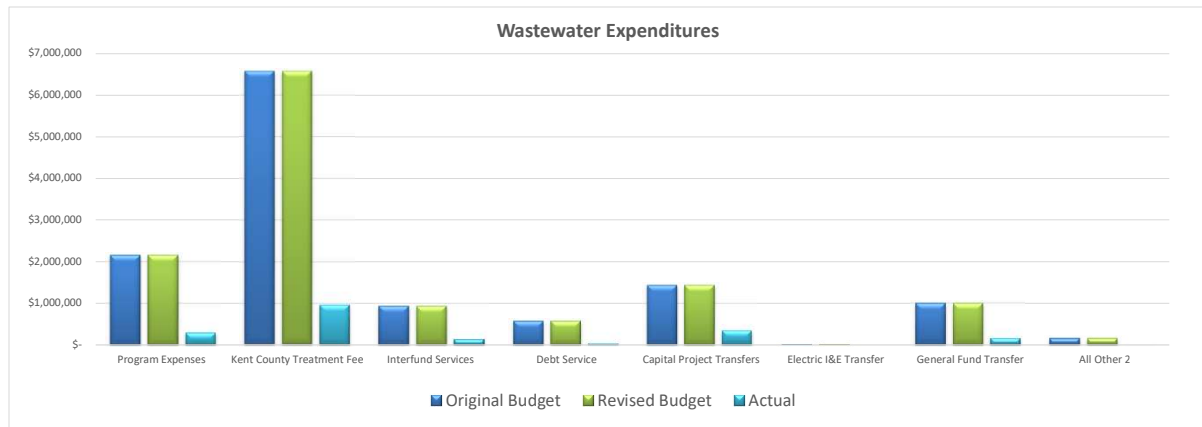
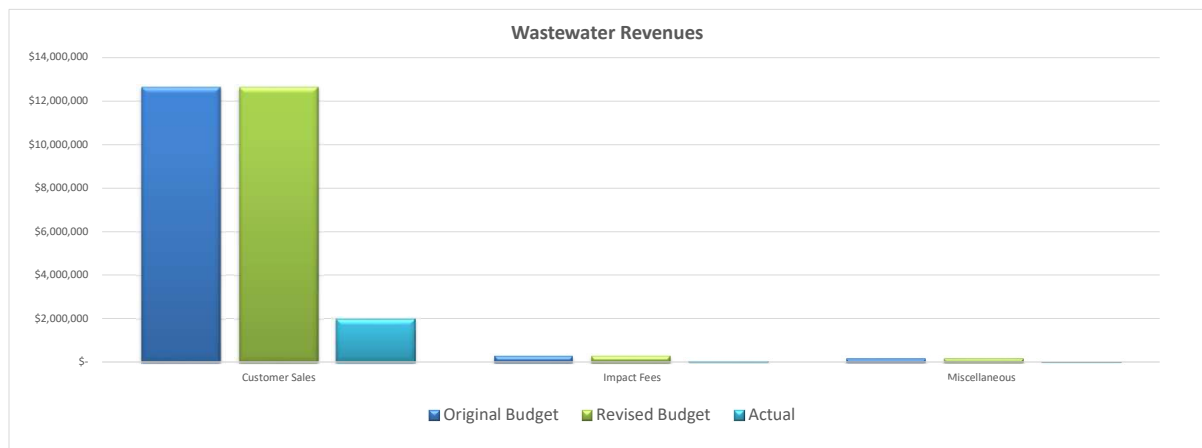
City of Dover
Wastewater Fund Summary
Fiscal Year to Date August 2026

Revenues				
	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Actual</u>	<u>%</u>
Customer Sales	\$ 12,651,000	\$ 12,651,000	\$ 1,984,742	16%
Impact Fees	310,200	310,200	69,738	22%
Miscellaneous ¹	170,000	170,000	35,934	21%
	\$ 13,131,200	\$ 13,131,200	\$ 2,090,413	16%

Expenditures				
	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Actual</u>	<u>%</u>
Program Expenses	\$ 2,153,200	\$ 2,153,200	\$ 302,610	14%
Kent County Treatment Fee	6,580,000	6,580,000	970,781	15%
Interfund Services	936,800	936,800	139,436	15%
Debt Service	582,500	582,500	38,959	7%
Capital Project Transfers	1,437,600	1,437,600	359,400	25%
Electric I&E Transfer	25,000	25,000	-	0%
General Fund Transfer	1,000,000	1,000,000	166,667	17%
All Other ²	158,500	158,500	941	1%
	\$ 12,873,600	\$ 12,873,600	\$ 1,978,794	15%

¹ Includes Interest Income, Penalties, Loss on Disposal, and Miscellaneous Income.

² Includes Bank & CC Fees.



