UTILITY COMMITTEE
A G E N D A

FEBRUARY 25, 2013 - 5:00 P.M.

CITY HALL COUNCIL CHAMBERS
15 LOOCKERMAN PLAZA
DOVER, DELAWARE

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

AGENDA ADDITIONS/DELETIONS

1. **Annexation Request - 1174 South Governors Avenue, Owned by Sipple's Used Cars, Inc.**
   (Staff Recommends Annexation of the Property and Adoption of Resolution No. 2013-06 Setting the Annexation Referendum)

2. **Dedication of Rights-of-Way and Public Infrastructure**
   - **A. The Village of Cannon Mill - Phase I**
     (Staff Recommends Acceptance of Dedication of Rights-of-Way and Public Infrastructure in Phase 1 of the Village of Cannon Mill Subdivision, Including All of the Referenced Public Improvements)
   - **B. The Village of Westover - Phase VI**
     (Staff Recommends Acceptance of Dedication of Rights-of-way and Public Infrastructure in Phase VI of the Village of Westover Subdivision, Including All of the Referenced Public Improvements)

3. **Update - Calpine**
   (Committee Action is Not Required for this Item)

4. **Adjournment by 5:25 P.M.**

/tm
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THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS.

PETITION TO ANNEX AND REZONE PROPERTY
Report to the City of Dover Utility Committee
February 25, 2013

Applicants/Owners:	Sipples Used Cars, Inc.
Property Address:	1174 South Governors Avenue
Tax Parcel ID #:	ED00-086.05-01-12.00-000
Size:	8,250 SF +/-
Present Use:	Residential
Proposed Use:	Residential

Comprehensive Plan Designation: Category 1 – High Priority Annexation Areas

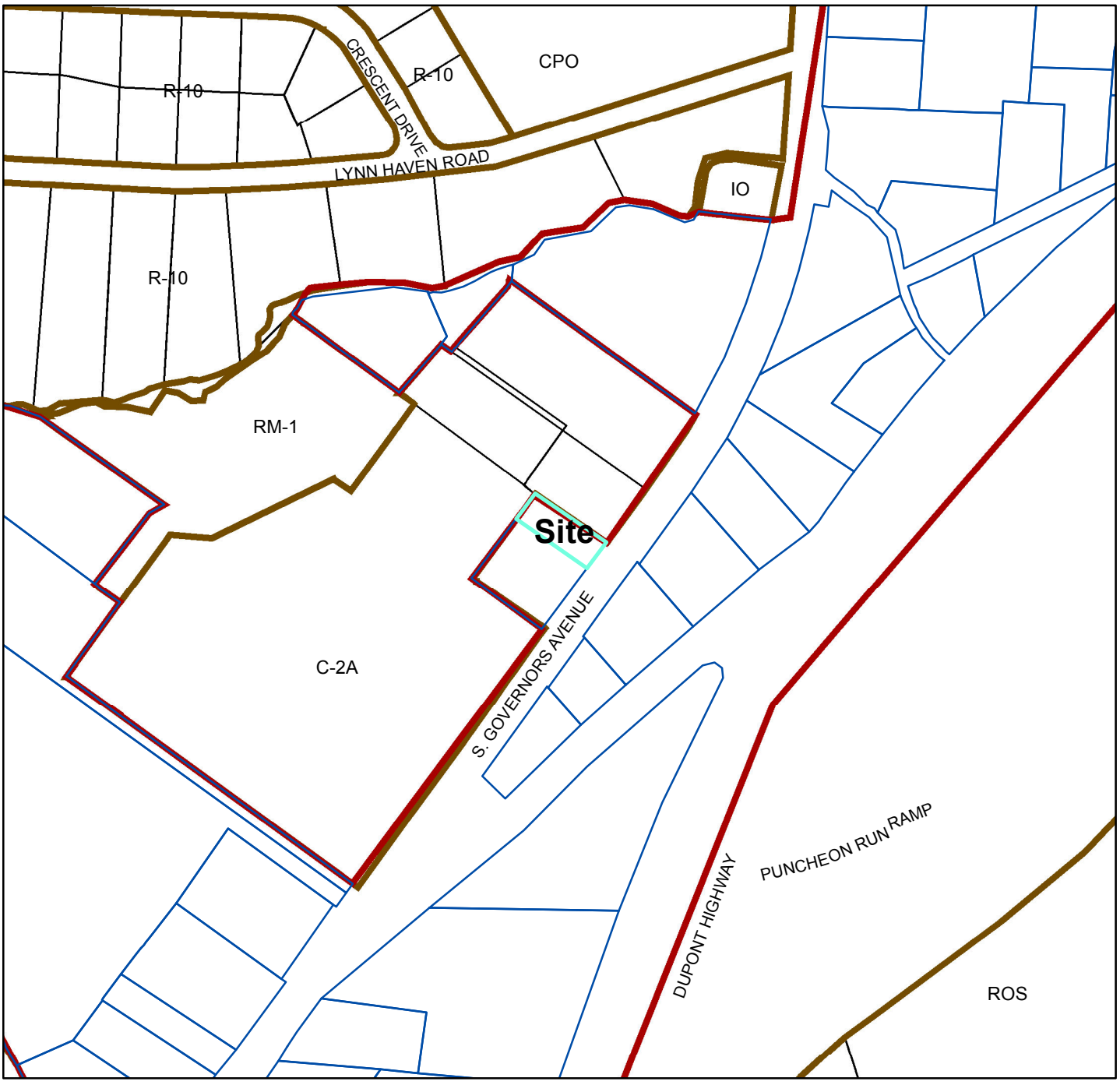
Comprehensive Plan Land Use Designation: Commercial

