REGULAR COUNCIL MEETING

(Revised 09/25/06 - 10:00 a.m. - Agenda Items #5A and #6A)

A G E N D A

September 25, 2006 - 7:30 P.M. - Council Chambers - City Hall - City of Dover

OPEN FORUM - 15 MINUTES PRIOR TO OFFICIAL MEETING (7:15 P.M.)

INVOCATION BY CHAPLAIN WALLACE DIXON

PLEDGE OF ALLEGIANCE

AGENDA ADDITIONS/DELETIONS

* **CONSENT AGENDA**

Those items on the Council Agenda which are considered routine and non-controversial shall be marked with an asterisk (*) 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.

* 1. Adoption of Minutes - Regular Council Meeting of September 11, 2006

2. Proclamation - Fire Prevention Week (October 8-14, 2006)

3. Presentations
   A. Certificate of Appreciation - Billy Lewis
   B. City of Dover Medal - Samuel Gonzalez
   C. The National Citizen Survey

4. Public Hearing - Violation of Dangerous Building Ordinance - 123 Blue Beach Drive (Deborah D. Statler)

5. Public Hearing/Final Reading - Proposed Comprehensive Plan Amendments
   The First Reading of the following proposed ordinances was accomplished during the Council Meeting of September 11, 2006. Copies of the proposed ordinances are available at the entrance of the Council Chambers

   A. An Ordinance Amending the City of Dover Comprehensive Plan Update, 2003, as Amended in May 2005, by Amending Land Development Map 11-1 by Changing the Land Use Type to Commercial on a 3.9243 $^{+/-}$ Acre Portion of a 5.7861 $^{+/-}$ Acre Parcel Located at Kings Highway West of Route 13

   B. An Ordinance Amending the City of Dover Comprehensive Plan Update, 2003, as Amended in May 2005, by Amending Land Development Map 11-1 by Changing the Land Use Type to Commercial on 23 Parcels, Totaling 22.0713 Acres, Located at Old Leipsic Road and Plaza Drive

C. An Ordinance Amending the City of Dover Comprehensive Plan Update, 2003, as Amended in May 2005, by Inserting Recommendation 11: Determine the Feasibility of Including an East/West Route in the Corridor Capacity Preservation Program to Chapter 8, Page 111

D. An Ordinance Amending the City of Dover Comprehensive Plan Update, 2003, as Amended in May 2005, by Amending the Land Development Map 11-1 by Changing the Land Use Type to Mixed Use on Properties Located North of North Street, South of Lincoln Street, East of Clarence Street, and East of Cherry Street

6. Final Readings - Rezonings

A. Property located at Kings Highway west of Route 13, consisting of 5.7861 +/- acres, owned by Playtex Manufacturing, Inc. This property is currently zoned IPM (Industrial Park Manufacturing) and the proposed zoning is C-4 (Highway Commercial) on 3.9243 +/- acres and I/O (Institutional and Office) on 1.8618 +/- acres ***(Tabled During the Regular Meeting of September 11, 2006)***

B. Property located at Old Leipsic Road and Plaza Drive, consisting of 23 parcels totaling 22.0713 +/- acres, owned by Dover International Speedway. This property is currently zoned R-10 and R-20 (One Family Residence) and the proposed zoning is R-C (Recreational & Commercial) ***(Tabled During the Regular Meeting of September 11, 2006)***

* 7. Special Consolidated Plan Advisory Group Report - August 15, 2006

A. Reallocation of Community Development Block Grant Funds

* 8. Monthly Reports - August 2006

A. Budget Report (June and July)
B. Chief of Police Report
C. City Assessor Report
D. City Manager's Report
E. Planning and Inspections Report
F. Robbins Hose Company No. 1 Report (June, July, and August)

9. Employment Agreement - Fraternal Order of Police (FOP)

10. Evaluation of Bids - Fire Fighter Protective Gear

* 11. Appointments

A. Appointment Recommended by Mayor Speed - Planning Commission (Fourth District) - Frank D. Zaback *(To Fill Unexpired Term of Charles Benton - Three Year Term to Expire June 2007)*

B. Appointment Recommended by Chairman Salters - Legislative, Finance, and Administration Committee - Bobby C. Jones *(To Fill Unexpired Term of Dana T. Shelton - Term to Expire May 2007)*

12. Rezoning Request/First Reading (Recommended for referral to the Planning Commission on October 16, 2006 and that a Public Hearing be set for October 23, 2006 at 7:30 p.m.)

    A. Property located on the South Side of White Oak Road West of Mourning Dove Lane, consisting of 12.7898+/- acres, owned by TLFD Management, LLC. The property is currently zoned R-20 (One Family Residence Zone) and the proposed zoning is R-8 (One Family Residence Zone)

13. First Reading - Proposed Ordinance
    The First Reading is offered on the following proposed ordinance. Since it is an amendment to the Zoning Code, a public hearing is required. ***It is recommended for referral to the Parks, Recreation, and Community Enhancement Committee on October 10, 2006, and that a Public Hearing be set before City Council for October 23, 2006 at 7:30 p.m.*** and that the Second Reading and Final Action by Council will take place at that time. Copies of all proposed ordinances are available at the entrance of the Council Chambers or can be obtained from the City Clerk's Office.

    A. Appendix B - Zoning, Article 3 - District Regulations, Section 27 - Corridor Overlay Zone 1 (COZ-1)

14. Council Members Announcements

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REGULAR COUNCIL MEETING

The Regular Council Meeting was held on September 11, 2006 at 7:30 p.m. with Council President Williams presiding. Council members present were Mr. Carey, Mr. McGlumphy, Mrs. Russell, Mr. Slavin, Mr. McGiffin, Mr. Hogan, and Mr. Salters. Mr. Ruane was absent.

Council staff members present were Police Chief Horvath, Mrs. Townshend, Fire Chief Bashista, Mr. Koenig, City Solicitor Rodriguez, and Mrs. McDowell. Mayor Speed was absent.

OPEN FORUM

The Open Forum was held at 7:15 p.m., prior to commencement of the Official Council Meeting. Council President Williams declared the Open Forum in session and reminded those present that Council is not in official session and cannot take formal action.

There was no one present wishing to speak during the Open Forum.

The invocation was given by Chaplain Dixon, followed by the Pledge of Allegiance.

AGENDA ADDITIONS/DELETIONS

Mr. Carey moved for approval of the agenda, seconded by Mr. Salters and unanimously carried.

Mr. Salters moved for approval of the Consent Agenda, seconded by Mr. Carey and carried by a unanimous roll call vote (Mr. Ruane absent).

ADOPTION OF MINUTES - REGULAR COUNCIL MEETING OF AUGUST 28, 2006

The Minutes of the Regular Council Meeting of August 28, 2006 were unanimously approved by motion of Mr. Salters, seconded by Mr. Carey (Mr. Ruane absent) and bore the written approval of Mayor Speed.

PRESENTATION OF DONATION TO ROBBINS HOSE COMPANY

Mr. Ron Smith, on behalf of Rodney and Teresa Mitchell, presented Fire Chief Bashista with a $25,000 donation to the Robbins Hose Company. Mr. Smith advised members that Mr. Mitchell has been very successful in the development business and he wanted to share some of his good fortune with the community.

VIOLATION OF DANGEROUS BUILDING ORDINANCE - 212 GREENBLADE DRIVE (ANN BROBECK)

In accordance with Article XI - Dangerous Buildings, Sec. 22-388 - Emergency cases, of the Dover Code, in cases where it reasonably appears that there is an immediate danger to the life or safety of any person, unless a dangerous building is immediately repaired, vacated and closed, or demolished, the building inspector shall report such facts to the council, which may cause the immediate repair, vacation, or demolition of such dangerous building.

Mrs. Ann Marie Townshend, Director of Planning and Inspections, provided a chronological history and presentation (*as on file in the Office of the City Clerk*) of the conditions of the house located at 212 Greenblade Drive. She noted that on August 28, 2006, the City Police discovered a human

corpse, a partially decomposed dog, and a live dog in the house, at which time City inspectors condemned the house due to the unsanitary conditions in the residence. Mrs. Townshend advised members that the interior of the house was contaminated with dog urine and fecal matter. City staff and the City's environmental consultant, Compliance Environmental, Inc. have determined that the property is unhealthy and unsanitary.

Mrs. Townshend advised members that the house continues to be under a condemnation order and cannot be safely occupied. Because of the unhealthy and unsanitary nature of the conditions in the house (particularly the presence of fecal matter), and its location as part of a neighborhood, it is imperative that the City have the ability to clean, sanitize, and remove materials as necessary from the premises in a timely manner.

Mrs. Townshend stated that Tech Clean has estimated the cost of cleanup to be approximately $49,000. With the environmental oversight and disposal costs, the total would be approximately $70,000 to $75,000 and demolition expenses for other properties currently exceed the authorized FY 2007 operating budget of $25,750. Mr. Scott Koenig, Public Services Director, stated that, in order to begin repair, the Public Services Department would either move funds from other line items or forego or rearrange projects until the costs were recovered.

Staff recommended that City Council: 1) declare the property dangerous; 2) order the cleaning, sanitizing and removal of all materials necessary to comply with the City of Dover's building regulations; and 3) order the City Manager, with the assistance of the City Solicitor, to cause the cost to be charged against the land on which the building exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax against the land upon which the building stands or to be recovered in a suit at law against the owner.

Mr. Gerald Street, representing Mr. Wayne Brobeck, Mrs. Brobeck's brother and executor of her estate, requested an additional limited period of time to explore the costs to repair or demolish the property and determine whether the costs would exceed the value of the property.

Mr. Hogan moved to declare the property located at 212 Greenblade Drive a dangerous building, delaying action for one week in order to give the executor of the estate time to determine his course of action, and to authorize the Planning staff to clean, sanitize and remove all materials necessary to comply with the City of Dover's building regulations, and that the City Solicitor be authorized to place a lien on the property. The Finance Director, with the assistance of the City Manager and the Public Service Manager, was directed to determine an appropriate means of funding the repair. The motion was seconded by Mr. Carey and carried by a unanimous roll call vote (Mr. Ruane absent).

PUBLIC HEARING/FINAL READING - REZONING OF A PORTION OF PROPERTY LOCATED ON WEST DENNEYS ROAD, OWNED BY DENNEYS ROAD, LLC.

A public hearing was duly advertised for this time and place to consider rezoning of a portion of property located on West Denneys Road, owned by Denneys Road, LLC. The property is currently zoned R-15 (One-Family Residence) and C-1A (Limited Commercial) and the proposed zoning is RM-1 (Medium Density Residential). During their Regular Meeting of May 22, 2006, members of Council granted the applicant's request to indefinitely postpone their application.

Planner's Review

Mrs. Townshend reviewed the petition to amend the zoning district and the findings and recommendations of the Planning Commission *(Exhibit #1)*.

Staff recommended denial of the request for RM-1 (Medium Density Residence Zone) because it is inconsistent with the zoning classifications identified for the Low Density Residential area in the Comprehensive Plan. Mrs. Townshend advised members that the Planning Commission recommended denial of the rezoning request. Responding to Mr. Carey, Mrs. Townshend stated that staff had not met with the applicant to discuss other zoning options.

Public Hearing

Council President Williams declared the hearing open.

Mr. Tony Ashburn, 10 Medina Court, stated that he was the current property owner. He noted that he would like to build twin homes, similar to the Overlook on Silver Lake, and has proposed to eliminate the commercial zone, which would generate more traffic. Mr. Ashburn stated that he was not aware that he would have to wait one (1) year to apply for rezoning if his present request were denied.

Mr. George Gaudioso, 167 Maple Glen Drive, expressed concern with the development of the land, noting that the proposed construction does not conform with the neighboring houses and a medium density zone would create more traffic. He reminded members that staff and the Planning Commission recommended denial of the proposed zone.

Council President Williams declared the hearing closed.

Mr. Carey moved to table the request to allow the applicant time to meet with the Planning staff to determine a suitable zone. The motion was seconded by Mr. McGlumphy and carried by a unanimous roll call vote (Mr. Ruane absent).

PUBLIC HEARING/FINAL READING - REZONING OF PROPERTY LOCATED AT KINGS HIGHWAY WEST OF ROUTE 13, CONSISTING OF 5.7861 $^{+/-}$ ACRES, OWNED BY PLAYTEX MANUFACTURING, INC. (REQUEST TO TABLE UNTIL SEPTEMBER 25, 2006)

A public hearing was duly advertised for this time and place to consider rezoning of property located at Kings Highway west of Route 13, consisting of 5.7861 $^{+/-}$ acres, owned by Playtex Manufacturing, Inc. The property is currently zoned IPM (Industrial Park Manufacturing) and the proposed zoning is C-4 (Highway Commercial).

Mrs. Townshend advised members that, since the requested zone is inconsistent with the Comprehensive Plan, staff recommended that final action be tabled until September 25, 2006 in order to present an amendment to the Comprehensive Plan. Mrs. Townshend noted that the First Reading of the ordinance will take place during the latter part of the meeting. She advised members that the Planning Commission recommended denial of the rezoning request.

Public Hearing
Council President Williams declared the hearing open.

Mr. Mark Dunkle, Esq. of Parkowski, Guerke, and Swayze, 116 W. Water Street, representing Playtex, stated that the current IPM zone is the heaviest industrial zoning classification. The owners are marketing their surplus property for commercial development, such as restaurants and hotels. Mr. Dunkle noted that the Comprehensive Plan defines Route 13 as the commercial corridor and suggests that it should be maintained as a regional commercial center. It also encourages the renovation and re-adaptive use of older properties in this corridor and an enhanced image for the highway in this area. Mr. Dunkle noted that staff recommended the C-4 rezoning and that, although the Planning Commission recommended denial of the zone, it was not aware that the proposed uses for the property are permitted in the current IPM zone.

Mr. James McGinnis stated that he is a local realtor hired by Playtex in October 2005 to market the property for sale. He advised members that additional frontage on Route 13 was obtained in order to provide an entrance and exit on the highway to alleviate traffic on Kings Highway. Mr. McGinnis stated that the property owner was agreeable to a split zone of I/O (Institutional and Office) and C-4 (Highway Commercial) in order to address the traffic concerns of the residents on Kings Highway. He provided a letter from Mr. Jim Burcham (*Exhibit #2),* which indicated the residents were also agreeable to the split zone.

Mr. Jim Burcham, 298 Kings Highway, stated that he had signed letters from five (5) residents who would also support the split zoning since it would protect the character of their neighborhood and allow Playtex to develop their property. He advised members that only one resident received notification of the meeting. Mrs. Townshend stated that the applicant sent notification to the neighboring property owners; however, there were six (6) letters that the post office stamped and scanned but did not deliver. Mr. Burcham requested members to support the split zoning.

Council President Williams declared the hearing closed.

Responding to Mr. Hogan, Mrs. Townshend stated that it would be necessary for staff to meet with the applicant to determine how they would split the zone. She noted that a minor subdivision would also be required. Mr. Rodriguez, City Solicitor, stated that another public hearing would not be necessary to consider the split zone.

Mr. McGiffin stated that he had many conversations with Mr. Burcham, Mr. McGinnis, and Playtex and it seemed prudent to table the matter to allow continued dialogue between the interested parties.