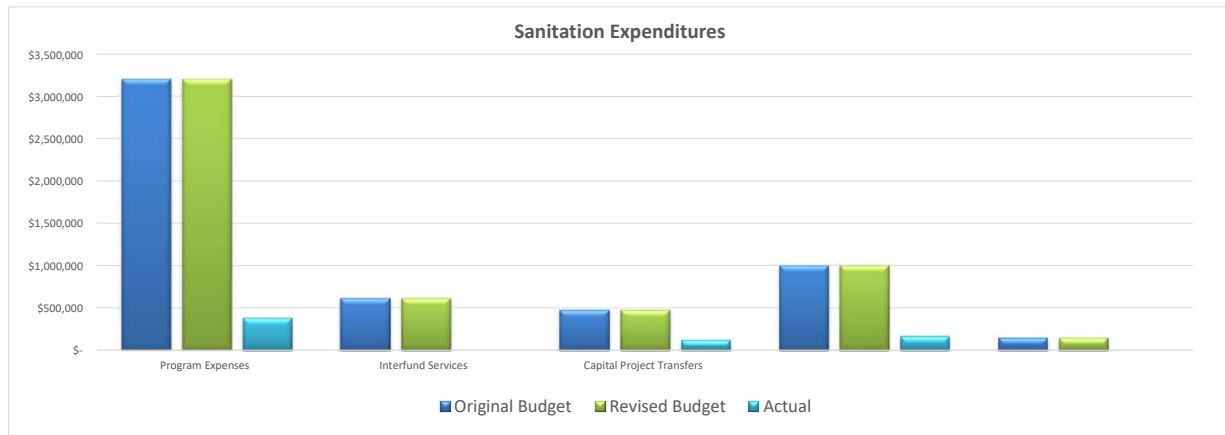
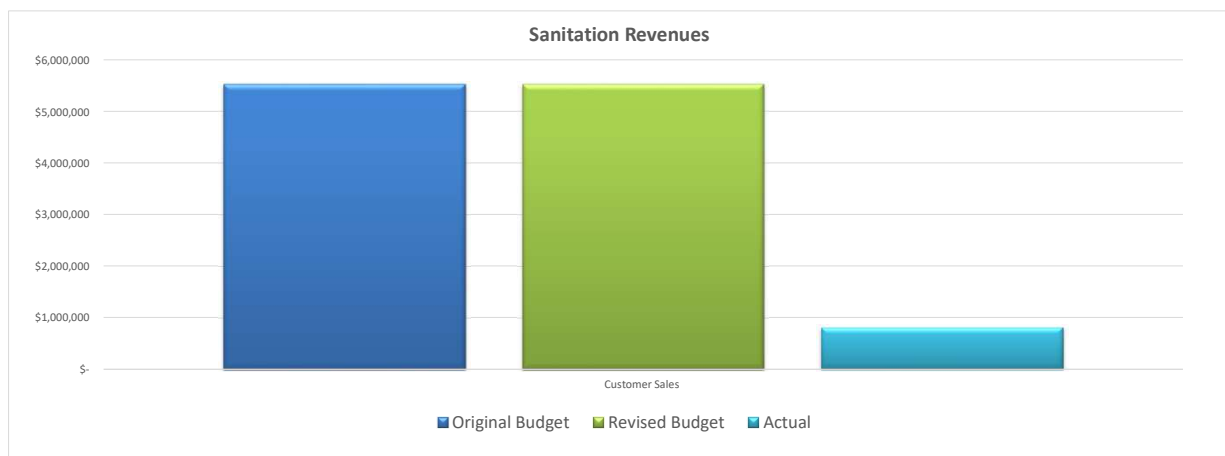
City of Dover
Sanitation Fund Summary
Fiscal Year to Date August 2026

Revenues				
	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Actual</u>	<u>%</u>
Customer Sales	\$ 5,524,800	\$ 5,524,800	\$ 815,563	15%
	\$ 5,524,800	\$ 5,524,800	\$ 815,563	15%

Expenditures				
	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Actual</u>	<u>%</u>
Program Expenses	\$ 3,202,200	\$ 3,202,200	\$ 383,104	12%
Interfund Services	610,200	610,200	-	0%
Capital Project Transfers	477,000	477,000	119,280	0%
Appropriation to Gen Fund	1,000,000	1,000,000	166,667	
All Other	150,000	150,000	-	0%
	\$ 5,439,400	\$ 5,439,400	\$ 669,051	12%

¹ Includes Interest Income, Penalties, Loss on Disposal, and Miscellaneous Income.

² Includes Bank & CC Fees.



City of Dover
Electric Fund Summary
Fiscal Year to Date August 2026

Revenues

	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Actual</u>	<u>%</u>
Customer Sales	\$ 108,484,700	\$ 108,484,700	\$ 21,163,314	20%
All Other ¹	3,585,000	3,585,000	514,282	14%
	\$ 112,069,700	\$ 112,069,700	\$ 21,677,596	19%

Expenditures

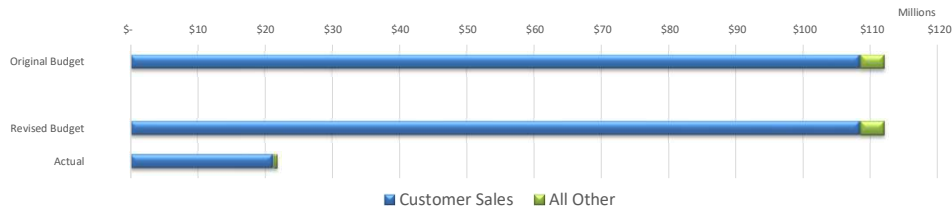
	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Actual</u>	<u>%</u>
Power Supply & Generation	\$ 77,235,900	\$ 77,235,900	\$ 9,529,657	12%
Electric Operating Div. Exp.	11,335,900	11,335,900	1,321,436	12%
Interfund Services	4,733,900	4,733,900	818,220	17%
Debt Service	1,374,800	1,374,800	235,658	17%
Capital Project Transfers	2,438,500	2,438,500	609,625	0%
General Fund Transfer	11,000,000	11,000,000	1,833,333	17%
All Other ²	2,712,100	2,712,100	479,569	18%
	\$ 110,831,100	\$ 110,831,100	\$ 14,827,498	13%

¹ Includes Rental Revenue, Miscellaneous Service Revenue, Interest Earnings, Investment Management Fees, New Service Fees, Sale of Assets, Trf from Uncollectible Reserves, General Service Billing, Revenue from Rate Stabilization, Penalties, Green Energy Charges, and Delay Damages.