Present Zoning:	BG (General Business)
Proposed Zoning:	C-2A (Limited Central Commercial)
Utility Availability:	The property is currently served by City of Dover Electric. There is no sanitary sewer or water service to the property; however both sanitary sewer and water mains run in South Governors Avenue in front of the property. The property owner would be responsible for the costs associated with tapping the sanitary sewer and water mains, extending services to the property, payment of impact fees, and obtaining permits associated with such improvements.
Staff Recommendation:	Staff recommends annexation of the property and adoption of the Resolution setting the annexation referendum.
File Number:	AX-13-01

City of Dover

Department of Planning & Inspections

Application No.: AX-13-01



Plan Title: Lands of Sipples Used Cars, Inc.
Location: 1174 South Governors Avenue
Plan Type: Annexation
Tax Parcel: ED-00-086.05-01-12.00-000
Proposed Zoning: C-2A
Proposed Land Use Classification: Commercial
Annexation Classification: Category 1 High Priority
Owner: Nathan Sipple
Date: 2-5-13

Legend

- Zoning
- Dover Parcels
- Kent County Parcels
- Dover Boundary

0 150 300 600 Feet

DRAFT PROPOSED COUNCIL RESOLUTION NO. 2013-06

A RESOLUTION PROPOSING THE INCLUSION OF AN AREA WITHIN THE LIMITS OF THE CITY OF DOVER AND CALLING FOR A SPECIAL ELECTION TO BE HELD IN THE SAID AREA.

WHEREAS, the Charter of the City of Dover authorizes Council to extend the boundaries of the said City after a special election of the qualified voters and real estate owners of the territory proposed to be annexed, and

WHEREAS, the Mayor and Council of the City of Dover deem it in the best interest of the City of Dover to include an area located at 1174 South Governors Avenue, which is contiguous to the present City limits, into the limits of the City of Dover and within a zoning classification as recommended by the City of Dover Planning Commission.

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

1. That a special election be held for an area located at 1174 South Governors Avenue situated in East Dover Hundred, Kent County, State of Delaware.

2. That the election be held on the 11th day of April, 2013 commencing at the hour of 11:00 a.m. in the City Hall Annex, 15 Loockerman Plaza, Dover, Delaware, for the purpose of submitting the question of annexation of the above area to those persons entitled to vote thereon.