Mr. McGiffin moved to table the rezoning request until September 25, 2006, as recommended by staff. The motion was seconded by Mr. Carey and carried by a unanimous roll call vote (Mr. Ruane absent).

PUBLIC HEARING/FINAL READING - REZONING OF PROPERTY LOCATED AT OLD LEIPSIC ROAD AND PLAZA DRIVE, CONSISTING OF 23 PARCELS TOTALING 22.0713 +/- ACRES, OWNED BY DOVER INTERNATIONAL SPEEDWAY

A public hearing was duly advertised for this time and place to consider rezoning of property located at Old Leipsic Road and Plaza Drive, consisting of 23 parcels totaling 22.0713 +/- acres, owned by Dover International Speedway. The property is currently zoned R-10 and R-20 (One-Family Residence) and the proposed zoning is R-C (Recreational & Commercial).

Mrs. Townshend advised members that, since the requested zone is inconsistent with the Comprehensive Plan, staff recommended that final action be tabled until September 25, 2006 in order to present an amendment to the Comprehensive Plan. Mrs. Townshend noted that the First Reading of the ordinance will take place during the latter part of the meeting.

Public Hearing

Council President Williams declared the hearing open.

Mr. Gregory Moore, Becker Morgan Group, stated that the parcels would be incorporated into the Dover International Speedway properties and would be upgraded and developed.

Council President Williams declared the hearing closed.

Mr. Salters moved to table the rezoning request until September 25, 2006, as recommended by staff. The motion was seconded by Mr. Hogan and carried by a unanimous roll call vote (Mr. Ruane absent).

PUBLIC HEARING/FINAL READING - REZONING OF PROPERTY LOCATED AT COMMERCE WAY (ENTERPRISE BUSINESS PARK), CONSISTING OF 22.9676 +/- ACRES, OWNED BY H & M PROPERTIES, LLC.

A public hearing was duly advertised for this time and place to consider rezoning of property located at Commerce Way (Enterprise Business Park), consisting of 22.9676 +/- acres, owned by H & M Properties, LLC. The property is currently zoned IPM (Industrial Park Manufacturing) and the proposed zoning is RG-2 (General Residence).

Council President Williams advised members that staff received a request from the property owner to withdraw the rezoning application *(Exhibit #3)*.

Mr. Carey moved for approval of the request to withdraw the rezoning application for property located at Commerce Way, owned by H & M Properties, LLC. The motion was seconded by Mr. Salters and carried by a unanimous roll call vote (Mr. Ruane absent).

PUBLIC HEARING/FINAL READING - REZONING OF PROPERTY LOCATED ON THE NORTH SIDE OF WHITE OAK ROAD AND NORTHEAST OF THE INTERSECTION OF WHITE OAK ROAD AND HALSEY ROAD, CONSISTING OF 1.1152 +/- ACRES, OWNED BY LEON AND DOROTHY HANSEN

A public hearing was duly advertised for this time and place to consider rezoning of property located on the north side of White Oak Road and northeast of the intersection of White Oak Road and

Halsey Road, consisting of 1.1152 $^{+/-}$ acres, owned by Leon and Dorothy Hansen. The property is currently zoned CPO (Commercial/Professional Office) and the proposed zoning is I/O.

Planner's Review
Mrs. Townshend reviewed the petition to amend the zoning district and the findings and recommendations of the Planning Commission *(Exhibit #4)*.

Public Hearing
Council President Williams declared the hearing open.

Mr. Ron Lawhon, Pastor of the Potter's House at 1030 S. DuPont Highway, stated that they were trying to obtain access to the property from Halsey Road instead of White Oak Road.

Council President Williams declared the hearing closed.

Mr. Salters moved for approval of the rezoning request, as recommended by the Planning Commission. The motion was seconded by Mr. Hogan and by a unanimous roll call vote (Mr. Ruane absent), Council adopted the following ordinance: (The First Reading of the proposed ordinance was accomplished during the Council Meeting of July 24, 2006.)

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER BY CHANGING THE ZONING DESIGNATION OF PROPERTY LOCATED ON THE NORTH SIDE OF WHITE OAK ROAD AND NORTHEAST OF THE INTERSECTION OF WHITE OAK ROAD AND HALSEY ROAD

WHEREAS, the City of Dover has enacted a zoning ordinance regulating the use of property within the limits of the City of Dover; and

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use of property described below from CPO (Commercial/Professional Office Development) to I/O (Institutional and Office).

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

1. That from and after the passage and approval of this ordinance the Zoning Map and Zoning Ordinance of the City of Dover have been amended by changing the zoning designation from CPO (Commercial/Professional Office Development) to I/O (Institutional and Office) on that property located on the north side of White Oak Road and northeast of the intersection of White Oak Road and Halsey Road, consisting of 1.1152 +/- acres, owned by Leon and Dorothy Hansen.

ADOPTED: SEPTEMBER 11, 2006

PUBLIC HEARING/FINAL READING - REZONING OF PROPERTY LOCATED AT 1131 NORTH DUPONT HIGHWAY, CONSISTING OF 6.043 +/- ACRES OF A 69.622 +/- ACRE PARCEL, OWNED BY DOVER DOWNS, INC.

A public hearing was duly advertised for this time and place to consider rezoning of property located at 1131 North DuPont Highway, consisting of 6.043 +/- acres of a 69.622 +/- acre parcel, owned by Dover Downs, Inc. The property is currently zoned RC (Recreational & Commercial), C-4 (Highway Commercial), and SC-1 (Neighborhood Shopping Center) and the proposed zoning is RC (Recreational & Commercial).

Planner's Review

Mrs. Townshend, City Planner, reviewed the petition to amend the zoning district and the findings and recommendations of the Planning Commission (*Exhibit #5*).

Public Hearing

Council President Williams declared the hearing open.

Mr. Gregory Moore, Becker Morgan Group, advised members that the proposed rezoning would consolidate split zones resulting from a parcel consolidation into a single zone.

Council President Williams declared the hearing closed.

Mr. Carey moved for approval of the rezoning request, as recommended by the Planning Commission. The motion was seconded by Mr. Salters and by a unanimous roll call vote (Mr. Ruane absent), Council adopted the following ordinance: (The First Reading of this ordinance was accomplished during the Council Meeting of July 24, 2006.)

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER BY CHANGING THE ZONING DESIGNATION OF A 6.043 +/- ACRE PORTION OF A 69.622 +/- ACRE PARCEL LOCATED AT 1131 NORTH DUPONT HIGHWAY.

WHEREAS, the City of Dover has enacted a zoning ordinance regulating the use of property within the limits of the City of Dover; and

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use of property described below from RC (Recreational and Commercial), C-4 (Highway Commercial), and SC-1 (Neighborhood Shopping Center) to RC (Recreational and Commercial).

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

1. That from and after the passage and approval of this ordinance the Zoning Map and Zoning Ordinance of the City of Dover have been amended by changing the zoning designation from RC (Recreational and Commercial), C-4 (Highway Commercial), and SC-1 (Neighborhood Shopping Center) to RC (Recreational and Commercial) on a 6.043 +/- acre portion of a 69.622 +/- acre parcel, located at 1131 North DuPont Highway, owned by Dover Downs, Inc.

ADOPTED: SEPTEMBER 11, 2006

PUBLIC HEARING/FINAL READING - REZONING OF PROPERTY LOCATED AT 1131 NORTH DUPONT HIGHWAY, CONSISTING OF 21.473 +/- ACRES OF A 152.491 +/- ACRE PARCEL, OWNED BY DOVER INTERNATIONAL SPEEDWAY, INC.

A public hearing was duly advertised for this time and place to consider rezoning of property located at 1131 North DuPont Highway, owned by Dover International Speedway. The property is currently zoned RC (Recreational & Commercial), C-4 (Highway Commercial), A (Agriculture), and R-8 (One-Family Residence) and the proposed zoning is RC (Recreational & Commercial).

Planner's Review

Mrs. Townshend reviewed the petition to amend the zoning district and the findings and recommendations of the Planning Commission (*Exhibit #6*).

Public Hearing

Council President Williams declared the hearing open.

Mr. Gregory Moore, Becker Morgan Group, advised members that the proposed rezoning would consolidate split zones into a single zone.

Council President Williams declared the hearing closed.

Mr. Salters moved for approval of the rezoning request, as recommended by the Planning Commission. The motion was seconded by Mr. Hogan and by a unanimous roll call vote (Mr. Ruane absent), Council adopted the following ordinance: (The First Reading of this ordinance was accomplished during the Council Meeting of July 24, 2006.)

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER BY CHANGING THE ZONING DESIGNATION OF A 21.473 $^{+/-}$ ACRE PORTION OF A 152.491 $^{+/-}$ ACRE PARCEL LOCATED AT 1131 NORTH DUPONT HIGHWAY.

WHEREAS, the City of Dover has enacted a zoning ordinance regulating the use of property within the limits of the City of Dover; and

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use of property described below from RC (Recreational and Commercial), C-4 (Highway Commercial), A (Agriculture), and R-8 (One Family Residence) to RC (Recreation and Commercial) .

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

1. That from and after the passage and approval of this ordinance the Zoning Map and Zoning Ordinance of the City of Dover have been amended by changing the zoning designation from RC (Recreational and Commercial), C-4 (Highway Commercial), A (Agriculture), and R-8 (One Family Residence) to RC (Recreation and Commercial) on a 21.473 $^{+/-}$ acre portion of a 152.491 $^{+/-}$ acre parcel, located at 1131 North DuPont Highway, owned by Dover International Speedway, Inc.

ADOPTED: SEPTEMBER 11, 2006

PUBLIC HEARING/FINAL READING - PROPOSED ZONING TEXT AMENDMENT - APPENDIX B - ZONING, ARTICLE 3 - DISTRICT REGULATIONS, SECTION 2 - GENERAL RESIDENCE ZONES (RG-1 AND RG-2), SUBSECTION 2.4 (C) MULTIPLE DWELLINGS

A public hearing was duly advertised for this time and place to consider approval of a proposed zoning text amendment to Article Appendix B - Zoning, Article 3 - District Regulations, Section 2 - General Residence Zones (RG-1 and RG-2), Subsection 2.4 (c) Multiple Dwellings, that proposes to prohibit outdoor storage of furniture and appliances not intended for outdoor use. Mrs. Townshend advised members that the Planning Commission recommended approval of the proposed amendment.

The proposed ordinance was reviewed by the Parks, Recreation, and Community Enhancement Committee during their Regular meeting of July 11, 2006, and approved by City Council during their Regular meeting of July 24, 2006, at which time the First Reading of the proposed amendment was accomplished.

Mr. Hogan moved that the final reading of the proposed zoning text amendment be acknowledged by title only, seconded by Mr. Slavin and unanimously carried.

Council President Williams declared the hearing open and, with no one present wishing to speak, Council President Williams declared the hearing closed.

Mr. Hogan moved for adoption of the following ordinance, seconded by Mr. Carey and carried by a unanimous roll call vote (Mr. Ruane Absent). (The First Reading of this ordinance was accomplished during the Council Meeting of July 24, 2006):

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

That Appendix B - Zoning, Article 3 - District Regulations, Section 2 - General residence zones (RG-1 and RG-2), Subsection 2.4 (c) be amended by deleting it in its entirety and inserting in lieu thereof the following:

(c) Multiple dwellings subject to the following restrictions:

i. Conversions of single-family dwellings to multi-family residential dwellings shall be limited to the RG-2 district.

ADOPTED: SEPTEMBER 11, 2006

UTILITY COMMITTEE REPORT - AUGUST 28, 2006

The Utility Committee met on August 28, 2006, with Chairman Carey presiding.

Annexation Requests - 349 Acorn Lane, owned by Luis A. Liranzo and Virginia Rodriguez, and 446 Acorn Lane, owned by Thomas M. Romanowski

Members were provided the Petition to Annex and Zone Property and a Cost/Revenue Analysis Summary for properties located at 349 Acorn Lane, owned by Luis A. Liranzo and Virginia Rodriguez, and 446 Acorn Lane, owned by Thomas M. Romanowski.

Mrs. Ann Marie Townshend, Director of Planning and Inspections, advised members that the annexation was initiated by Mr. Liranzo due to a failing septic system. She noted that staff contacted all of the enclave property owners on Acorn Lane, as well as Nixon Lane, and only Mr. Romanowski expressed interest in annexation. Mrs. Townshend stated that both properties are currently receiving City of Dover electricity and trash removal. The residence at 349 Acorn Lane is currently receiving both sewer and water service. The residence at 446 Acorn Lane does not currently have City water or sewer service; however, the landowner has been informed of the connection charges.

Mrs. Townshend advised members that the Cost-Revenue analysis showed a negative cash flow to the City of approximately $922 over ten years; however, this figure is likely misleading because these properties are developed residential properties that are enclaves of the City.

Responding to Mr. Ruane, Mrs. Townshend advised members that the proposed City zoning classification of R-10 (One Family Residence) is comparable to the County zoning classification of RS-1 (Single Family Residential). She noted that both lots exceed the minimum lot size for the proposed R-10 zone.

The committee recommended adoption of a resolution setting the annexation referendum for properties located at 349 Acorn Lane, owned by Luis A. Liranzo and Virginia Rodriguez, and 446 Acorn Lane, owned by Thomas M. Romanowski.

By consent agenda, Mr. Salters moved for approval of the committee's recommendation. The motion was seconded by Mr. Carey and, by a unanimous roll call vote (Mr. Ruane absent), Council adopted the following Resolution:

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 properties located at **349 and 446 Acorn Lane**, 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 properties located at **349 and 446 Acorn Lane** situated in West Dover Hundred, Kent County, State of Delaware.

2. That the election be held on the **12th** day of **October, 2006** commencing at the hours of 11:00 a.m. in the City Hall Annex, 15 E. Loockerman Street, 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: SEPTEMBER 11, 2006

Virchow Krause - Franchise Fee Review

Mrs. Donna Mitchell, Finance Director/Treasurer, advised members that the City's contract with Virchow Krause & Company includes a review of the franchise fees received from Comcast for their use of the City's right-of-ways. Virchow Krause analyzed Comcast's 2004 (the "test year") franchise fee remittances to the City of Dover for the purpose of determining whether Comcast has complied with the franchise fee provisions of the agreement between the City of Dover and Comcast. The analysis of the test year data was made solely to assist in evaluating whether Comcast has complied with the franchise fee requirements under the agreement.

Mrs. Mitchell reviewed the Report on Cable Television Franchise Fee Review. She noted that Virchow Krause found that revenues from late fees and trip charges have been excluded from the gross revenues computation. These items are not specifically excluded from the definition of gross revenues in the franchise agreement and should be included. The exclusion amounts to approximately $3,300 in revenue to the City for fiscal year 2004. Virchow Krause recommended that the City determine if retroactive payment of this amount for 2004 is desired. They also suggested that Comcast include these amounts in future payments.

Mrs. Mitchell advised members that Virchow Krause also found that launch fees (payments received or reduced programming fees in return for costs incurred to increase the subscriber count) are being excluded from gross revenues. The franchise agreement specifically addresses the issue of non-monetary revenues for advertising services and requires that the fair value of the services be considered. Virchow Krause recommended that the City request Comcast to provide a mechanism to ensure that future advertising services in exchange for launch fee agreements are tracked and valued as aired and that it be included in the gross revenues basis for the franchise fee calculation. Comcast does not believe these transactions are barter transactions, in which case the City may wish to request documentation to support this treatment.