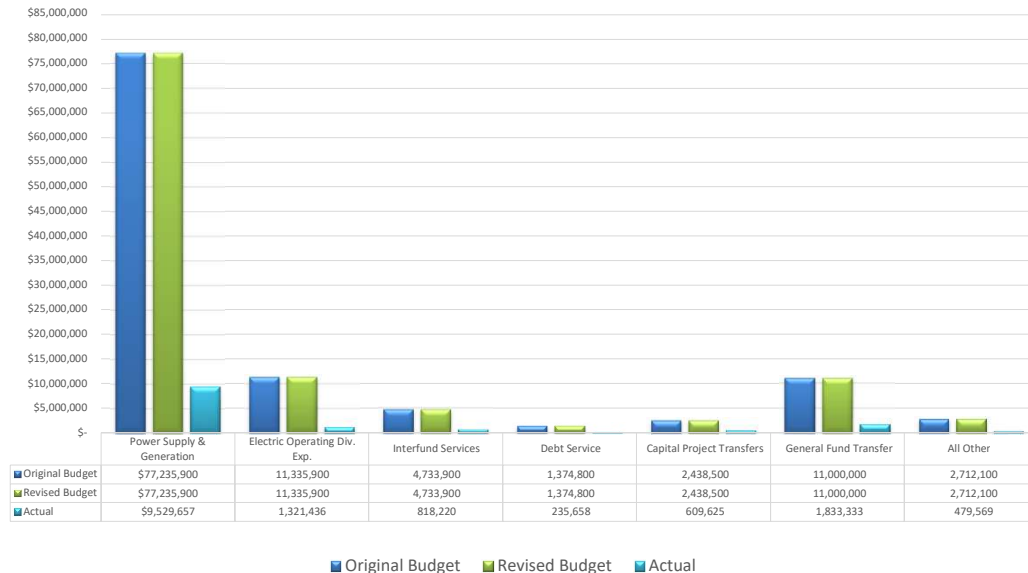
² Includes Utility Tax, Interest on Deposits, Bank & CC Fees, Bond Issuance Costs, Transfer to Uncollectible Reserve, and Green Energy.

<u>Megawatt Hours Sold & Purchased</u>	<u>Budget</u>	<u>Rev. Budget</u>	<u>Actual</u>
Sales to Customers MWh (excl. Street Light MWh)	760,293	760,293	147,159
Sales per MWh	\$140.90	\$140.90	\$141.59
Purchased/Generated MWh	774,472	774,472	154,434
All In MWh Supply & Generation	\$99.66	\$99.66	\$61.71

Electric Fund - Revenues

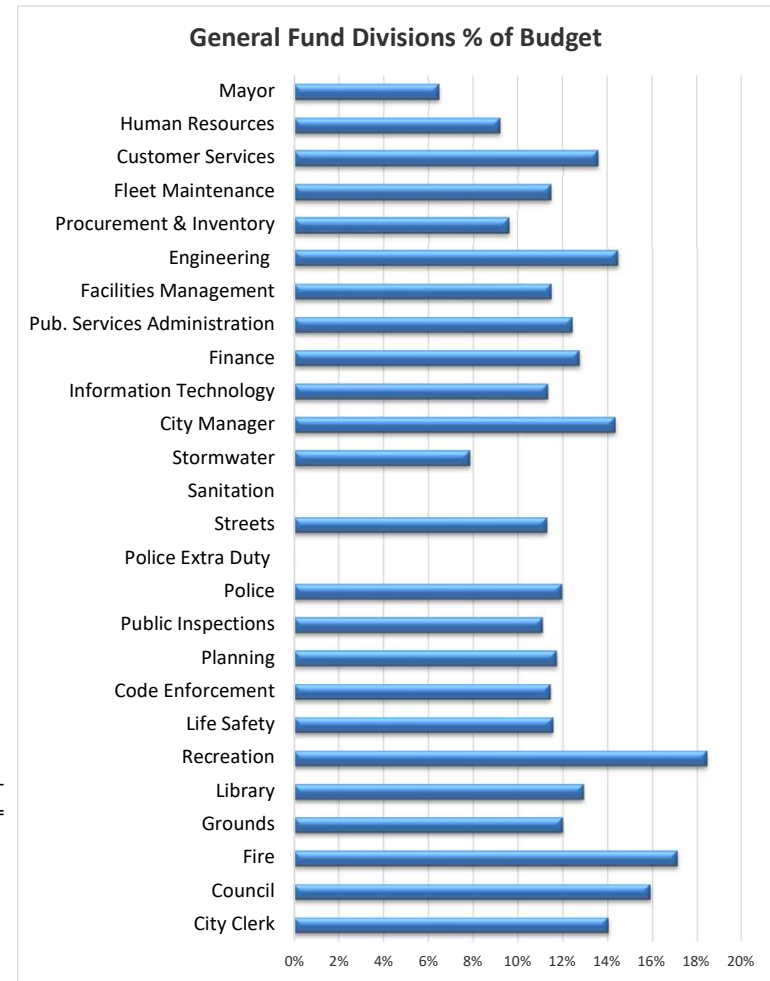


Electric Fund - Expenditures



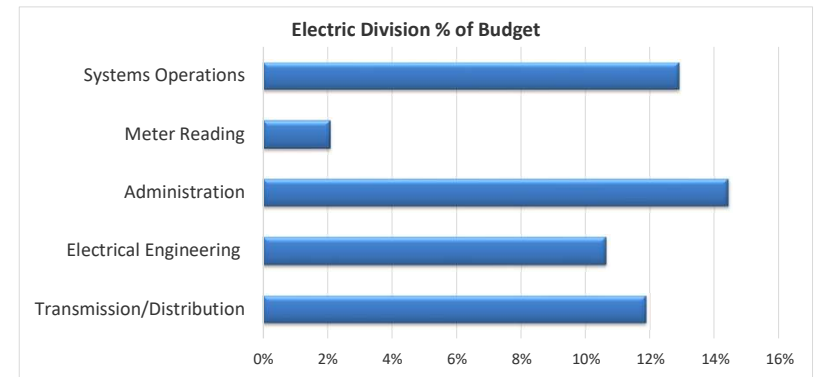
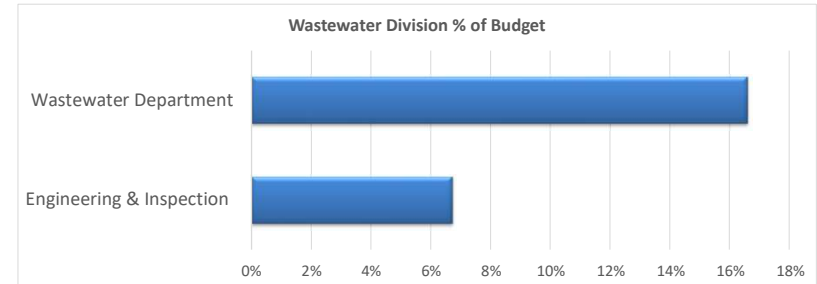
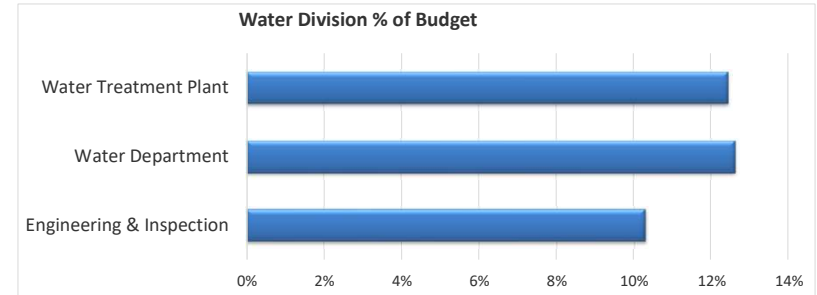
City of Dover
Division Expense Summary (General Fund)
Fiscal Year to Date August 2026