3. That the election be held and conducted pursuant to the provisions of the Charter of the City of Dover as amended.

4. That this resolution be published in accordance with the City of Dover Charter.

ADOPTED: *

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CARLETON E. CAREY, SR. MAYOR	THOMAS J. LEARY COUNCIL PRESIDENT

Actions History:
February 25, 2013 - Introduced at Utility Committee

Draft

ACTION FORM

PROCEEDING: Utility Committee	**AGENDA ITEM**:
DEPARTMENT OF ORIGIN: Public Works	**DATE SUBMITTED**: 2/15/2013
PREPARED BY: Sharon J. Duca, P.E., Public Works Director / City Engineer	
SUBJECT: Dedication of Rights-of-Way and Public Infrastructure – Village Of Cannon Mill Phase 1	
REFERENCE: N/A	
RELATED PROJECT: N/A	
APPROVALS: City Manager	
EXHIBITS: Attachment A – List of Public Improvements to be accepted by the City of Dover Attachment B – Map	
EXPENDITURE REQUIRED: $ N/A	**AMOUNT BUDGETED**: $ N/A
FUNDING SOURCE (Dept./Page in CIP & Budget): N/A	
TIMETABLE: All infrastructure improvements will become the responsibility of the City of Dover upon action by City Council.	
RECOMMENDED ACTION: Acceptance of dedication of rights-of-way and public infrastructure in Phase 1 of the Village of Cannon Mill Subdivision. Dedication is to include all of the referenced public improvements.	

BACKGROUND AND ANALYSIS

The City of Dover Department of Public Works requests that all public infrastructure improvements related to Phase 1 of the Village of Cannon Mill be dedicated to the City of Dover for permanent ownership and maintenance. Attachment A outlines all of the public improvements associated with Phase 1. The total construction value of the public improvements is $1,170,700. Attachment B shows the general location and configuration of the subject rights-of-way. The original developer filed for bankruptcy which resulted in work stoppage within the subdivision. The final wearing course and punch list items remain to be completed to meet the City of Dover Standards and Specifications for Public Works Construction and have been outstanding for many years. The Department is prepared to complete the work required pending rights-of-way and public infrastructure dedication as well as paving improvements bid acceptance by City Council.

DEDICATION OF RIGHTS-OF-WAY AND PUBLIC INFRASTURCTURE
VILLAGE OF CANNON MILL - PHASE 1

ATTACHMENT A

The following is a list of all public improvements which are to be accepted by the City of Dover:

Sewer Utility Infrastructure (Construction Value = $265,100):

10” SDR-35 PVC Sanitary Sewer Main	-	1,945 l.f.
8” SDR-35 PVC Sanitary Sewer Main	-	2,755 l.f.
6” PVC Sanitary Sewer Laterals	-	3,300 l.f. (134 laterals)
4' Diameter Sanitary Sewer Manholes	-	24 ea. (214 v.f.)

Water Utility Infrastructure (Construction Value = $162,000):

8” Ductile Iron (Class 52 Cement Lined) Water Main	-	6,100 l.f.
6” Ductile Iron (Class 52 Cement Lined) Water Main	-	255 l.f.
1” K Copper Water Service Lines	-	3,600 l.f. (134 services)
8” Gate Valve	-	20 ea.
6” Hydrant Valve	-	9 ea.
Fire Hydrants	-	9 ea.

Storm Water Infrastructure (Construction Value = $169,700):

Catch Basins	-	40 ea.
4’ Diameter Storm Sewer Manholes	-	3 ea.
Outfall Structure	-	4 ea.
15” Type III Reinforced Concrete Pipe	-	1,610 l.f.
18” Type III Reinforced Concrete Pipe	-	905 l.f.
24” Type III Reinforced Concrete Pipe	-	735 l.f.
30” Type III Reinforced Concrete Pipe	-	465 l.f.

Street Infrastructure (0.7348 miles) (Construction Value = $573,900):

Cannon Mill Dr.	Station 0+00 to Station 6+50	650 l.f.
East Sheldrake Cir.	Station 37+75 to Station 20+50	580 l.f.
West Sheldrake Cir.	Station 0+00 to Station 6+00	600 l.f.
Paradee Dr.	Station 0+00 to Station 11+00	1,100 l.f.
Quillen St.	Station 0+00 to Station 7+00	700 l.f.
Lester Court	Station 0+00 to Station 6+00	600 l.f.