Mrs. Mitchell, stated that the Public Service Commission (PSC) performs a similar analysis and she has requested additional information from them regarding these findings and the feasibility of collecting the revenue. She advised members that she would report back to the committee once the PSC has responded to the request. Staff recommended acceptance of the Virchow Krause & Company Franchise Fee Review.

Mr. Cregar asked if the fees were retroactive and, if so, how many years of missed revenue could be recovered by the City. Mrs. Mitchell responded that the fees in question are subject to retroactivity and she would consult with the City Solicitor to research any statutes that may exist.

The committee recommended that the Finance Director be authorized to proceed with the recommendations of Virchow Krause, with the understanding that the degree of retroactive payments be based on the results of the consultation with the City Solicitor. The Finance Director will also continue to communicate with the PSC regarding their findings.

By consent agenda, Mr. Salters moved for approval of the committee's recommendation, seconded by Mr. Carey and carried by a unanimous roll call vote (Mr. Ruane absent).

Comcast FCC Filing Forms 1240 and 1205

On August 1, 2006, Comcast filed FCC Form 1240 related to the cost of service for basic cable service and Form 1205 related to cost of equipment installation and service charges. As per the City's Franchise Agreement, these forms were filed with the City on August 1, 2006, and the City has ninety (90) days to act on these forms.

Mrs. Mitchell advised members that the basic service maximum permitted rate allowed by the calculations on the form is $19.14. This is an increase from the $18.92 rate in last year's filing. The current rate is $18.75, which is expected to be raised to $18.95. The maximum permitted rate for equipment and installation has also changed. If Comcast is under the maximum permitted rate and they wish to increase rates, they usually notify the City sixty (60) days in advance of the increase. Comcast also advertises a Public Notice of rate changes in the Delaware State News. Mrs. Mitchell advised members that the maximum permitted rates will go into effect November 1, 2006. The Operator Selected Rates are planned to be implemented on June 1, 2007 and are now being submitted along with other rate information.

The committee recommended acceptance of the Comcast FCC Filing Forms 1240 and 1205.

Mr. Ruane requested staff to provide an update on any local competition and the extent of services now being offered by Comcast to ensure the City is receiving the appropriate franchise fees. Mrs. Mitchell noted that the total number of Comcast subscribers has declined due to satellite dish companies now offering service in the area.

By consent agenda, Mr. Salters moved for approval of the committee's recommendation, seconded by Mr. Carey and carried by a unanimous roll call vote (Mr. Ruane absent).

By consent agenda, Mr. Salters moved for acceptance of the Utility Committee Report, seconded by Mr. Carey and carried by a unanimous roll call vote (Mr. Ruane absent).

LEGISLATIVE, FINANCE, AND ADMINISTRATION COMMITTEE REPORT - AUGUST 28, 2006

The Legislative, Finance, and Administration Committee met on August 28, 2006, with Chairman Salters presiding.

Proposed Ordinance - Disruption of Funeral, Memorial Service, or Funeral Procession

During their Regular Meeting of August 14, 2006, members reviewed a draft ordinance which would prohibit disorderly conduct near a funeral, memorial service, funeral procession, or burial and establishes penalties for such actions. The committee tabled action pending a formal review by the City Solicitor.

Mr. Carey stated that he would like to amend Sec. 70-7 (b) by increasing "one (1) hour preceding" to "two (2) hours preceding".

It was the opinion of the Deputy City Solicitor, Mr. William Pepper, that the courts are unlikely to uphold the proposed ordinance and, due to the language being overbroad and vague, the potential exists for legal action to be brought against the City based on civil rights violations. Mr. Pepper questioned the need for the ordinance if a similar, more detailed, ordinance exists at the State level. He also noted that the City would be liable for enforcing the State law and; therefore, subject to defense by the Attorney General if a lawsuit were filed.

Responding to Mayor Speed, Mr. Pepper advised members that the 1,000 feet would be viewed as linear and moving, depending on the length and width of the funeral procession.

Mr. Pepper advised against adoption of the proposed ordinance.

Mr. Hogan stated that, since the proposed ordinance does not specifically prohibit picketing and it would be very difficult to enforce without inviting a lawsuit, he was withdrawing his support for the proposed ordinance. Mr. Slavin also expressed concerns regarding the vague language contained in the proposed ordinance and questioned the intent of the ordinance if one is already in place at the State level. Mr. Slavin also withdrew his support for the proposed ordinance.

Captain Raymond Taraila, Deputy Police Chief, advised members that staff has conducted research on how best to handle the type of protestors the proposed ordinance addresses. He noted that the City Solicitor, Mr. Nicholas Rodriguez, was consulted on formulating a plan of action. Captain Taraila questioned their ability to enforce the proposed ordinance, since much of the language is subject to interpretation.

The committee recommended withdrawal of the proposed ordinance.

By consent agenda, Mr. Salters moved for approval of the committee's recommendation, seconded by Mr. Carey and carried by a unanimous roll call vote (Mr. Ruane absent).

Proposed Amendments to the City of Dover Electric Service Handbook, Section 3-36 - Proposed Increase for Residential Underground Extension Fee

Presently, the City of Dover requires a $250 residential underground extension fee (per lot) for new developments and/or extension requests. The $250 fee was intended to cover engineering costs, material costs, cable pulling, terminations, transformer installation, and the energizing of the new distribution extension. Due to the rising cost of material and labor rates, it is necessary for the City to re-evaluate the fees associated with providing the infrastructure for electric service to new developments. The average cost for providing electric service is approximately $850 per lot. Additionally, extensions made for individual customers will be increased from 50% cost to 100% cost. These changes are consistent with surrounding utilities and municipalities in the area.

Members reviewed the proposed amendments to the City of Dover Electric Service Handbook, Section 3-36 - Proposed Increase for Residential Underground Extension Fee. Mr. DePrima, City Manager, noted that the last increase and amendment to the Electric Service Handbook was completed in 1999.

Staff recommended approval of increasing the Residential Underground Extension Fee from $250 per lot to $850 per lot and approval of the proposed amendments to the City of Dover Electric Service Handbook.

The committee recommended approval of staff's recommendation.

By consent agenda, Mr. Salters moved for approval of increasing the Residential Underground Extension Fee from $250 per lot to $850 per lot and approval of the proposed amendments to the City of Dover Electric Service Handbook (*Exhibit #7*). The motion was seconded by Mr. Carey and carried by a unanimous roll call vote (Mr. Ruane absent).

Evaluation of Bids - Electric Engineering Services Contract

The City of Dover is consistently working on future capacity and future growth projects. These projects take numerous hours of engineering and estimating. Over the past eleven (11) years, Duke Power assisted the City with engineering services through its contract. The termination of the Duke contract now requires an engineering services contract to be established for general electrical engineering and estimating services. In an effort to maintain the electrical system and future growth of our system, an RFQ for engineering services was done. Mr. Steve Enss, Public Utilities Field Engineer, reviewed the five (5) proposals received for engineering services based on qualifications, experience, and cost. There were five (5) major questions presented in each review and additional notes made for services provided outside the requirements of this request.

Due to Shaw's knowledge of the overall plan for future growth and capacity needs of the City of Dover, staff felt the engineering time and cost of any of the other three proposals meeting the requirements would exceed the differences in labor rates and would not be economical for the City. Staff recommended awarding a three (3) year contract to Shaw EDS for engineering such projects as Feeder's 3 & 4, Frazier Substation, flow studies, St. Jones switch yard, and any other major engineering projects. Costs will exceed the $25,000 originally budgeted and related services will be charged to the appropriate projects.

The committee recommended approval of staff's recommendation to award the three (3) year electric engineering services contract to Shaw EDS.

By consent agenda, Mr. Salters moved for approval of the committee's recommendation, seconded by Mr. Carey and carried by a unanimous roll call vote (Mr. Ruane absent).

Review of Recommendations - Active Duty Military: Extended Services provided by the City

During their Regular Meeting of June 26, 2006, members requested the City Manager to review all services or areas of enforcement that may effect active duty military members who may have been deployed with very short notice. The Committee requested that the City Manager report back within 60 days.

Mr. DePrima advised members that he consulted with all City Department Heads on their interactions with deployed military residents and found that there are three instances where a formal code or policy recognizes active military residents, as follows:

- Section 106-130(b) of the City Code regulates unregistered vehicles parked on private property. Under this section, being "out of state for military duty" is a recognized reason for having inspections waive the 90 day parking restriction.

- The utility deposit requirement for military personnel is only 50% of what is normally required, as long as they do not get behind with payments. This policy was instituted several years ago by the City Manager after being contacted by the Wing Commander who was concerned that the City's deposit requirements were difficult to meet for lower ranked airmen. In exchange for this agreement, the Commander agreed that his staff would intervene when there are cases of non-payment by military personnel.

- The Customer Services Department receives deployment notices. Accounts of military personnel who provide deployment notices are flagged so utilities are not disconnected for non-payment during the deployment period.

Mr. DePrima advised members that staff in all departments indicated that, when they are made aware of a person's military deployment, they are very flexible and usually dismiss any fines or charges levied, depending on the circumstances. Examples given were: library fines waived, parking and code enforcement summonses dismissed, and recreation deposits refunded.

It was the general consensus that the City provides good service to military personnel and that, in general, very few complaints are received. The only area recommended for improvement was communications. Certain departments, such as Police and Inspections, are not made aware of a person being deployed and, in turn, active military residents are not aware of the City codes.

Mr. DePrima advised members that, prior to being deployed, military personnel are given a checklist itemizing things to be considered before being deployed, i.e., wills, powers of attorney, etc. TSgt. Shawn Swanson, the Family Readiness NCO at the DAFB Family Readiness Center, believes

that a checklist of information for City residents preparing to deploy would be helpful. He indicated that it could be distributed it to all Squadron Family Readiness Managers. Mayor Speed suggested sending the checklist to the Employer Support of the Guard and Reserve organization (ESGR), as well. Mr. DePrima advised members that, once the checklist has been completed, it will be shared with all active National Guard and Reserve units in Delaware. The checklist will also be posted on the City's Website.

The committee recommended approval of staff's recommendations for extended services provided by the City to active duty military.

By consent agenda, Mr. Salters moved for approval of the committee's recommendation, seconded by Mr. Carey and carried by a unanimous roll call vote (Mr. Ruane absent).

By consent agenda, Mr. Salters moved for acceptance of the Legislative, Finance, and Administration Committee Report, seconded by Mr. Carey and carried by a unanimous roll call vote (Mr. Ruane absent).

SAFETY ADVISORY AND TRANSPORTATION COMMITTEE REPORT - AUGUST 29, 2006

The Safety Advisory and Transportation Committee met on August 29, 2006, with Chairman Hogan presiding.

Briefing on DelDOT Projects

Due to the absence of Mr. Gary Laing, no update was given.

Request for Alley Waiver - Article 5 - Supplementary Regulations, Section 17 - Emergency Access Requirements - Silver Lake Townhouses

Article 5, Section 17 of the Zoning Ordinance specifies requirements for emergency access. One of the requirements is that rear alley access be provided for townhouses of three to eight units with no fire protection. Article 5, Section 17 (2) states, "Should the Planning Commission determine, after demonstration by an applicant that alternative means of fire protection can be provided which are equivalent to or greater than the public safety protection provided by this ordinance, then the Planning Commission may recommend to [the] City Council to waive certain provisions of this ordinance that are not required under other city or state laws."

Mrs. Ann Marie Townshend, Director of Planning and Inspections, advised members that the applicant for Silver Lake Townhouses has agreed to install a fire suppression system (sprinkler system) in each of the townhouse units, which exceeds current code requirements, as an alternative means of fire protection. Mrs. Townshend also noted that emergency access to the rear of the townhouses could be provided through the adjacent Dover High School property.

During their Regular Meeting of June 20, 2006, the Planning Commission recommended approval of the alley waiver in its approval of this townhouse project.

Mr. Carey asked if the Public Services Department would have any difficulties collecting trash from the proposed area if the alley requirement were waived. Mr. Scott Koenig, Public Services Manager, stated that if the front entry garages allow residents to pull their trash container back inside, they would have no objections.

The committee recommended approval of the request for alley waiver for Silver Lake Townhouses, as recommended by the Planning Commission.

By consent agenda, Mr. Salters moved for approval of the committee's recommendation, seconded by Mr. Carey and carried by a unanimous roll call vote (Mr. Ruane absent).

Residential Parking Stickers - Bradford Street

In accordance with Chapter 106 - Traffic and Vehicles, Section 106-135 - Residential parking of the Dover Code, certain areas in the City, upon approval of the City Manager, Chief of Police and Chairperson of the Safety Advisory and Transportation Committee, will be eligible for residential parking stickers. Each individual area will be assigned a different color-coded bumper sticker with the year of expiration. After proper registration, these stickers will allow the vehicle upon which it is affixed to be exempt from two-hour parking regulations in only the specified area. However, this sticker is not entitlement to a parking space, nor exemption from any other parking or motor vehicle regulations established in said area or other areas.

At the request of Police Chief Jeffrey Horvath, members considered designating North Bradford Street as a residential parking area. Deputy Police Chief Raymond Taraila advised members that, due to numerous resident parking issues, staff recommended providing residential parking on North Bradford Street, beginning at Wesley College and continuing north to Governors Avenue. Deputy Chief Taraila noted that residential parking has been designated on South Bradford Street and the first block of North Bradford Street.

The committee recommended approval of staff's recommendation.

By consent agenda, Mr. Salters moved for approval of the committee's recommendation, seconded by Mr. Carey and carried by a unanimous roll call vote (Mr. Ruane absent).

Proposal - Sex Offender Legislation Review Committee

During the Open Forum Segment of the Regular Council Meeting of June 12, 2006, several residents voiced their concerns regarding the need to establish a Sex Offender Legislation Review Committee, to be comprised of concerned citizens and members of Council. The initial scope of the committee would be to research current sex offender laws, current bills under consideration by the State Legislature that are related to sex offenders, the current enforcement of our sex offender laws, what other cities and states are doing to protect children from those who commit sexual offenses against minors, and to consider what measures the City of Dover can adopt to elicit a standard where sexual offenses will not be tolerated.

Members reviewed a proposed Resolution establishing a Sex Offender Legislation Review Committee. Mr. Hogan recommended amending the last section of the proposed resolution to read as follows:

"Consist of the following members:

Nine (9) members - one selected by each Council Member, with the Chair being appointed by the Council President"

Mayor Speed informed members that he sent a letter to the State Legislature in support of House Bill #404 - Additional Penalty for Serious Sex Offenders or Pedophile Offenders (Jessica's Law). This Bill mandates the Superior Court to incarcerate a sex offender for not less than 25 years up to life imprisonment if convicted of a class A or B felony sex offense against a child less than 14 years old or if the sex offender is convicted of his or her second class A or B felony sex offense. Mayor Speed noted that the bill was signed into law on July 26, 2006.

The committee recommended adoption of the resolution establishing a Sex Offender Legislation Review Committee, as amended.