	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Actual</u>	<u>%</u>
City Clerk	\$ 542,200	\$ 542,200	\$ 76,176	14%
Council	276,100	276,100	43,971	16%
Fire	1,154,900	1,154,900	197,937	17%
Grounds	2,185,900	2,185,900	262,142	12%
Library	2,455,000	2,455,000	317,913	13%
Recreation	1,560,200	1,560,200	287,893	18%
Life Safety	1,736,000	1,074,500	124,173	12%
Code Enforcement	858,300	858,300	98,171	11%
Planning	765,300	765,300	89,840	12%
Public Inspections	727,900	727,900	80,764	11%
Police	26,539,000	26,539,000	3,177,157	12%
Police Extra Duty	910,700	910,700	-	0%
Streets	940,900	940,900	106,268	11%
Sanitation	-	-	2,062	0%
Stormwater	1,077,600	1,077,600	84,513	8%
City Manager	1,630,100	1,630,100	234,124	14%
Information Technology	1,075,200	1,075,200	122,026	11%
Finance	1,046,400	1,046,400	133,582	13%
Pub. Services Administration	760,100	760,100	94,463	12%
Facilities Management	670,900	670,900	76,996	11%
Engineering	268,700	268,700	38,906	14%
Procurement & Inventory	1,045,400	1,045,400	100,261	10%
Fleet Maintenance	1,144,000	1,144,000	131,074	11%
Customer Services	1,575,700	1,575,700	213,810	14%
Human Resources	423,700	423,700	38,992	9%
Mayor	320,200	320,200	20,647	6%
	<u>\$ 51,690,400</u>	<u>\$ 51,028,900</u>	<u>\$ 6,153,861</u>	<u>12%</u>



**City of Dover
Utilities Expenditure Summary
Fiscal Year to Date August 2026**

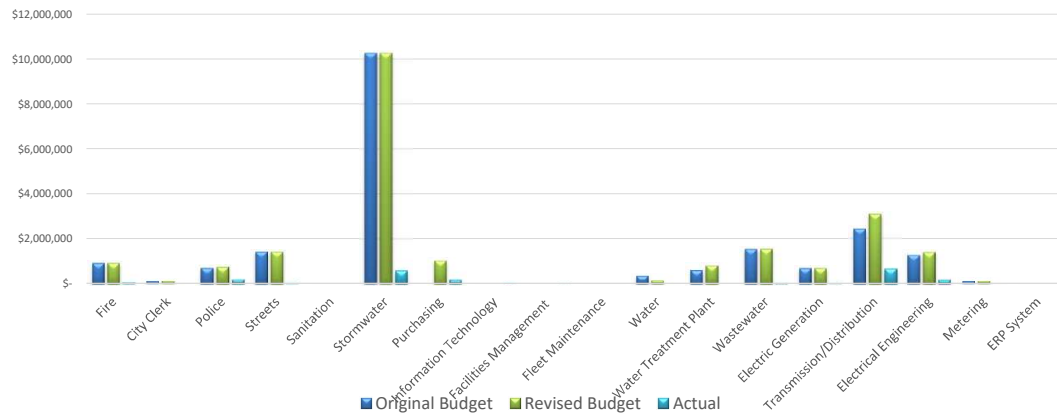
Water Division				
	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Actual</u>	<u>%</u>
Engineering & Inspection	\$ 438,800	\$ 438,800	\$ 45,182	10%
Water Department	1,015,100	1,015,100	128,240	13%
Water Treatment Plant	3,016,800	3,016,800	375,522	12%
	<u>\$ 4,470,700</u>	<u>\$ 4,470,700</u>	<u>\$ 548,944</u>	<u>12%</u>
Wastewater Division				
	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Actual</u>	<u>%</u>
Engineering & Inspection	\$ 559,000	\$ 559,000	\$ 37,649	7%
Wastewater Department	1,594,200	1,594,200	264,961	17%
	<u>\$ 2,153,200</u>	<u>\$ 2,153,200</u>	<u>\$ 302,610</u>	<u>14%</u>
Electric Division				
	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Actual</u>	<u>%</u>
Transmission/Distribution	\$ 5,761,100	\$ 5,761,100	\$ 684,535	12%
Electrical Engineering	2,333,000	2,333,000	248,155	11%
Administration	1,544,100	1,544,100	223,015	14%
Meter Reading	494,200	494,200	10,236	2%
Systems Operations	1,203,500	1,203,500	155,495	13%
	<u>\$ 11,335,900</u>	<u>\$ 11,335,900</u>	<u>\$ 1,321,436</u>	<u>12%</u>