Street Dedication Exhibit

Village of Cannon Mills Phase I

Right of Ways to be Dedicated to the City of Dover



0 180 360 720 Feet

N

Date Printed: February 19, 2013
File: m:\gis_data\projects\tech_mxds
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Department: Public Works GIS
City of Dover, Delaware

Legend

Dover Parcels

Village of Cannon Mills

ACTION FORM

PROCEEDING: Utility Committee	**AGENDA ITEM**:
DEPARTMENT OF ORIGIN: Public Works	**DATE SUBMITTED**: 2/15/2013
PREPARED BY: Sharon J. Duca, P.E., Public Works Director / City Engineer	
SUBJECT: Dedication of Rights-of-Way and Public Infrastructure – Village Of Westover Phase VI	
REFERENCE: N/A	
RELATED PROJECT: N/A	
APPROVALS: City Manager	
EXHIBITS: Attachment A – List of Public Improvements to be accepted by the City of Dover Attachment B – Map	
EXPENDITURE REQUIRED: $ N/A	**AMOUNT BUDGETED**: $ N/A
FUNDING SOURCE (Dept./Page in CIP & Budget): N/A	
TIMETABLE: All infrastructure improvements will become the responsibility of the City of Dover upon action by City Council.	
RECOMMENDED ACTION: Acceptance of dedication of rights-of-way and public infrastructure in Phase VI of the Village of Westover Subdivision. Dedication is to include all of the referenced public improvements.	

BACKGROUND AND ANALYSIS

The City of Dover Department of Public Works requests that all public infrastructure improvements related to Phase VI of the Village of Westover be dedicated to the City of Dover for permanent ownership and maintenance. Attachment A outlines all of the public improvements associated with Phase VI. The total construction value of the public improvements is $1,092,501. Attachment B shows the general location and configuration of the subject rights-of-way. The original developer filed for bankruptcy which resulted in work stoppage within the subdivision. The final wearing course and punch list items remain to be completed to meet the City of Dover Standards and Specifications for Public Works Construction and have been outstanding for many years. The Department is prepared to complete the work required pending rights-of-way and public infrastructure dedication as well as paving improvements bid acceptance by City Council.

DEDICATION OF RIGHTS-OF-WAY AND PUBLIC INFRASTURCTURE
VILLAGE OF WESTOVER - PHASE VI

ATTACHMENT A

The following is a list of all public improvements which are to be accepted by the City of Dover:

Sewer Utility Infrastructure (construction Value = $184,461):

8" SDR-35 PVC Sanitary Sewer Main	-	2,150 l.f.
6" PVC Sanitary Sewer Laterals	-	2,206 l.f. (69 laterals)
4' Diameter Sanitary sewer Manholes	-	10 ea.

Water Utility Infrastructure (construction Value = $167,820):

8" Ductile Iron (Class 52 Cement Lined) Water Main	-	2,600 l.f.
8" Gate valves	-	5 ea
1" K Copper Water Services	-	2,182 l.f. (69 services)
Fire Hydrants	-	3 ea.
1" K Copper Water Services	-	2,182 l.f. (69 services)

Storm Water Infrastructure (Construction Value = $323,296):

Catch Basins Type J	-	9 ea.
Catch Basins Type JJ	-	6 ea.
Del Dot J Box	-	3 ea.
PW-BD-2 Mod 2 / Mod 1	-	3 ea.
Type-B-2	-	3 ea.
15" Type III Reinforced Concrete Pipe	-	596 l.f.
18" Type III Reinforced Concrete Pipe	-	76 l.f.
24" Type III Reinforced Concrete Pipe	-	46 l.f.
27" Type III Reinforced Concrete Pipe	-	380 l.f.
19x30" Eliptical Reinforced Concrete Pipe	-	19 l.f.
15" HDPE Pipe	-	464 l.f.
18" HDPE Pipe	-	813 l.f.
24" HDPE Pipe	-	529 l.f.
30" HDPE Pipe	-	105 l.f.