By consent agenda, Mr. Salters moved for approval of the committee's recommendation. The motion was seconded by Mr. Carey and, by a unanimous roll call vote (Mr. Ruane absent), Council adopted the following Resolution:

WHEREAS, in the interest of protecting children of all ages against sexual predators and to inform and educate concerned residents on the topic of sex offenders, it is the opinion of the Mayor and Council that research should be conducted on current sex offender laws and bills currently being considered by the State Legislature; and

WHEREAS, current enforcement of sex offender laws, along with action being taken by other cities and states to protect children from those who commit sexual offenses against minors, should also be researched; and

WHEREAS, recognizing that recommendations for effective sex offender legislation must be objective and thoroughly considered, it is the desire of the Mayor and Council to create a Sex Offender Legislation Review Committee that will consist of concerned citizens and members of Council; and

WHEREAS, Council, in an effort to be proactive against sexual abuse crimes, establishes this committee to help all the citizens of Dover protect children of all ages against sexual predators; and

WHEREAS, the City of Dover will adopt a standard where sexual offenses of any kind will not be tolerated and fully supports the creation of a committee to research these issues.

NOW, THEREFORE, BE IT RESOLVED THAT THE MAYOR AND COUNCIL OF THE CITY OF DOVER HEREBY ESTABLISHES A SEX OFFENDER LEGISLATION REVIEW COMMITTEE. THIS COMMITTEE SHALL:

Be an ad-hoc committee with the initial scope of:

1. Researching current sex offender laws that have been adopted.
2. Investigating current bills under consideration by the State Legislature that are related to sex offenders.
3. Looking into the current level of enforcement of the City's sex offender laws.
4. Exploring what other cities and states are doing to protect children from those who commit sexual offenses against minors.
5. Considering what measures the City of Dover can adopt to elicit a standard where sexual offenses will not be tolerated.

Consist of the following members:

- Nine (9) members - one selected by each Council Member, with the Chair being appointed by the Council President

ADOPTED: SEPTEMBER 11, 2006

Discussion - Motor Sports Ordinance

NASCAR racing is a large sport that effects Dover twice a year. Over the past five (5) years, activities surrounding the NASCAR races, such as camping, temporary vending/restaurants, and ticket scalping have increased. Mr. Dave Truax, Fire Marshal, advised members that several local businesses, including Wal-Mart, Sam's Club, the North Dover Shopping Center, and the Dover Mall open their parking lots to recreational vehicles; thereby creating non-traditional camp grounds. He noted that Delaware State University is also preparing land for RV parking during race-weekends. Mr. Truax provided members with a visual presentation of the areas in question using the City's GIS mapping technology.

In the interest of public safety, staff recommended the development of a "Motor Sports" ordinance to regulate activities surrounding the NASCAR races and to assist the Police, Fire, and Inspections Departments in controlling and overseeing those activities.

It was the consensus of members that staff should move forward with the development of a proposed "Motor Sports" ordinance.

By consent agenda, Mr. Salters moved for approval of the committee's recommendation, seconded by Mr. Carey and carried by a unanimous roll call vote (Mr. Ruane absent).

By consent agenda, Mr. Salters moved for approval of the Safety Advisory and Transportation Committee Report, seconded by Mr. Carey and carried by a unanimous roll call vote (Mr. Ruane absent).

EVALUATION OF BIDS - PARK AND PLAYGROUND IMPROVEMENT PROGRAM

As part of the City of Dover Parks & Recreation Department's Capital Investments Plan this year, the playground equipment in Dover Park is being replaced. This equipment purchase is part of the Park and Playground Improvement Program that the Department has been implementing. The equipment being purchased was found by using the new purchasing policy (3.2J), which permits the Department to use other government contracts to purchase materials. For this project, the Department is using the US Communities bid information for evaluation of playground equipment.

Mr. Zach Carter, Director of Parks and Recreation, has reviewed the bid information and recommended awarding the bid to GameTime c/o West Recreation, Inc., Queenstown, MD, for the purchase and installation of equipment/safety surfacing for Dover Park in the amount of $46,107.

Mr. Hogan moved for approval of staff's recommendation, seconded by Mr. Salters and carried by a unanimous roll call vote (Mr. Ruane absent).

REQUEST TO AMEND DEED RESTRICTION - CAPITOL GREEN HOUSING CORPORATION *(THE INGERMAN GROUP)*

The Ingerman Group through its affiliate, Capitol Green Apartments, LLC, is the equitable owner of the Capitol Green Apartments. In October 1996, the City conveyed tax parcel ED-05-077.10-02-17.00-000 to Capitol Green Housing Corporation, the existing owner of the apartments. The deed for such conveyance (*Exhibit #8*) restricts the use of such parcel to "park and recreational area only" and requires the City to consent to sale of the parcel.

Mr. David Holden of The Ingerman Group advised members that the proposed substantial renovation of the apartment complex contemplates that a community building be constructed on the restricted parcel. The building would include an office, a maintenance shop, space for the Boys and Girls Club, a laundry facility for the residents, and a community room for programming and activities for the residents. The density and urban location of the apartment complex does not allow for the designation of a substitute parcel for park land. Accordingly, he requested that the deed restriction be amended to state that the property may be "improved with one or more structures to serve the needs of the residents of the adjacent housing complex" or something substantially similar. Mr. Holden also requested that restriction requiring consent of the City to the transfer of the parcel to Capitol Green Apartments, LLC and to future transfers be removed from the deed. He advised members that, in order to obtain low income housing tax credits, they agreed to maintain the property as affordable rental housing for 30 years.

Mr. Rodriguez recommended that the restriction be amended to include "The above described property may be improved with one or more structures to serve the needs of the residents of the adjacent housing complex for community and recreational purposes". Mr. Rodriguez also recommended that the restriction requiring consent of the City to transfer the parcel be amended to read "Consent of the City to the transfer of the parcel to Capitol Green Apartments, LLC and future transfers is not required for this parcel only."

Mr. Carey moved for approval of the Request to Amend Deed Restriction - Capitol Green Housing Corporation (The Ingerman Group), as amended by the City Solicitor. The motion was seconded by Mr. Hogan and carried by a unanimous roll call vote (Mr. Ruane absent).

FIRST READING - PROPOSED ORDINANCES - LAND DEVELOPMENT PLAN AMENDMENTS TO COMPREHENSIVE PLAN UPDATE 2003, AS AMENDED IN MAY 2005

Council President Williams reminded the public that copies of the proposed ordinances are available at the entrance of the Council Chambers or can be obtained from the City Clerk's Office. Since the ordinances are Land Development Plan amendments to the Comprehensive Plan Update 2003, as amended in May 2005, a public hearing is required. Staff recommended that a public hearing take place during the Council Meeting of September 25, 2006 at 7:30 p.m., at which time the second reading and final action by Council will take place.

Mr. Slavin moved to set a public hearing before City Council for September 25, 2006 at 7:30 p.m., as recommended by staff. The motion was seconded by Mr. McGlumphy and unanimously carried.

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

- An Ordinance Amending the City of Dover Comprehensive Plan Update, 2003, as Amended in May 2005, by Amending Land Development Map 11-1 by Changing the Land Use Type to Commercial on Property Located at Kings Highway West of Route 13

- An Ordinance Amending the City of Dover Comprehensive Plan Update, 2003, as Amended in May 2005, by Amending Land Development Map 11-1 by Changing the Land Use Type to Commercial on 23 Parcels, Totaling 22.0713 Acres, Located at Old Leipsic Road and Plaza Drive

- An Ordinance Amending the City of Dover Comprehensive Plan Update, 2003, as Amended in May 2005, by Inserting Recommendation 11: Determine the Feasibility of Including an East/West Route in the Corridor Capacity Preservation Program to Chapter 8, Page 111

- An Ordinance Amending the City of Dover Comprehensive Plan Update, 2003, as Amended in May 2005, by Amending the Land Development Map 11-1 by Changing the Land Use Type to Mixed Use on Properties Located North of North Street, South of Lincoln Street, East of Clarence Street, and East of Cherry Street

COUNCIL MEMBERS ANNOUNCEMENTS

Mrs. Russell thanked Council President Williams, Councilman Slavin, and Councilman McGiffin for attending the New Street Back to School event. She noted that their participation meant a great deal to her as a member of Council.

Mr. Salters moved for adjournment, seconded by Mr. Slavin and unanimously carried.

Meeting Adjourned at 9:04 P.M.

TRACI A. McDOWELL
CITY CLERK

All orders, ordinances, and resolutions adopted by City Council during their Regular Meeting of September 11, 2006, are hereby approved.

STEPHEN R. SPEED
MAYOR

/TM
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Exhibits Attached to Original Minutes and File Copy

Exhibit #1 - Petition to Amend Zoning District - A Portion of Property Located on West Denneys Road, Owned by Denneys Road, LLC
Exhibit #2 - Correspondence - Mr. James Burcham
Exhibit #3 - Request to Withdraw - H&M Properties
Exhibit #4 - Petition to Amend Zoning District - Property Located on the North Side of White Oak Road and Northeast of the Intersection of White Oak Road and Halsey Road, Owned by Leon and Dorothy Hansen
Exhibit #5 - Petition to Amend Zoning District - Property Located at 1131 North Dupont Highway (69.622 $^{+/-}$ Acres), Owned by Dover Downs, Inc.
Exhibit #6 - Petition to Amend Zoning District - Property Located at 1131 North Dupont Highway (21.473 +/- Acres), Owned by Dover International Speedway, Inc.
Exhibit #7 - Amendment to City of Dover Electric Service Handbook
Exhibit #8 - Deed - Capitol Green Housing Corporation

PROCLAMATION

WHEREAS, the City of Dover is committed to ensuring the safety and security of all those living in and visiting our city; and

WHEREAS, the National Fire Protection Association (NFPA) has documented through its research that cooking is the leading cause of home fires; and

WHEREAS, Dover's first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

WHEREAS, using proper care when cooking will have a positive effect on the home fire problem; and

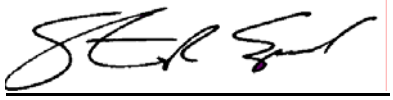
WHEREAS, each cooking fire that is prevented in Dover is an opportunity to prevent painful injury and costly property damage; and

WHEREAS, the 2006 Fire Prevention Week theme, "Prevent Cooking Fires: Watch What You Heat," effectively serves to remind us all of the simple actions we can take to stay safe during Fire Prevention Week and year-round.

NOW, THEREFORE, I, STEPHEN R. SPEED, MAYOR, OF THE CITY OF DOVER, DELAWARE, do hereby proclaim October 8-14, 2006 as

Fire Prevention Week

and urge all citizens to heed the important safety message of Fire Prevention Week 2006, and to support the efforts of our fire and emergency services.



STEPHEN R. SPEED
Mayor

ACTION FORM

PROCEEDING: Council Hearing	**AGENDA ITEM NO.:**
DEPARTMENT OF ORIGIN: Planning & Inspections	**DATE SUBMITTED**: September 8, 2006
PREPARED BY: Tim Taraila	
SUBJECT: Declaration of a structure dangerous, cause the repair or demolish the pool located in the rear yard at 123 Blue Beach Drive.	
REFERENCE: Article XI – Dangerous Buildings, Sec. 22-385	
RELATED PROJECT: N/A	
APPROVALS: N/A	
EXHIBITS: Photographs of the property will be presented at the Council meeting.	
EXPENDITURE REQUIRED: Preliminary estimates of $ **15,000 to 25,000** **AMOUNT BUDGETED**: $25,750 in proposed budget for demolitions for FY 2007 **FUNDING SOURCE (Dept./Page in CIP & Budget)**: 110-1600-534-30-33	
TIMETABLE: ASAP	
RECOMMENDED ACTION: The City Council shall determine whether or not to declare the subject building a dangerous structure and order its repair or demolition in accordance with City of Dover Building Regulations and also direct the City Solicitor to place a lien against the property to recover the city's cost.	

BACKGROUND AND ANALYSIS

The property is owned by Deborah D. Statler. The pool is located at 123 Blue Beach Drive and was condemned by the City Inspectors on July 21, 2006 due to the unsanitary conditions and lack of maintenance to the pool. The owner has received numerous violations dating back to August 15, 2001 in regard to the maintenance and upkeep of the pool. The pool has been the source of many complaints from the residents in the neighborhood. The owner has failed to comply with the latest Department violation letter. Notice was sent to the owner on July 21, 2006 stating that the pool has been declared dangerous and if the pool was not properly covered, cleaned and maintained within 30 days, the pool would be scheduled for public hearing before council.

As of this date, the pool continues to be under a condemnation order. Because of the unsanitary conditions of the pool, the lack of maintenance and its location as part of a neighborhood, the pool should be repaired or demolished.

PETITION TO DECLARE A STRUCTURE DANGEROUS AND ORDER ITS REPAIR, VACATION, CLOSURE OR DEMOLITION IN ACCORDANCE WITH THE CITY OF DOVER BUILDING REGULATIONS

Hearing Before Dover City Council

Owner:	Statler, Deborah D.
Property Location:	123 Blue Beach Drive
Property Description:	In Ground Concrete Swimming Pool with Pump House
Declared Dangerous:	July 21, 2006
Dangerous Condition:	The pool has been a public nuisance for more than five years. Weather and lack of maintenance have deteriorated the pool. The pump and filter do not operate along with a constant collection of stagnant water.
Present Zone:	R-10
Est. Demolition Cost:	$15,000 - $25,000

Staff Recommendations:

In accordance with the Dangerous Building Ordinance I recommend that the City Council

1) Declare this property Dangerous.
2) Order the property repaired or demolished by October 5, 2006, by the owner or equity owner at their own risk.
3) Order the Building Inspector to cause the repair or demolition of the structure if not completed by the owner or equity owner within the (10) days of the date set by Council.
4) Order the City Manager with the assistance of the City Solicitor to cause the cost of repairs or demolition to be charged against the land on which the building exists as a municipal lien or cause such cost to be added to the tax duplicate as an assessment, or to be levied as a special tax against the land upon which the building stands or to be recovered in a suit at law against the owner.

Photos of the Property In Question Will Be Shown At the Hearing

Cc: Nick Rodriguez – Legal Review
Traci McDowell-City Clerk
Demolition File
Building File

September 15, 2006

Deborah D. Statler
123 Blue Beach Dr
Dover, DE 19904

Lien Holders:

Washington Mutual Home Loans, Inc.
c/o Thomas D.H. Barnett, Esquire
Neil F. Dignon, Esquire
512 East Market Street
Georgetown, DE 19947

United States of America
c/o Colm F. Connolly, Esquire
United States Attorney for Delaware
P.O. Box 2046
Wilmington, DE 19899

Delaware Division of Revenue
820 North French Street
Wilmington, DE 19801

William W. Pepper Sr.
Schmittinger and Rodriguez. P.A.
414 South State Street
P.O. Box 497
Dover, De 19903

RE: 123 Blue Beach Drive
Case #05-1106

Dear Ms. Statler:

This letter is to inform you that a public hearing is scheduled by City Council on September 25, 2006 at 7:30 P.M. in the Council Chambers at City Hall. This hearing will afford you the opportunity to show cause as to why the pool at 123 Blue Beach Drive should not be demolished in accordance with the notice sent July 21, 2006 and August 21, 2006.