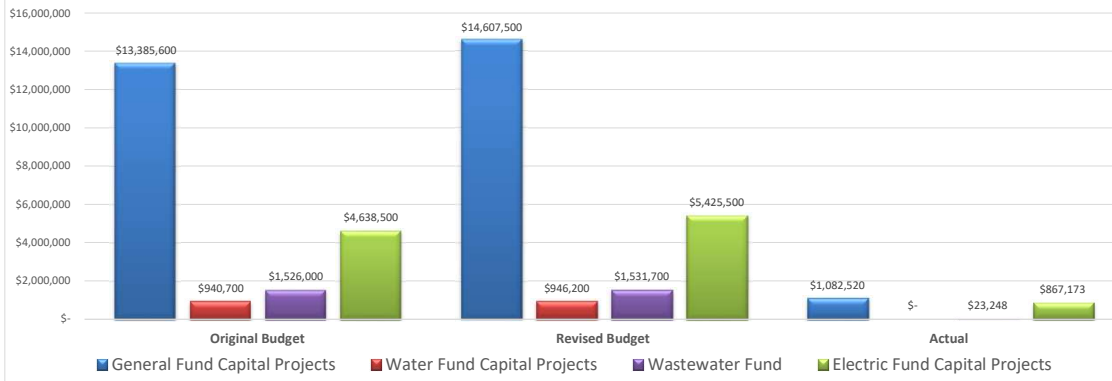
City of Dover
Capital Outlay Summary (All Funds)
Fiscal Year to Date August 2026

<u>General Fund</u>	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Actual</u>	<u>%</u>
Fire	\$ 909,400	\$ 909,400	\$ 72,850	8%
City Clerk	100,000	100,000	-	0%
Police	670,700	723,500	189,750	26%
Streets	1,426,000	1,426,000	13,743	1%
Sanitation	-	-	-	0%
Stormwater	10,279,500	10,279,500	601,194	6%
Purchasing	-	1,008,400	176,135	0%
Information Technology	-	-	15,936	0%
Facilities Management	-	-	6,840	0%
Fleet Maintenance	-	-	-	0%
General Fund Capital Projects	\$ 13,385,600	\$ 14,607,500	\$ 1,082,520	7%
<u>Water Fund</u>				
Water	\$ 340,700	\$ 140,200	\$ 409,326	292%
Water Treatment Plant	600,000	806,000	600	0%
Water Fund Capital Projects	\$ 940,700	\$ 946,200	\$ 409,926	43%
<u>Wastewater Fund</u>				
Wastewater	\$ 1,526,000	\$ 1,531,700	\$ 23,248	2%
Wastewater Fund Capital Projects	\$ 1,526,000	\$ 1,531,700	\$ 23,248	2%
<u>Sanitation Fund</u>				
Sanitation	\$ 477,000	\$ 477,000	\$ -	0%
Sanitation Fund Capital Projects	\$ 477,000	\$ 477,000	\$ -	0%
<u>Electric Fund</u>				
Electric Generation	\$ 670,000	\$ 670,000	\$ 13,292	2%
Transmission/Distribution	2,438,000	3,087,000	670,932	22%
Electrical Engineering	1,246,000	1,373,000	182,949	13%
Metering	94,500	105,500	-	0%
ERP System	-	-	-	0%
Electric Administration	190,000	190,000	-	0%
Electric Fund Capital Projects	\$ 4,638,500	\$ 5,425,500	\$ 867,173	16%
TOTAL CAPITAL PROJECTS	\$ 20,967,800	\$ 20,967,800	\$ 2,382,867	11%

Capital Outlay - All Divisions



Capital Outlay - By Fund



DOVER FIRE DEPARTMENT



August 2026

FIRE CHIEFS REPORT

To: Mayor and Council
From: David Carey, Fire Chief
Date: September 8, 2026
Subject: August 2026 Fire Chief's Report

Calls for Service

The Dover Fire Department responded to 193 calls for service during the month of August.

Personnel Updates

Driver Qualifications

The following members became qualified drivers:

Elizabeth Brode – Driver Engine 1

Promotions

Congratulations

The following members have completed the requirements to be promoted:

Aaron Rivera – Fire fighter II

Elizabeth Dluoy – Fire fighter II

Ken Harrison – Fire fighter II

Eric Dawson – Firefighter III

Energize Delaware

The Dover Fire Department has been working with Energize Delaware on the replacement of vehicle rescue tools. The Fire Department has obtained funding for a Spreader, Cutter and Ram for \$59,729.00 from Energize Delaware.

State Legislature

The fire department has been working with Senator Paradee and other representatives to fund the paving of the fire station parking lots at both stations and training area at Station 2. The cost is approximately \$102,000.

Financial Overview

The Stipend Program continues to perform strongly. During the month of August 68__ firefighters participated in the program.

Month	Total (\$)	Members
January	\$25,830.00	53
February	\$27,280.00	55
March	\$27,660.00	61
April	\$31,040.00	64
May	\$34,957.00	65
June	\$30,590.00	67
July	\$31,620.00	66
August	\$ 33,780.00	68

Total Expenditure to Date: \$242,757.00

Personnel Activities

Category	Hours
Meetings	84
Training	294
Duty Crew	7,651
Incident	5,132
Total Hours	13,161

Total Calls for the month of August: 191

Average Attendance: 26.87

Closing

The Fire Department continues to operate with professionalism, adaptability, and commitment to public safety. Ongoing training, policy updates, and staffing efforts are strengthening operational readiness. The department appreciates the continued support of City Council and remains committed to transparent communication and service

excellence.

12:46 PM

09/13/26

Accrual Basis

Robbins Hose Company # 1, Inc.

Profit & Loss

August 2026

	Aug 26
Ordinary Income/Expense	
Income	
City Quarterly Deposit	120,400.00
Total Income	120,400.00
Expense	
Personnel & Office Expenses	
203 · Office Supplies	100.52
Total Personnel & Office Expens...	100.52
Repairs & Maintenance	
101 · Equipment Repairs	19,412.05
102 · Fuel	10,643.67
103 · Medical Supplies	171.00
104 · Other Equipment Repairs	1,566.79
Total Repairs & Maintenance	31,793.51
Utilities	
402 · Electric	7,073.08
404 · Telephone	1,523.47
405 · Water/Sewer	646.84
Total Utilities	9,243.39
Total Expense	41,137.42
Net Ordinary Income	79,262.58
Net Income	79,262.58

CITY OF DOVER POLICE DEPARTMENT



MONTHLY REPORT AUGUST 2026

CITY OF DOVER DEPARTMENT OF POLICE

Item #16.