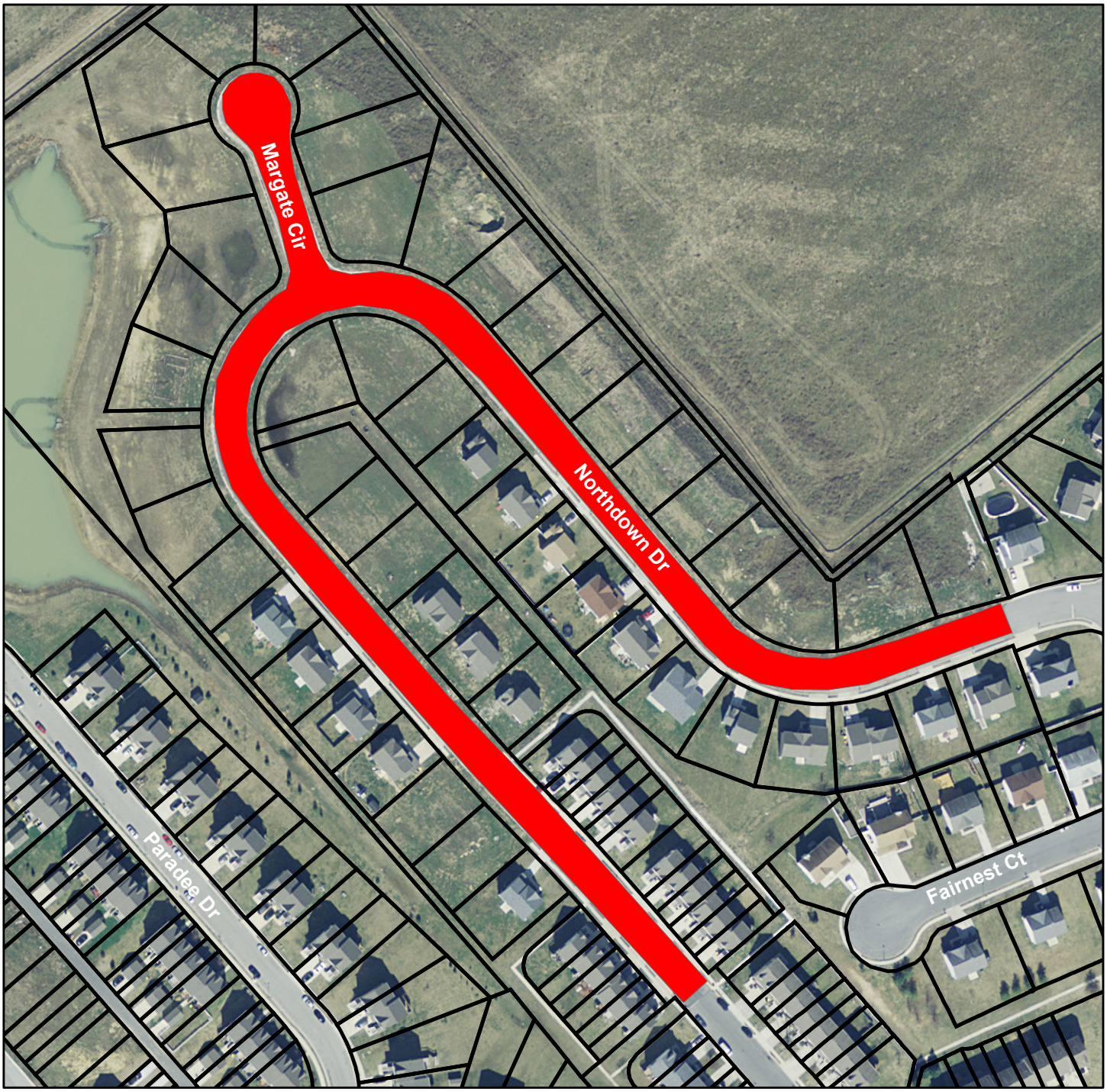
Street infrastructure (0.4256 miles) (Construction Value =$416,924)

Northdown Drive	Station20+00 to Station 40+00	2,000 l.f.
Margate Circle	Station0+18 to Station 2+65	247 l.f.

Street Dedication Exhibit

Village of Westover Phase VI

Right of Ways to be Dedicated to the City of Dover



0 85 170 340 Feet

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Legend

Dover Parcels

Northdown/Margate

Date Printed: February 19, 2013
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northdown_dr_margate_cir
Department: Public Works GIS
City of Dover, Delaware