This property has been duly posted as legally prescribed by the ordinance and all other interested parties will be notified as required.

If you have any questions, please contact this office at (302) 736-7011.

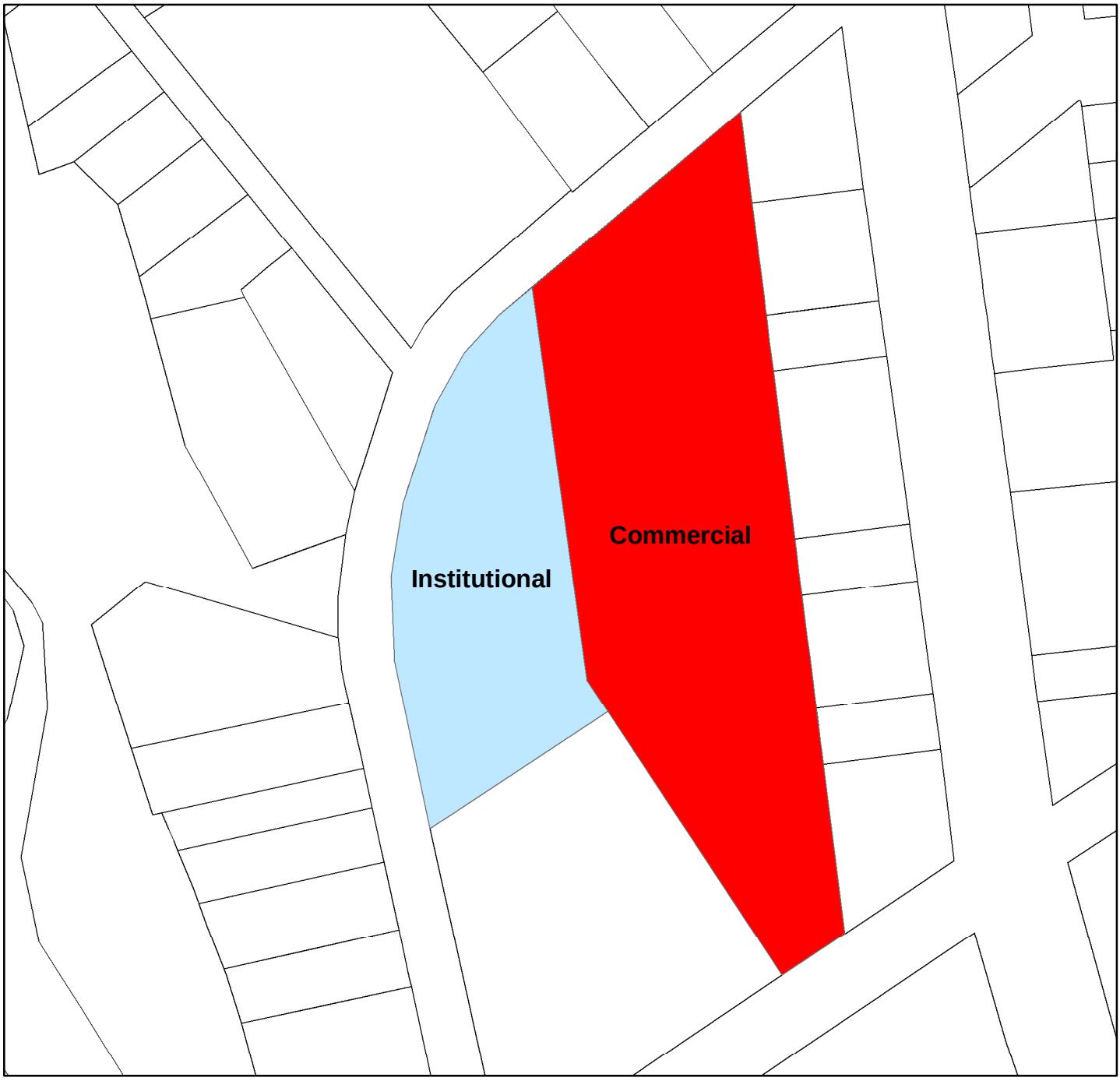
Sincerely,

Ann Marie Townshend, AICP
Director of Planning and Inspections

cc: Scott Koenig, Public Services Manager
Traci McDowell – City Clerk
City Solicitor
File

City of Dover

Department of Planning & Inspections



Lands of Playtex Manufacturing Inc.
Tax Parcels: ED-05-068.18-01-24.00-000
Site Area: 5.7861 Ac
Owner: Playtex Manufacturing Inc.
Proposed Zoning: C-4 and IO
Date: 9-22-06

Legend

Dover Parcels

Land Use Designation

- Commercial
- Institutional

0 95 190 380 Feet

FINAL READING

AN ORDINANCE AMENDING THE CITY OF DOVER COMPREHENSIVE PLAN UPDATE, 2003, AS AMENDED IN MAY 2005, BY AMENDING LAND DEVELOPMENT MAP 11-1 BY CHANGING THE LAND USE TYPE TO COMMERCIAL ON A 3.9243 $^{+/-}$ ACRE PORTION OF A 5.7861 $^{+/-}$ ACRE PARCEL LOCATED AT KINGS HIGHWAY WEST OF ROUTE 13.

WHEREAS, the City of Dover has adopted a Comprehensive Plan laying out land use policies within the City of Dover; and

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use of property described below from Institutional to Commercial.

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

1. That from and after the passage and approval of this ordinance the Land Development Plan Map of the City of Dover has been amended by changing the land development plan designation from Institutional to Commercial on a 3.9243 $^{+/-}$ acre portion of 5.7861 $^{+/-}$ acre parcel located at Kings Highway west of Route 13, owned by Playtex Manufacturing, Inc.

ADOPTED: *

S:\ClerksOffice\Ordinances\2006\DRAFT Ordinances\Comp Plan Amend - Kings Highway-FINALRDG - Revised - b.wpd

PETITION TO AMEND COMPREHENSIVE PLAN AND ZONING DISTRICT
Before the Dover City Council
September 25, 2006

Applicants/Owners:	Dover International Speedway, Inc. PO Box 843 Dover, DE 19903
Location:	East of U.S. Route 13, west of Delaware Route 1, adjacent to Dover International Speedway
Property Addresses:	Old Leipsic Road and Plaza Drive Dover, DE 19901
Tax Parcel ID #:	ED-05-058.17-01-01.01.000, ED-05-058.17-01-04.00-000, ED-05-058.17-01-01.00-000, ED-05-058.17-01-07.00-000, ED-05-058.17-01-08.00-000, ED-05-058.17-01-09.00-000, ED-05-058.17-01-10.00-000, ED-05-058.17-01-11.00-000, ED-05-058.17-01-11.00-000, ED-05-058.17-01-13.00-000, ED-05-058.17-01-14.00-000, ED-05-058.17-01-15.00-000, ED-05-058.17-01-16.00-000, ED-05-058.17-01-17.00-000, ED-05-058.17-01-17.01-000, ED-05-058.17-01-18.00-000, ED-05-058.17-01-19.00-000, ED-05-058.17-01-19.01-000, ED-05-068.05-01-02.00-000, LC-05-058.17-01-06.00-000, ED-05-058.17-01-05.00-000, ED-05-058.17-01-11.00-000, and LC-05-058.17-01-07.00-000
Size:	22.0713 ± acres
Present Use:	Vacant (scattered, unoccupied structures on portions of property)
Proposed Use:	Race Day Improvements
Comprehensive Plan Designation:	Low Density Residential
Proposed Comprehensive Plan Designation:	Commercial
Present Zoning:	R-10 and R-20 (One-Family Residence Zones)
Proposed Zoning:	RC (Recreational and Commercial Zone)
File Number:	Z-06-07

During its August 21, 2006 meeting, the City of Dover Planning Commission recommended for approval the comprehensive plan amendment and rezoning application of Dover International Speedway Inc., File Z-06-07.

This is an application to amend the Land Development Plan map of the Comprehensive Plan and the zoning of the subject parcels. The amendment is being requested by Dover International Speedway, Inc. The subject parcels are currently zoned R-10 and R-20 (One-Family Residence Zone). The subject parcels are depicted on the Land Development Plan map as Low Density Residential. The applicant is requesting RC (Recreational and Commercial Zone) zoning, with the intent to incorporate the parcels into the Race Day operations.

The requested plan amendment would change the land use category from Low Density Residential to Commercial.

Existing Property
The subject parcels are currently vacant. Some of the parcels have unoccupied structures on them.

Surrounding Land Uses:
The subject parcels are bounded Delaware Route 1, Leipsic Road and Dover International Speedway, Inc. The adjacent property owned by Dover International Speedway, Inc. is zoned RC (Recreational and Commercial). Across Leipsic Road are additional parcels owned by Dover International Speedway, Inc., that are zoned C-PO (Commercial/Professional Office Zone).

Comprehensive Plan:
In the *2003 Comprehensive Plan Update*, the Land Development Plan recommends that this property be used for Low Density Residential uses. The applicant is requesting a change in the Comprehensive Plan to allow for Commercial uses.

Request for RC (Recreational and Commercial Zoning)
The types of permitted uses in the RC (Recreational and Commercial Zone) are outlined in Article 3 §18.

> Section 18. Recreational and commercial zone (RC).
> 18.1 *Uses permitted.* No building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used, in whole or in part, for any purpose except the following:
>
> 18.11 Public and private parks and playgrounds.
> 18.12 Athletic fields.
> 18.13 Baseball, football or boxing stadiums and arenas.
> 18.14 Public and private swimming pools and clubs.
> 18.15 Miniature golf courses and pitch and putt golf courses.
> 18.16 Golf or baseball driving ranges.
> 18.17 Golf courses and country clubs.
> 18.18 Commercial and recreational establishments, including dancehalls, skating rinks, bowling alleys and other similar indoor recreational uses, but excluding penny arcades and shooting galleries.

18.19 Circuses, carnivals and fairs, provided that no part of the activity area of such use shall be within 500 feet of a residential zone.
18.110 [18.20] Hotels, motels and restaurants.
18.111 [18.21] In addition, the following may be permitted as conditional uses under article 10, section 1 of this ordinance:

(a) Outdoor and drive-in theaters, provided that adequate screening is installed to shield all adjacent properties and public streets and alleys from the glare of lights from the parking areas.
(b) Auto, horse and motorcycle racetracks.
(c) Airports and facilities incident to aviation.
(d) Livery stables and riding academies, provided that the corrals shall be at least 200 feet from any dwelling, school, church, eating place and intermittent or running, natural or artificial watercourses.

Recommendation of the Planning Staff:

The rezoning requested requires a change in the Land Development Plan map of the *2003 Comprehensive Plan Update*. This entails changing the land use category classification from Low Density Residential to Commercial.

The subject parcels are largely surrounded by commercial uses, and more specifically, by Dover International Speedway, Inc. operations. From a long-term planning perspective, it makes sense to clean up the zoning in this area and bring it in line with the balance of the Dover International Speedway, Inc. land in this area. Making the proposed change would allow for Dover International Speedway, Inc. to plan for the long-term and integrate these parcels into its Race Day operations.

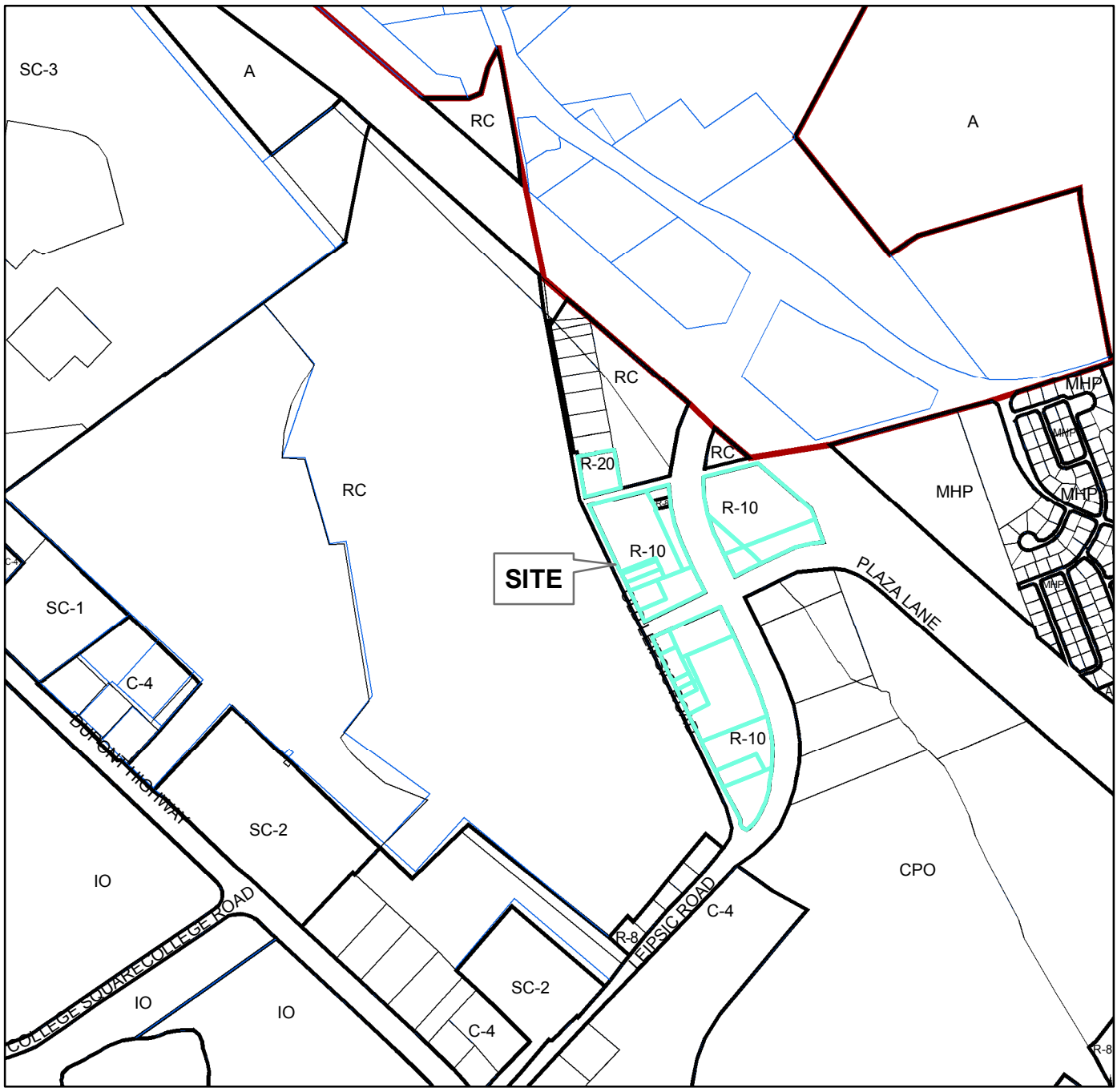
Staff supports the request for a Comprehensive Plan amendment (from Low Density Residential to Commercial). Additionally, staff supports the request for RC (Recreational and Commercial Zone) zoning in this location. Staff recommends that the Planning Commission forward a recommendation to City Council to approve the request for the Comprehensive Plan amendment and to approve the rezoning of the property to RC (Recreational and Commercial Zone).