400 SOUTH QUEEN STREET
DOVER, DELAWARE 19904
302-736-7111



Chief of Police
THOMAS A. JOHNSON, JR.
Deputy Chief of Police
PAUL D. KUNTZI

Police Captains
RANDY R. ROBBINS
ROBERT E. ROSWELL
KEVIN A. STREADWICK

October 12, 2026

Honorable Robin Christiansen, Mayor
Members of Dover City Council
City Hall
Dover, DE 19901

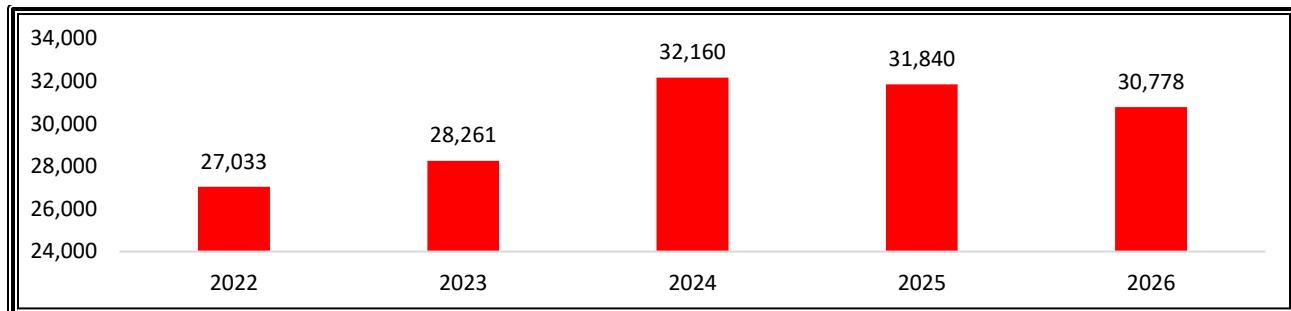
Mayor Christiansen and Council Members:

The following is the monthly report of Dover Police Department activities for July:

COMPLAINTS/EVENTS

YTD Totals compiled through August numbered 30,778.

This represents a decrease of 1,062 from the 31,840 reported over the same period in 2025.



CRIMINAL INVESTIGATIONS

Burglary: 4 cases reported, 4 cases cleared and 0 cases was cleared from previous months.

Robbery: 2 cases reported, 0 cases cleared and 0 cases was cleared from previous months.

Sex Assault: 3 cases reported, 2 cases cleared and 2 cases were cleared from previous months.

Homicide: 0 cases reported, 0 cases cleared and 1 case cleared from previous months.

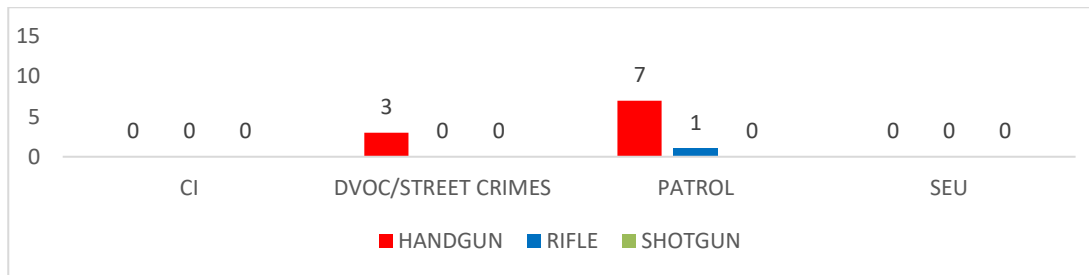
There were 7 Non-Criminal Death Investigations, 6 cases cleared and 1 case cleared from previous months.

DRUG, VICE, & ORGANIZED CRIME / STREET CRIMES UNIT ENFORCEMENT

Item #16.

Marijuana:	320.5	grams seized
Cocaine:	1037.2	grams seized
Ecstasy:	1	dose seized
Prescription Pills:	0	doses seized
Methamphetamine:	0	grams seized
Opiates:	1.29	grams seized
Other Rx Drugs:	0	grams/doses seized
Drug Proceeds:	\$0	seized

FIREARM SEIZURES/INSIDE CITY LIMITS

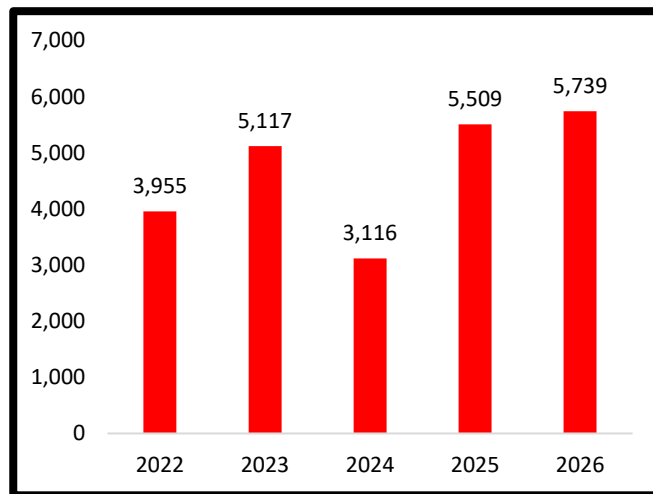


Firearms: 10 Handguns & 1 Rifle

TRAFFIC ENFORCEMENT

YTD Citation Totals compiled through August numbered 5,739.

This represents an increase of 230 from the 5,509 reported over the same period in 2025.



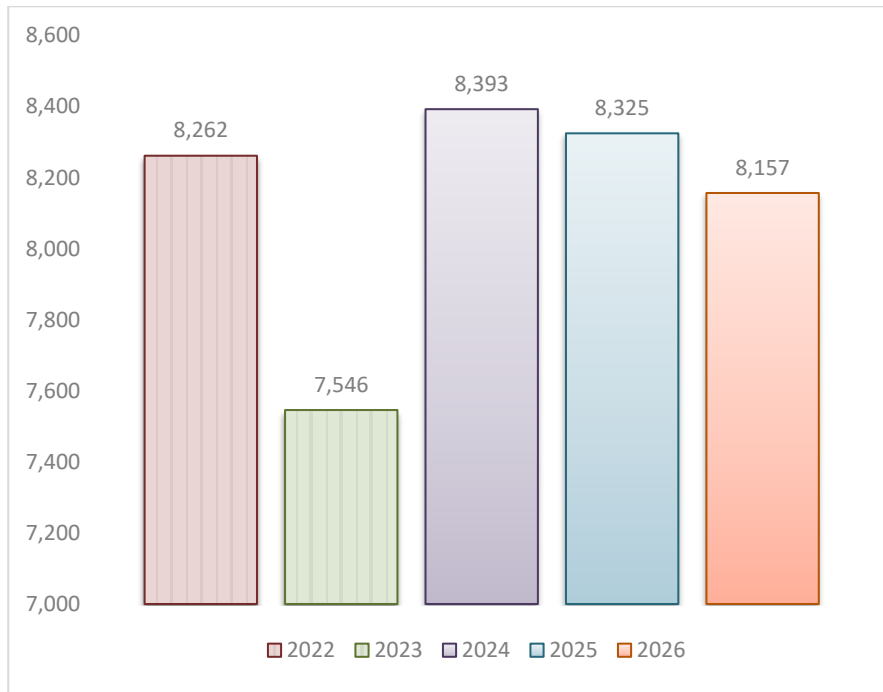
TRAFFIC CRASHES: YTD = 1,178

911 CENTER ACTIVITY

Item #16.

Total compiled during August numbered 8,157 calls.

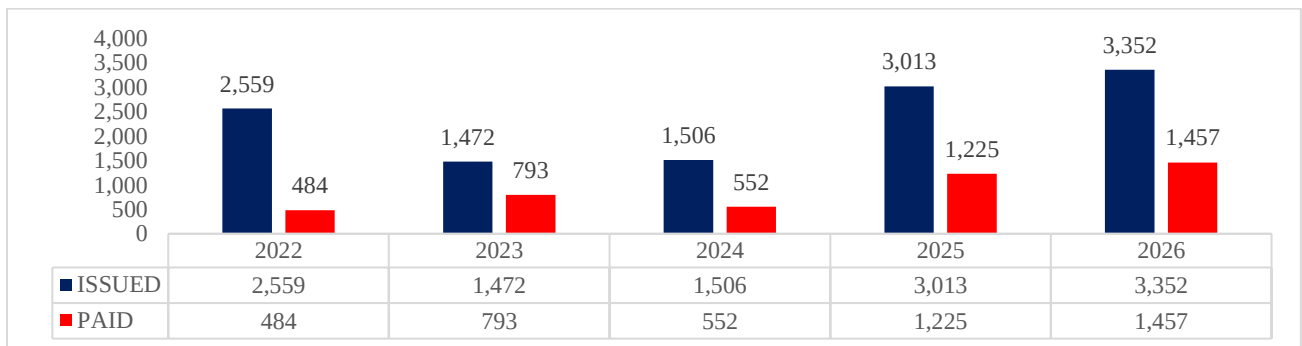
This represents a decrease of 168 from the 8,325 reported during the same period in 2025.



CITY ORDINANCE SUMMONS

YTD Totals compiled through August numbered 3,352.

This represents an increase of 339 from the 3,013 reported over the same period in 2025.



COMMUNITY POLICING

This proactive unit takes the lead on community engagement and supporting our community organizations. They have administrative responsibilities and also support other departmental units, such as patrol, during times of high work volumes or special operations with enforcement activities. In addition to those duties, the unit accomplished the following in **August**:

- **Assisted Patrol** Units during major incidents, high 911 call volume and/or low staffing
- Participated in the **Downtown Farmer's Market** – August 8th

- Handled the **transport** of an individual seeking **Detox** to an appropriate **recovery facility**
- Back to School events: Booker T. Washington elementary, Kings Cliff MHP, Walmart Family Center, Kent County Boys & Girls Clubs, Dover Middle School, and Dover Estates
- Conducted **HOT SPOT checks** of problem areas – multiple days - **Summer Initiative**
- Planning for the **Bike Rodeo [PAL]**, **Trunk or Treat**, & the **DPD Back to School event**
- Participated in the **Growing Sprouts Touch a Truck** event
- Located and **arrested two adult females** on warrants and a capias – separate days/times
- Assist DSUPD – **Warrant Service** – August 24th – 1 arrested
- Participated in **Special Olympics “Cops and Coffee Shops”** – **[K9 Roy]**
- Coordinated trip - **DelMarVa Shorebirds** – Little Leaguers Night – August 11th **[PAL]**
- Conducted (ice cream) **Cones with Cops** – August 13th – Silver Lake Park – **[K9 Roy]**
- Conducted (ice cream) **Cones with Cops** – August 18th – Tre Sorelle Dolce
- Attended the August **[PAL]** Board of Director’s meeting
- Participated in the ongoing **Hope Streets** event series – multiple locations - **[K9 Roy]**
- Participated in the **Neighborhood Watch** meeting – Patriot Village
- Handled an **Overdose** situation – 600 Block of **S. Bradford Street**
- Handled a complaint regarding **unhoused individuals** – 1 S. Bradford Street
- Conducted the **DPD/CPU Back to School** event – August 25th – in front of HQ
- **Community outreach:** Reilly Brown, Holy Cross & all Capital School District Schools on their **First Days of School**.
- Liaison with the **Armiger’s** location contact regarding chronic alarm activations
- Supported the **PODD Pantry** operation – August 29th
- **Refurbish PAL Trailer** – Reorganize **Community Response Vehicle** - multiple days
- Follow-up on a **Vehicle Break-in** complaint – **The Grande 55+ community**

COMMUNITY POLICING – Behavioral Health

- The **Behavioral Health Unit (BHU)** responded to and/or assisted with **59 notable Calls for Service (CFS)**.
- Of those **59 CFS**, the following occurred:
 - **15** involved **transports** to the Dover Police Department, the Delaware DOC, or various regional Medical/Mental Health Facilities.
 - **26** involved **Mental Health** contacts and **12** involved **Substance Abuse** contacts, while **6 CFS** involved a **combination of both**.
 - **54** direct field contacts occurred during the **59** complaints involving Mental Health, Substance Abuse, and/or Other Circumstances.
 - **43** field contacts involved **other circumstances** and/or call types.
 - BHU saved Patrol and other Units approximately **44 hours** by placing other Officers back in normal service.
- BHU Meetings/Events/Community Engagement/Projects/Training:
 - **Most Notable:** CPL Shepherd assisted Bayhealth Emergency Department with a violent psychiatric patient that caused serious physical injury to two Public Safety Officers after being in the ED as a patient for 11 days. Contact with numerous State agencies and care providers was performed both before and after the incident with no positive resolution. This

incident highlighted issues in Delaware's behavioral health system as it relates to individuals with intellectual/developmental disabilities and neurodevelopmental disorders as this patient is now justice involved.