The staff recommendation was made prior to hearing the comments of surrounding landowners and residents. A public hearing was held on August 21, 2006, and the Planning Commission recommended approval of the Comprehensive Plan amendment and rezoning.

City of Dover

Department of Planning & Inspections

Application No.: Z-06-07



Plan Title: Lands of Dover International Speedway Inc.
Plan Type: Comprehensive Plan Amendment and Rezoning
Site Area: 22.0713 AC
Owner: Dover International Speedway Inc.
Comprehensive Plan Designation: Low Density Residential
Proposed Comprehensive Plan Designation: Commercial
Current Zoning: R-10, R-8 and R-20
Proposed Zoning: RC
Date: 8-7-06

Legend

- Dover Parcels
- Zoning
- Dover Boundary
- County Parcels

0 250 500 1,000 Feet

FINAL READING

AN ORDINANCE AMENDING THE CITY OF DOVER COMPREHENSIVE PLAN UPDATE, 2003, AS AMENDED IN MAY 2005, BY AMENDING LAND DEVELOPMENT MAP 11-1 BY CHANGING THE LAND USE TYPE TO COMMERCIAL ON 23 PARCELS, TOTALING 22.0713 ACRES, LOCATED AT OLD LEIPSIC ROAD AND PLAZA DRIVE.

WHEREAS, the City of Dover has adopted a Comprehensive Plan laying out land use policies within the City of Dover; and

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use of property described below from Residential Low Density to Commercial.

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

1. That from and after the passage and approval of this ordinance the Land Development Plan Map of the City of Dover have been amended by changing the land development plan designation from Residential Low Density to Commercial on 23 parcels, totaling 22.0713 acres, located at Old Leipsic Road and Plaza Drive, owned by Dover International Speedway, Inc.

ADOPTED: *

S:\ClerksOffice\Ordinances\2006\DRAFT Ordinances\Cmp Plan Amend - Old Leipsic Rd - Final Reading.wpd

PETITION TO AMEND COMPREHENSIVE PLAN
Before the Dover City Council
September 25, 2006

Type:	Text Amendment to Comprehensive Plan, Chapter 8 Transportation
Subject:	Corridor Capacity Preservation
Applicants/Owners:	Amendment initiated by Planning Staff
File Number:	MI-06-12

During its August 21, 2006 meeting, the City of Dover Planning Commission recommended for approval the Comprehensive Plan amendment proposed by the City of Dover Planning Staff, File MI-06-12.

Currently, there are no east/west roads in Kent County that are subject to the Corridor Capacity Preservation Program. With the pace of development, it is important to plan ahead to protect the capacity of the highway system. On September 29, 2005, the City of Dover's Mayor Stephen R. Speed sent a letter to Ralph Reeb of Delaware Department of Transportation (DelDOT) requesting that several east/west roads be studied for inclusion in the Corridor Capacity Preservation Program.

It is important for the current and future residents of Dover, that an east/west road be identified and included in the Corridor Capacity Preservation Program. Within the City of Dover, and extending into Kent County, these roads would include Route 8 and Hazletteville Road.

If approved, language will be inserted into Chapter 8: Transportation Plan of the *2003 Comprehensive Plan Update* as amended May 2005, on page 110 under Recommendation 5: Planning Studies.

Recommendation of the Planning Staff:
This amendment is initiated by staff, and staff recommends that the Planning Commission recommend approval to City Council.

The staff recommendation was made prior to hearing the comments of surrounding landowners and residents. A public hearing was held on August 21, 2006, and the Planning Commission recommended approval of the Comprehensive Plan amendment.

FINAL READING

AN ORDINANCE AMENDING THE CITY OF DOVER COMPREHENSIVE PLAN UPDATE, 2003, AS AMENDED IN MAY 2005, BY INSERTING RECOMMENDATION 11: DETERMINE THE FEASIBILITY OF INCLUDING AN EAST/WEST ROUTE IN THE CORRIDOR CAPACITY PRESERVATION PROGRAM THE FOLLOWING TEXT TO CHAPTER 8, PAGE 111:

Recommendation 11: Determine the Feasibility of Including an East/West Route in the Corridor Capacity Preservation Program

Currently, there are no east/west roads in Kent County that are subject to the Corridor Capacity Preservation Program. With the pace of development, it is important to plan ahead to protect the capacity of the highway system. On September 29, 2005, City of Dover Mayor Stephen R. Speed sent a letter to Ralph Reeb of DelDOT requesting that several east/west roads be studied for inclusion in the Corridor Capacity Preservation Program.

It is important for the current and future residents of Dover, that an east/west road be identified and included in the Corridor Capacity Preservation Program. Within the City of Dover, and extending into Kent County, these roads would include Route 8 and Hazletteville Road.

ADOPTED: *

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PETITION TO AMEND COMPREHENSIVE PLAN
Before the Dover City Council
September 25, 2006

Applicants/Owners:	Amendment initiated by Planning Staff
Location:	Multiple properties located South of Lincoln Street, North of North Street, East of Cherry Street
Present Comprehensive Plan Designation:	Medium Density Residential
Proposed Comprehensive Plan Designation:	Mixed Use
File Number:	MI-06-11

During its August 21, 2006 meeting, the City of Dover Planning Commission recommended for approval the Comprehensive Plan amendment proposed by the City of Dover Planning Staff, File MI-06-11.

This amendment is being initiated by Staff to facilitate implementation of the West Side Redevelopment Strategic Plan. Currently, several parcels in the Clarence Street area are shown as the land use category of Residential Medium Density on the Land Development Plan map, while the Strategic Development Plan for Dover's West Side shows a mix of uses. Part of the plan, which is currently under study, includes extending Clarence Street north from its current terminus. Under this plan amendment, it is anticipated that the area east of the future alignment of Clarence Street would allow for mixed uses, while the west side of Clarence Street would remain residential.

The requested plan amendment would change the land use category from Medium Density Residential to Mixed Use.

Existing Property
The subject parcels are a mix of vacant lots and residential uses. Of the parcels in the Comprehensive Plan Amendment, all are zoned RG-1 (General Residence Zone), except for one which is zoned IO (Institutional and Office Zone).

Surrounding Land Uses:
Most of the surrounding area is zoned RG-1 (General Residence Zone). There are two lots on Cherry Street zoned RG-3 (Group Housing Zone). Lands to the east of the subject parcels are zoned C-3 (Service Commercial Zone) and IO (Institutional and Office Zone).

Comprehensive Plan:
In the *2003 Comprehensive Plan Update*, the Land Development Plan recommends Medium Density Residential uses for this area. However, the *Strategic Development Plan for the West Side* shows this as more of a Mixed Use area. The proposed Comprehensive Plan amendment would make the plans consistent.

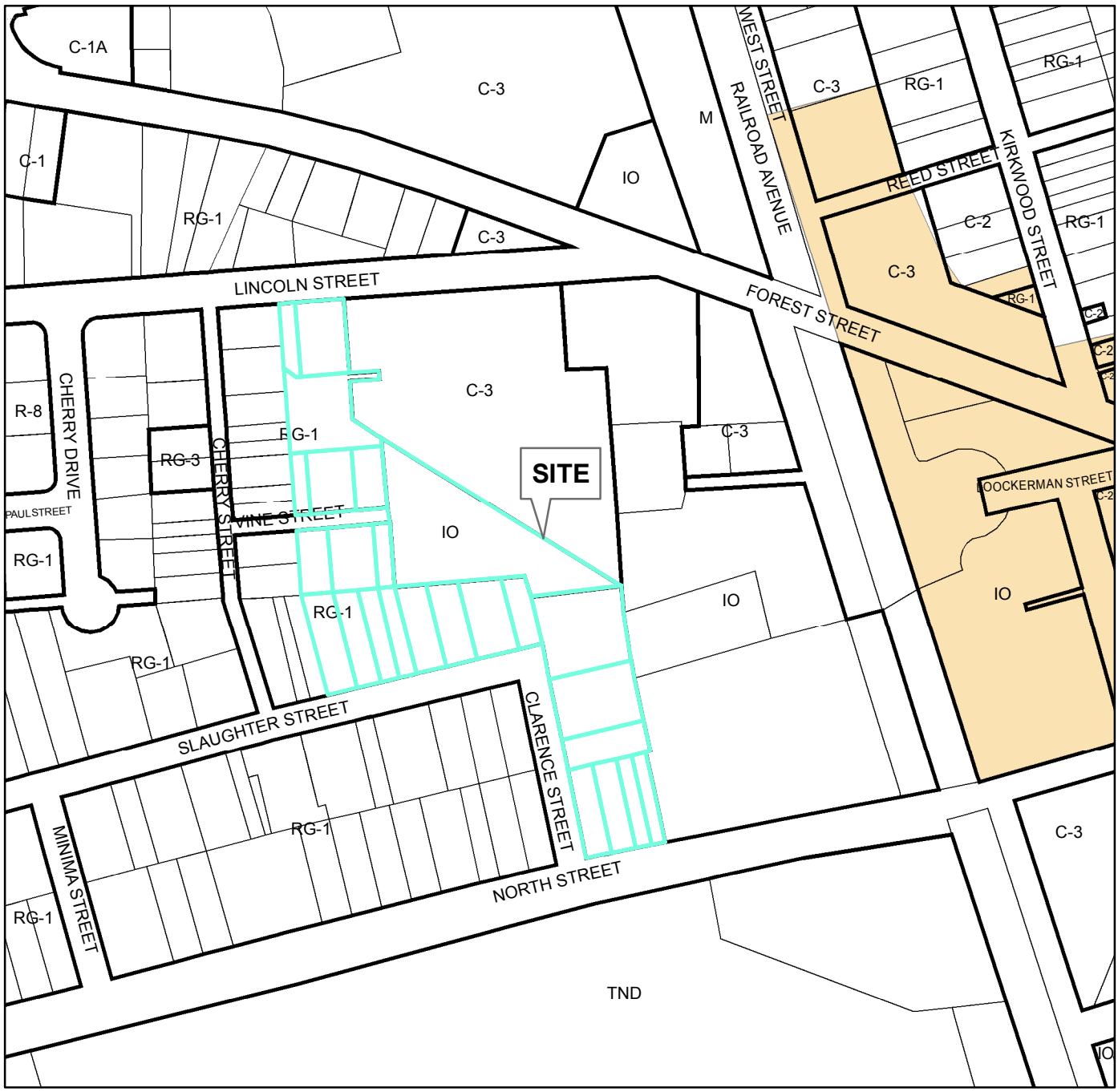
Recommendation of the Planning Staff:
This amendment is initiated by staff, and staff recommends that the Planning Commission recommend approval to City Council.

The staff recommendation was made prior to hearing the comments of surrounding landowners and residents. A public hearing was held on August 21, 2006, and the Planning Commission recommended approval of the Comprehensive Plan amendment.

City of Dover

Department of Planning & Inspections

Application No.: MI-06-11



Plan Title: Westside Redevelopment Area east of Clarence Street
Plan Type: Comprehensive Plan Amendment
Comprehensive Plan Designation: Residential Medium Density
Proposed Comprehensive Plan Designation: Mixed Use
Date: 8-7-06

Legend

- Dover Parcels
- Zoning
- Historic District

0 125 250 500 Feet

FINAL READING

AN ORDINANCE AMENDING THE CITY OF DOVER COMPREHENSIVE PLAN UPDATE, 2003, AS AMENDED IN MAY 2005, BY AMENDING THE LAND DEVELOPMENT MAP 11-1 BY CHANGING THE LAND USE TYPE TO MIXED USE ON PROPERTIES LOCATED NORTH OF NORTH STREET, SOUTH OF LINCOLN STREET, EAST OF CLARENCE STREET, AND EAST OF CHERRY STREET

WHEREAS, the City of Dover has adopted a Comprehensive Plan laying out land use policies within the City of Dover; and

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use of property described below from Residential Medium Density to Mixed Use.

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

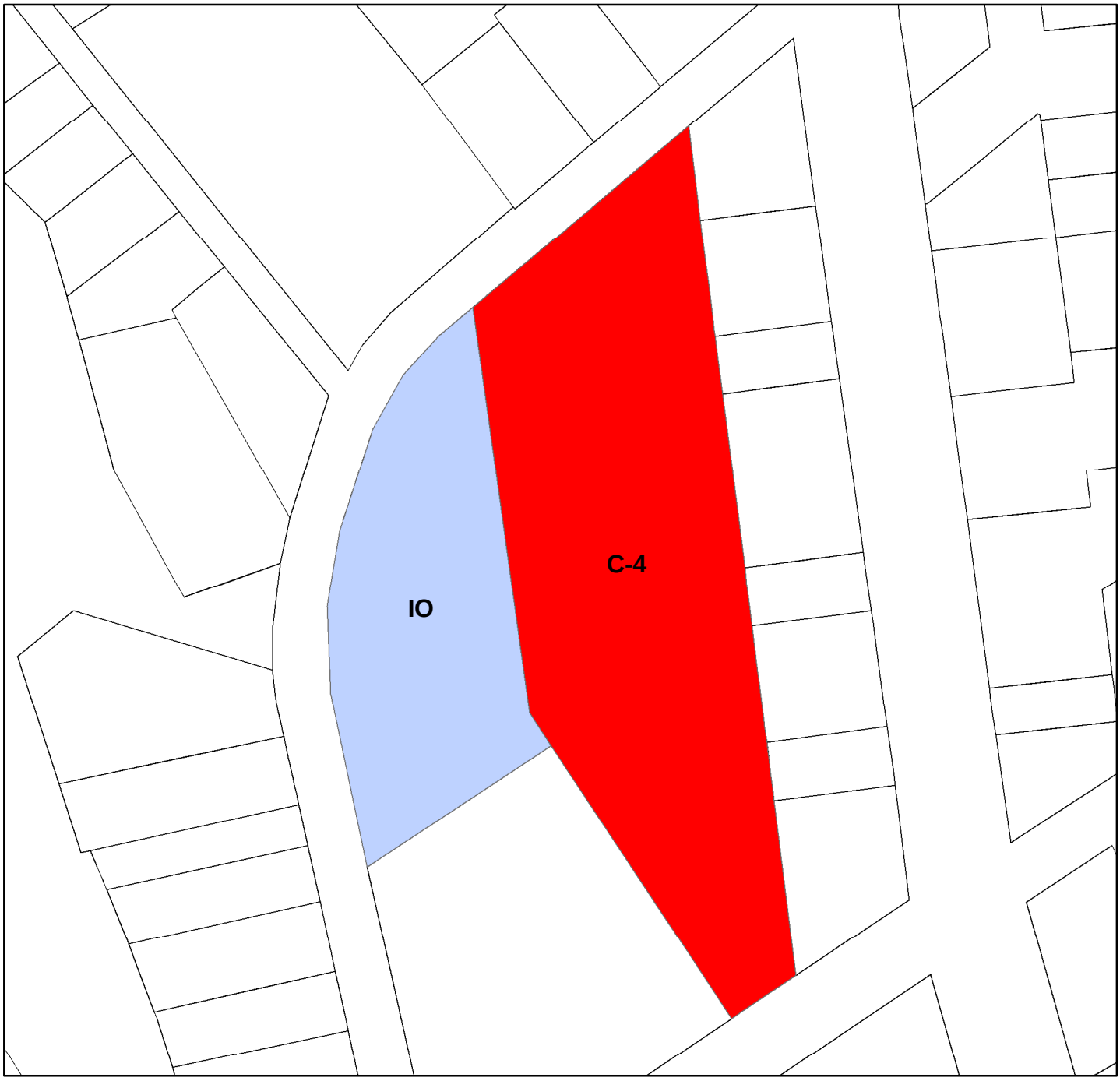
1. That from and after the passage and approval of this ordinance the Land Development Plan Map of the City of Dover have been amended by changing the land development plan designation from Residential Medium Density to Mixed Use on properties located North of North Street, South of Lincoln Street, East of Clarence Street, and East of Cherry Street