Item #16.

- **Most Notable:** CPL Shepherd was one of two Law Enforcement Officers in Delaware to attend the Division of Substance Abuse and Mental Health Civil Commitment Policy Summit.
- **Most Notable:** BHU hosted a Community Outreach Event in partnership with Dover Interfaith, DSAMH Post Overdose Response Team, and United Church to provide immediate access to services for Dover's unhoused population.
- CPL Shepherd completed two Lethal Violence Protective Orders after both Patrol referrals indicated the individuals were suicidal with access to firearm(s).
- CPL Shepherd assisted Probation and Parole and the Kent County Court of Common Pleas by speaking at a Violation of Probation hearing that included numerous repeat offenders suffering from mental illness and substance use disorders.
- CPL Shepherd investigated a trespassing incident on S. Governors Ave that resulted in an out of state fugitive arrest and hospital transport. Due to the complicated nature of the out of state fugitive arrest and eventual opioid withdrawal, this complaint took 13 hours to handle. The Dept. of Corrections took custody of the defendant at Bayhealth, which allowed CPL Shepherd to leave the hospital.
- The BHU spoke at Crisis Intervention Leadership Training hosted by NAMI.
- CPL Shepherd continued to work with several providers and community members to solve the problems associated with an independent living home on Oak Lane.
- The BHU attended Special Olympics Coffee with a Cop and National Night Out.

BHU continued to assist all Units within the Department with Behavioral Health related cases or inquires and continues to meet with Public and Private Stakeholders.

PROGRAMS AND INITIATIVES

- ✚ The Department executed all its required steps to begin the implementation of the ZeroEyes technology for firearms detection. Implementation tasks remaining include finalizing procedures for both the vendor's call center and the Emergency Communicators in the DPD 911 Center as well as connecting the hardware/software which involves coordination between the vendor and Advantech, Inc. We continue to stand by for the availability of Advantech.
- ✚ Continuing in the zone of technology, the Administrative Division is taking steps to deploy the FUSUS system inside the Emergency Communications Center. FUSUS software integrates a multitude of information sources with the 911 computer to improve situational awareness, officer safety, and save time. FUSUS was included as a feature of the most recent Axon contract renewal.
- ✚ Conditional offers of employment were made to four Recruit Officer candidates as a result of the first two hiring cycles of 2026. While not enough to address the current rate of attrition, the selections were enough to schedule the next Dover Municipal Police Academy. Session 11 will begin on Sunday November 1, 2026 and finish in the spring of 2027. Session 10 graduates are beginning to complete their field training assignments and transition into independent duty. Recruitment efforts continue in the attempt to find both credentialed and untrained candidates.

- After 30 years of dedicated service to the City, Major Paul Kuntzi, our Deputy Chief, has announced his retirement from the Dover Police Department. Major Kuntzi is a former Field Training Officer, Honor Guard member and Crisis Negotiator. He is perhaps best known for his service as a Motorcycle Officer over the years and his ability to teach the skill to other members of Delaware Law Enforcement. He is a highly decorated Officer but an even better person. We wish him the best in the next chapter of his life. He will continue to serve through the end of the year as the agency prepares for his departure.

When any Deputy Chief retires, a vacancy is created at every supervisory level, with the exception of the Chief of Police. The Staff Officer Promotion process will begin in September and conclude in either late October or early November. This will allow approximately one month to prepare for the necessary transfers that will complete the reorganization process leading into 2027.

- The Department would again like to highlight the efforts of Corporal Demetrius Stevenson who planned and executed National Night Out for 2026. The community joined us on August 4th at the campus of Dover High School for a static display of public safety resources, local non-profit entities, State-level agencies and educational opportunities. The weather cooperated nicely and we would like to extend our thanks to the Capital School District for allowing us to use their facilities year after year.



- On August 20th, the City experienced tornado activity during an expected severe weather event. Immediately upon the formal Emergency Declaration, all available personnel were called in to support responding Fire, EMS and Emergency Management agencies. While not primarily a police department incident, the emergency situation allowed us to evaluate our systems of communication and the ramp up time for critical resources. We continue to be thankful that the event was limited to property damage only.



FINAL 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

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

09/28/2026 – First Reading – City Council

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



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

86 stormwater
87 D. Land Use

- 88 • zoning districts
- 89 • setbacks
- 90 • buffering
- 91 • height
- 92 • screening

93 E. Environmental Standards

- 94 • emissions
- 95 • generators
- 96 • battery storage
- 97 • noise
- 98 • lighting

99 F. Economic Impact including:

- 100 • permanent jobs
- 101 • construction jobs
- 102 • tax revenue
- 103 • opportunity costs
- 104 • competing industrial uses

106 G. Technology Review including:

- 107 • AI computing
- 108 • liquid cooling
- 109 • microgrids
- 110 • on-site generation
- 111 • renewable integration

113 SECTION 7. - Future Ordinance

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

- 116 • zoning
- 117 • utility requirements
- 118 • electrical capacity reservation
- 119 • minimum employment standards
- 120 • water usage
- 121 • environmental standards
- 122 • decommissioning
- 123 • financial security
- 124 • community benefit agreements
- 125 • public reporting requirements.

127 SECTION 8. - Duration

128 This moratorium shall remain in effect for eighteen (18) months from the effective date unless
129 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