ADOPTED: *

S:\ClerksOffice\Ordinances\2006\DRAFT Ordinances\Comp Plan Amend - West Side of DoverFINALRDG.wpd

City of Dover

Department of Planning & Inspections



Lands of Playtex Manufacturing Inc.
Tax Parcels: ED-05-068.18-01-24.00-000
Site Area: 5.7861 Ac
Owner: Playtex Manufacturing Inc.
Proposed Zoning: C-4 and IO
Date: 9-22-06

Legend

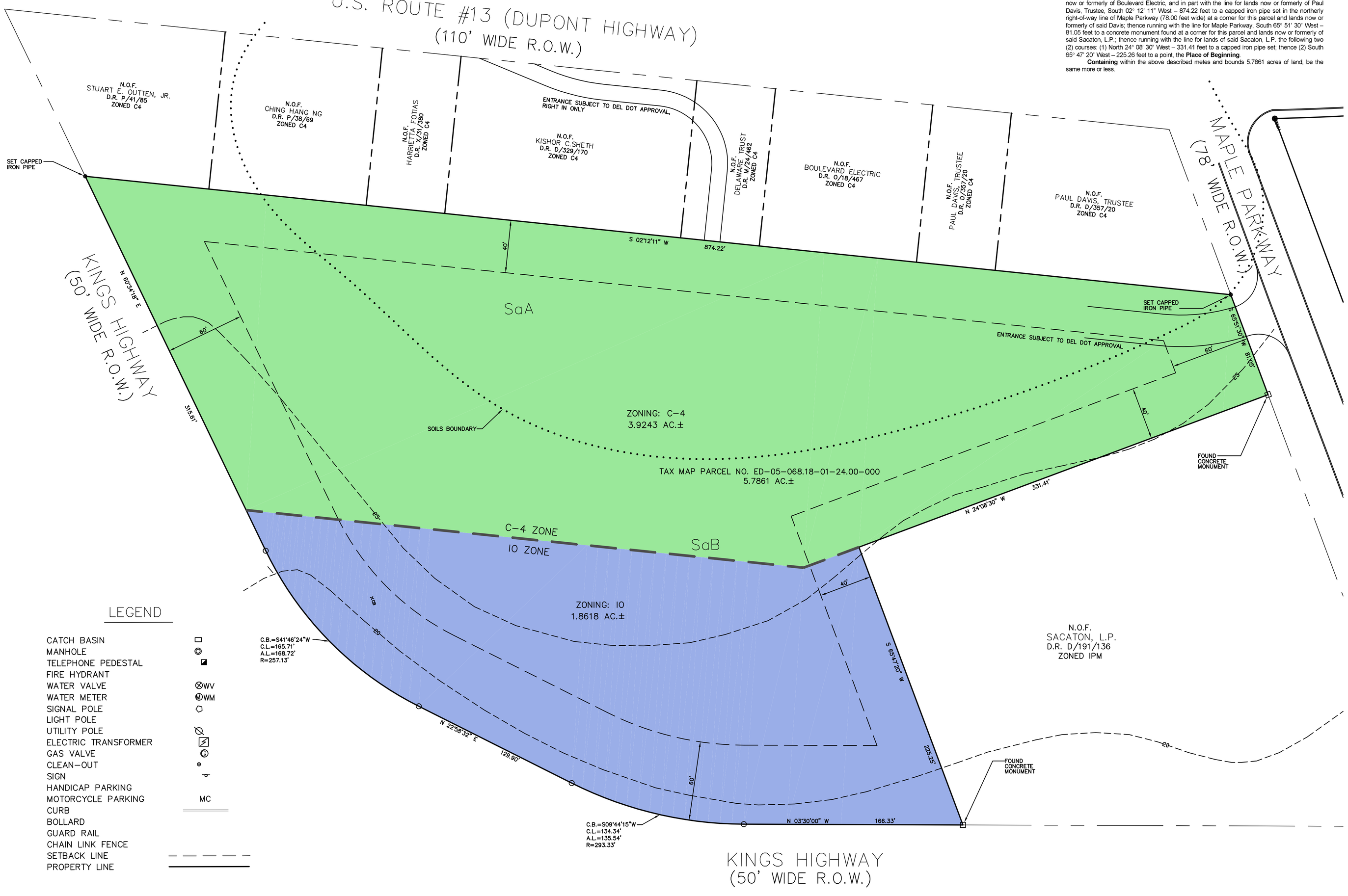
Dover Parcels

ZONING

C-4

IO

0 90 180 360 Feet



LEGEND

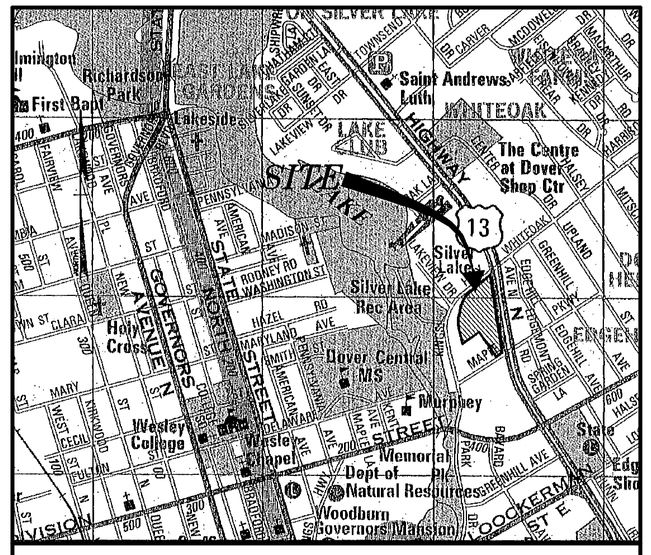
- CATCH BASIN
- MANHOLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE — WV
- WATER METER — WM
- SIGNAL POLE
- LIGHT POLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- GAS VALVE
- CLEAN-OUT
- SIGN
- HANDICAP PARKING
- MOTORCYCLE PARKING — MC
- CURB
- BOLLARD
- GUARD RAIL
- CHAIN LINK FENCE
- SETBACK LINE
- PROPERTY LINE

PROPERTY DESCRIPTION

ALL that certain tract, piece or parcel of land, with all improvements thereon erected, situated in the City of Dover, East Dover Hundred, Kent County, and State of Delaware, lying on the easterly side of Kings Highway, being bounded on the west in part by said Kings Highway, and in part by lands now or formerly of Sacaton, L.P., on the north by Kings Highway, on the east in part by lands now or formerly of Stuart E. Outten, Jr., in part by lands now or formerly of Ching Hang Ng, in part by lands now or formerly of Harrietta Fotias, in part by lands now or formerly of Kishor C. Sheth, in part by lands now or formerly of Delaware Trust, in part by lands now or formerly of Boulevard Electric, and in part by lands now or formerly of Paul Davis, Trustee, and on the south in part by Maple Parkway, and in part by lands now or formerly of Sacaton, L.P., and being more particularly bounded and described as follows, to-wit:

BEGINNING at a concrete monument found in the easterly right-of-way line of Kings Highway (50.00 feet wide), at a corner for this parcel and lands now or formerly of Sacaton, L.P., said point being located North 03° 30' 00" West – 353.86 feet from the point of commencement being the intersection of the easterly line of Kings Highway with the northerly line of Maple Parkway (78.00 feet wide); thence from said point of beginning running with the line for Kings Highway the following five (5) courses: (1) North 03° 30' 00" West – 166.33 feet to a point of curvature; thence (2) running in a northerly direction along a 293.33 feet radius curve to the right, said curve having a chord bearing of North 09° 44' 15" East and a chord length of 134.34 feet, an arc length of 135.54 feet to a point of tangency; thence (3) North 22° 58' 32" East – 129.90 feet to a point of curvature; thence (4) running in a northeasterly direction along a 257.13 feet radius curve to the right, said curve having a chord bearing of North 41° 46' 24" East and a chord length of 165.71 feet, an arc length of 168.72 feet to a point of tangency; thence (5) North 60° 34' 18" East – 315.61 feet to a capped iron pipe set at a corner for this parcel and lands now or formerly of Stuart E. Outten, Jr.; thence running in part with the line for lands now or formerly of said Outten, in part with the line for lands now or formerly of Ching Hang Ng, in part with the line for lands now or formerly of Harrietta Fotias, in part with the line for lands now or formerly of Kishor C. Sheth, in part with the line for lands now or formerly of Delaware Trust, in part with the line for lands now or formerly of Boulevard Electric, and in part with the line for lands now or formerly of Paul Davis, Trustee, South 02° 12' 11" West – 874.22 feet to a capped iron pipe set in the northerly right-of-way line of Maple Parkway (78.00 feet wide) at a corner for this parcel and lands now or formerly of said Davis; thence running with the line for Maple Parkway, South 65° 51' 30" West – 81.05 feet to a concrete monument found at a corner for this parcel and lands now or formerly of said Sacaton, L.P.; thence running with the line for lands of said Sacaton, L.P. the following two (2) courses: (1) North 24° 08' 30" West – 331.41 feet to a capped iron pipe set; thence (2) South 65° 47' 20" West – 225.26 feet to a point, the **Place of Beginning**.

Containing within the above described metes and bounds 5.7861 acres of land, be the same more or less.



LOCATION MAP SCALE 1"=1200'

LOCATION MAP SCALE 1"=400'

DATA COLUMN

1.	TAX MAP PARCEL NO.,	ED-05-068.18-01-24.00-000
2.	PARCEL AREA	252,042.5 SQ. FT., 5.7861 ACRES ±
3.	EXISTING ZONING	IPM
4.	PROPOSED ZONING	IO/C-4
5.	EXISTING USE	INDUSTRIAL PARK
6.	PROPOSED USE	RETAIL/RESTAURANT/BANK/MULTI-USE
7.	OWNER OF RECORD	PLAYTEX MANUFACTURING, INC. 50 NORTH DUPONT HIGHWAY DOVER, DE 19901
8.	EQUITABLE OWNER	JOHN G. KAYS 6 FREEDOM PLACE DOVER, DE 19904
9.	FLOOD	A PORTION OF THE SITE IS LOCATED WITHIN ZONE X, BASED ON F.E.M.A. PANEL 10001X0167H MAP REVISED: MAY 5, 2003. ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1 % ANNUAL CHANCE FLOOD.

SOILS TYPE

SaA: SASSAFRAS SANDY LOAM, 0 TO 2 PERCENT SLOPES

SaB: SASSAFRAS SANDY LOAM, 2 TO 5 PERCENT SLOPES

ALL BASE PLAN INFORMATION WAS EXTRACTED FROM A DRAWING AS PREPARED BY SCOTT ENGINEERING INC.

Revision	Date

Seal:

Drawn By: DMC | Checked By: | Scale: 1"=40' | Graphic Scale: 0 20 40 80 120

Project Manager: Julie E. Kirkpatrick, RLA

Project Surveyor:

Project Engineer: Wynfred C. Sibley, Jr. PE

PLANT #1 SITE

PLAYTEX MANUFACTURING, INC.

CITY OF DOVER, EAST DOVER HUNDRED, KENT COUNTY, DE

REZONING PLAN

Office Locations:
Lancaster
Oxford
Thorndale
Campbelltown
New Holland
Coatesville

Lake Roeder Hillard & Associates
209 Limestone Road, P.O. Box 130
Oxford, PA 19363-0130
Tel (610) 932-3220
Fax (610) 932-4893
www.LRHA.com

Civil and Site Engineering • Land Surveying • Landscape Architecture

LRHA

Date: SEPTEMBER 22, 2006

Project No.: 06D001A

Sheet No.: 1 Section:

Plotted on 09-25-2006 at 10:37:14
Drawing Name: E:\06Dxx\06D001A\06D001A-Rezoning Plan-Rendering.dwg

FINAL READING

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER BY CHANGING THE ZONING DESIGNATION OF PROPERTY LOCATED AT KINGS HIGHWAY WEST OF ROUTE 13.

WHEREAS, the City of Dover has enacted a zoning ordinance regulating the use of property within the limits of the City of Dover; and

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use of property described below from IPM (Industrial Park Manufacturing) to I/O (Institutional and Office) and C-4 (Highway Commercial).

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

1. That from and after the passage and approval of this ordinance the Zoning Map and Zoning Ordinance of the City of Dover have been amended by changing the zoning designation of 3.9243 $^{+/-}$ acres from IPM (Industrial Park Manufacturing) to C-4 (Highway Commercial) and 1.8618 $^{+/-}$ acres from IPM (Industrial Park Manufacturing) to I/O (Institutional and Office) on that property located at Kings Highway west of Route 13, owned by Playtex Manufacturing, Inc.

ADOPTED: *

S:\ClerksOffice\Rezonings\2006\Kings Hwy west of Rt 13\ORDINANCE.FinalRdg-KingsHwy - Revised - b.wpd

FINAL READING

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER BY CHANGING THE ZONING DESIGNATION OF 23 PARCELS, TOTALING 22.0713 ACRES, LOCATED AT OLD LEIPSIC ROAD AND PLAZA DRIVE.

WHEREAS, the City of Dover has enacted a zoning ordinance regulating the use of property within the limits of the City of Dover; and

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use of property described below from R-10 and R-20 (One Family Residence) to R-C (Recreational and Commercial).

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

1. That from and after the passage and approval of this ordinance the Zoning Map and Zoning Ordinance of the City of Dover have been amended by changing the zoning designation from R-10 and R-20 (One Family Residence) to R-C (Recreational and Commercial) on 23 parcels, totaling 22.0713 acres, located at Old Leipsic Road and Plaza Drive, owned by Dover International Speedway, Inc.

ADOPTED: *

S:\ClerksOffice\Rezonings\2006\Old Leipsic Road and Plaza Drive\ORDINANCE.FinalRdg-OldLeipsicRd.wpd

SPECIAL CONSOLIDATED PLAN ADVISORY GROUP

The Special Consolidated Plan Advisory Group meeting was held on August 15, 2006 at 6:00 p.m. with Chairman Ruane presiding. Members present were Mrs. Russell, Mr. McGlumphy, Mr. Lewis, and Mrs. Horsey. Councilman Carey and Mayor Speed were also present.

AGENDA ADDITIONS/DELETIONS

Mr. McGlumphy moved for approval of the agenda, seconded by Mr. Lewis and unanimously carried.

Recommendations for Reallocation of CDBG Funds for 2006 Projects

During their Annual Meeting of May 8, 2006, Council approved the 2006 CDBG 5-year Consolidated Plan. Mrs. Townshend, Planning Director, advised members that unanticipated program income was available for reallocation to current CDBG projects. The income, in the amount of $76,283.17, is from the following sources: Economic Development Loan Payoffs - $22,321.26; Lease Payments (41 S. New Street) - $14,904.84; and Loan Repayments (Rehabs/ Settlement Assistance) - $39,057.07.

Staff recommended the following reallocation:

• 2006/07 Streets Project - Additional funding is needed to complete the streets project for South Kirkwood as part of the revitalization efforts to enhance the downtown area.	$50,000.00
• Down Payment Settlement Assistance Program - Funds for this program have been depleted. Six (6) first-time homebuyers will purchase homes with settlement assistance. Funding is being requested for an additional 2 to 3 families to purchase homes.	$26,283.17
Reallocation Total	$76,283.17

Mrs. Townshend advised members that, upon approval by the committee, the proposed recommendations would be advertised in the newspaper and citizens would be provided a 30 day comment period. She noted that final action by Council would take place on September 25, 2006.

Mr. McGlumphy moved to recommend approval of staff's recommendations, seconded by Mrs. Horsey and carried unanimously.

Mr. Ruane requested staff to determine what action, if any, is necessary to assign the Consolidated Plan Advisory Group functions to the Parks, Recreation, and Community Enhancement Committee. He noted that the membership is the same on both committees and City Council has assigned responsibility for the Community Development Block Grant program to the Parks, Recreation, and Community Enhancement Committee.

Mr. Ruane moved to recommend that staff be directed to amend the Consolidated Plan, if necessary, to permit the Parks, Recreation, and Community Enhancement Committee to serve as the CDBG advisory committee, seconded by Mr. McGlumphy and unanimously carried.

Mr. Ruane requested staff to provide monthly updates on the status of CDBG programs during the Parks, Recreation, and Community Enhancement Committee meetings.

Mrs. Townshend advised members that a tour of sites that have requested funds is in the planning stages.

Mr. McGlumphy moved for adjournment, seconded by Mrs. Russell and unanimously carried.

Meeting Adjourned at 6:54 P.M.

Respectfully submitted,

Eugene B. Ruane
Chairman

EBR/hmf
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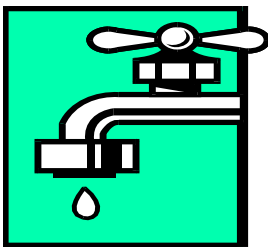
CITY OF DOVER

FINANCE DEPARTMENT

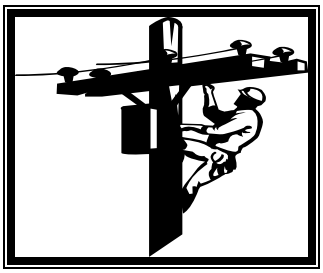
MONTHLY BUDGET REPORT

JUNE 2006









PREPARED BY: FINANCE DEPARTMENT

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

City of Dover
Finance Department
Monthly Budget Report
June 2006

Strategic Objectives for Fiscal Year 2005 – 2006

1. **Hire an Actuary to calculate and report the City's post-retirement benefits liability for inclusion in the 2007 Budget and Comprehensive Annual Financial Report.** Palmer and Cay, a national actuarial firm, was selected in August. Their report was submitted to Council in January 2006.

2. **Develop and implement an employee benefits statement to be distributed by the payroll office each month.** This objective is awaiting the Naviline implementation for completion.

3. **Perform a comprehensive review of our cash management procedures and bank service agreements to take advantage of opportunities to reduce cost and improve technology. Follow up with a request for proposal for banking services.** Completed RFP process and awarded bank services to Citizens Bank. Currently working with Information Technology Department on e-government payment process.

Note

Beginning in April 2006, this report includes Fund Summaries for the Water/Wastewater Improvement & Extension Fund and the Electric Improvement & Extension Fund. Capital Improvement Project (CIP) detail now appears immediately after the appropriate fund summary. These changes are in response to many recent questions and discussions regarding the city's projects and activity in these funds.

ACTIVITY LEVELS

	FY05 – YTD	FY06 – YTD
Bank Trends		
Number of Deposits Made	1,486	1,414
Total Amount of All Deposits	$ 86,425,990	$ 92,389,640
Number of Bank Accounts	28	28
Payroll:		
Number of Pay Periods	26	26
Number of Payroll Checks	10,195	10,288
Number of Pension Checks	2,549	2,601
Total Gross Payroll	$ -	$ 16,981,227
Total Pension Payments	$ 3,674,570	$ 3,884,986
Total Overtime	$ 585,572	$ 645,163
Accounts Payable:		
Number of Vouchers	9,085	8,889
Dollar Amount Disbursed	$ 22,544,873	$ 23,701,082
Wire Transfers	$ -	$ 61,572,849

City of Dover
Finance Department
Monthly Report – June, 2006

General Fund Summary

	Original Budget	Revised Budget	Un-audited YTD	Balance	100% of Budget
Receipts					
Beginning Balance	$ 2,594,353	$ 3,223,548	$ 3,223,548	$ -	100.0%
Property Taxes	8,161,808	8,806,471	8,792,652	13,819	99.8%
Transfer Taxes	2,400,000	2,900,000	3,048,064	(148,064)	105.1%
Licenses & Permits	2,146,400	2,436,500	2,465,845	(29,345)	101.2%
Fines & Police Revenues	1,169,740	1,080,520	1,074,424	6,096	99.4%
Sanitation Revenues	1,250,560	1,252,036	1,253,313	(1,277)	100.1%
Library & Recreation Revenues	516,950	488,500	549,959	(61,459)	112.6%
Franchise Fees	360,000	409,748	416,595	(6,847)	101.7%
Court of Chancery Fees	540,000	710,000	792,280	(82,280)	111.6%
Intrafund Services	5,099,571	4,931,860	4,686,395	245,465	95.0%
Grants	260,000	920,363	782,458	137,905	85.0%
Transfers-In from Grants & Utilities					
Electric Fund	5,716,956	5,716,956	5,716,956	-	100.0%
Water/Wastewater Fund	535,785	535,785	535,785	-	100.0%
Civil Traffic Penalties Fund	500,000	902,000	936,540	(34,540)	103.8%
Municipal Street Aid Fund	792,000	659,704	659,910	(206)	100.0%
Del Prevention Network	-	-	9,000	(9,000)	
Parkland Reserve	-	125,000	124,504	496	99.6%
Other Miscellaneous Revenues	242,863	391,044	416,444	(25,400)	106.5%
Total	$ 32,286,986	$ 35,490,035	$ 35,484,672	$ 5,363	100.0%
Expenditures					
City Clerk & Council	$ 489,511	$ 489,511	$ 445,315	$ 44,196	91.0%
Mayor, City Manager & Human Resources	896,558	1,051,933	980,652	71,281	93.2%
Police & Police Extra Duty	11,210,074	11,071,416	10,959,681	111,735	99.0%
Public Works	5,302,014	5,357,059	5,216,150	140,909	97.4%
Central Services	2,478,052	2,243,325	2,169,231	74,094	96.7%
Planning & Inspections	1,279,287	1,179,843	1,155,037	24,806	97.9%
Finance, I/T & Administrative Services	2,760,116	2,607,879	2,454,528	153,351	94.1%
Library & Recreation	1,656,257	1,789,007	1,654,624	134,383	92.5%
Fire	969,254	964,479	947,605	16,874	98.3%
Assessor	168,400	181,766	194,711	(12,945)	107.1%
Debt Service	435,247	435,247	438,719	(3,472)	100.8%
Insurance	465,980	465,980	429,139	36,841	92.1%
Retirees' Health Care	732,555	644,624	645,457	(833)	100.1%
Street Lights	533,000	533,000	544,667	(11,667)	102.2%
DSWA Recycling Program	-	10,000	9,894	106	0.0%
Homeland Security Grant	-	213,581	212,872	709	99.7%
Appropriation to Post-Retirement Benefits Fund	150,000	250,000	250,000	-	100.0%
Transfers Out - Contingency Reserve	34,000	-	-	-	0.0%
Transfers Out - Capital Asset Reserve	150,000	150,000	150,000	-	100.0%
Transfer to Parkland Reserve	-	1,508,593	1,193,323	315,270	79.1%
Provision for Uncollectibles	10,000	10,000	10,000	-	100.0%
I/T Emergency Preparedness Plan	100,000	100,000	-	100,000	0.0%
Inventory Write-offs			11,280	(11,280)	
Budget Bal-Working Capital - Unaudited	2,466,681	4,232,792	5,411,787	(1,178,995)	127.9%
Total	$ 32,286,986	$ 35,490,035	$ 35,484,672	$ 5,363	100.0%
Reserve Balances-Unaudited					
Contingency	$ 605,795	$ 820,209	$ 816,680		
Capital Asset Replacement	$ 319,918	$ 326,228	$ 324,824		
Parkland/Recreation	$ -	$ 2,525,110	$ 2,081,825		

City of Dover
Finance Department
Monthly Report – June, 2006

Water/Wastewater Fund Summary

	Original Budget	Revised Budget	Un-audited YTD	Balance	100% of Budget
Revenue					
Beginning Bal-Water	$ 2,107,546	$ 1,935,331	$ 1,935,331	$ -	100.0%
Beginning Bal-Wastewater	1,006,363	786,706	786,706	-	100.0%
Beginning Bal-Kent Co Sewer Adj.	(1,411,416)	(1,587,113)	(1,587,113)	-	100.0%
Water Fees	4,120,930	4,316,000	4,289,413	26,587	99.4%
Water Tank Leases	303,000	327,094	304,799	22,295	93.2%
Wastewater Fees	3,191,760	2,745,000	2,605,428	139,572	94.9%
Impact Fees	665,000	950,000	851,467	98,533	89.6%
Kent County Treatment Fees	3,690,948	3,760,000	3,865,683	(105,683)	102.8%
Miscellaneous	81,950	162,999	186,091	(23,092)	114.2%
Total	$ 13,756,081	$ 13,396,017	$ 13,237,805	$ 158,212	98.8%
Expenses					
Water	$ 927,211	$ 755,361	$ 771,452	$ (16,091)	102.1%
Water Treatment Plant	649,662	711,415	699,561	11,854	98.3%
Wastewater	797,329	753,782	758,022	(4,240)	100.6%
Water Meter Reading	56,816	61,416	58,557	2,859	95.3%
Construction & Inspection	538,366	540,669	539,480	1,189	99.8%
Kent County Treatment Fees	4,477,770	3,815,000	3,628,056	186,944	95.1%
Retiree's Health Care	142,983	117,511	117,872	(361)	100.3%
Debt Service	1,604,166	1,604,166	1,603,819	347	100.0%
Intrafund Services	1,101,076	1,097,747	1,043,007	54,740	95.0%
Transfers Out					
General Fund	535,785	535,785	535,785	-	100.0%
Capital Asset Reserve	600,000	600,000	600,000	-	100.0%
Water/Wastewater I & E Fund	1,083,167	1,083,167	1,083,167	-	100.0%
Impact Fee Reserve	-	278,588	235,785	42,803	84.6%
Post-Retirement Benefit Fund	50,000	50,000	50,000	-	100.0%
Working Capital - Ending Budget Balance - Water	1,853,993	2,065,305	2,050,322	14,983	99.3%
Working Capital - Ending Budget Balance - WW	892,225	968,218	812,406	155,812	83.9%
Working Capital - Ending Budget Balance - KSA	(1,554,468)	(1,642,113)	(1,349,486)	(292,627)	82.2%
Total	$ 13,756,081	$ 13,396,017	$ 13,237,805	$ 158,212	98.8%
Reserve Balances - Unaudited					
Contingency-Water	$ 214,910	$ 300,640	$ 300,704		
Contingency-Wastewater	$ 223,682	$ 312,855	$ 313,183		
Capital Asset Replacement (now in I & E Fund)	$ 602,440	$ 293,564	$ 292,784		
Impact Fee Reserve	$ -	$ -	$ 2,398,067		
Bond Coverage Ratio (Covenant 1.20)	1.73	2.21	2.30		

City of Dover
Finance Department
Monthly Report – June, 2006

Electric Revenue Fund Summary

	Original Budget	Revised Budget	Un-audited YTD	Balance	100% of Budget
Revenue					
Beginning Balance	$ 3,477,669	$ 4,066,090	$ 4,066,090	$ -	100.0%
Sales to Customers	57,157,712	57,157,712	56,137,985	1,019,727	98.2%
Purchase Power Adjustment	6,561,106	6,561,106	6,613,657	(52,551)	100.8%
Utility Tax	1,245,946	1,245,946	1,092,711	153,235	87.7%
Weyandt Hall Rents	170,885	170,885	223,539	(52,654)	130.8%
Miscellaneous Revenues	601,000	955,908	1,140,883	(184,975)	119.4%
Duke Contract Revenue	-	2,163,830	2,163,830	-	100.0%
Total	$ 69,214,318	$ 72,321,477	$ 71,438,695	$ 882,782	98.8%
Expenses					
Purchased Power	$ 42,636,070	$ 42,636,070	$ 41,871,486	$ 764,584	98.2%
Power Supplier Management Fee	-	-	411,936	(411,936)	0.0%
Electric Operating Divisions	6,026,808	5,860,815	5,908,331	(47,516)	100.8%
Utility Tax	1,245,946	1,245,946	1,092,711	153,235	87.7%
Interest on Deposits	25,000	25,000	32,496	(7,496)	130.0%
Retirees Health Care	527,487	458,583	462,655	(4,072)	100.9%
Accounts Receivable Write-Offs	125,000	125,000	125,000	-	100.0%
Green Energy Payment to DEMEC	-	-	10,473	(10,473)	0.0%
Debt Service & Arbitrage	2,640,257	2,200,257	2,200,220	37	100.0%
Intrafund Services	3,998,495	3,834,113	3,643,388	190,725	95.0%
Transfers Out					
Improvement & Extension	2,829,840	2,829,840	2,829,840	-	100.0%
General Fund	5,716,956	5,716,956	5,716,956	-	100.0%
Rate Stabilization Reserve	-	2,314,790	2,314,790	-	100.0%
Post-Retirement Benefit Fund	100,000	100,000	100,000	-	100.0%
Budget Bal. - Work. Capital - Unaudited	3,342,459	4,974,107	4,718,413	255,694	94.9%
Total	$ 69,214,318	$ 72,321,477	$ 71,438,695	$ 882,782	98.8%
Reserve Balances - Unaudited					
Contingency Reserve	$ 1,156,239	$ 1,155,094	$ 1,150,123		
Insurance Reserve	$ 242,508	$ 225,518	$ 224,140		
Rate Stabilization Reserve	$ 2,565,850	$ 5,025,136	$ 5,003,510		
Depreciation Reserve	$ 15,909,467	$ 15,720,450	$ 15,652,798		
Future Capacity Reserve	$ 8,680,019	$ 8,606,106	$ 8,569,070		
Bond Coverage Ratio (Covenant 1.25)	2.02	3.17	3.69		

City of Dover
Finance Department
Monthly Report June 2006
Major 110 Fund CIP Projects to be Completed

Project	(a) Original Budget	(b) Revised Budget	(c) Previous Years Expenses	(d) YTD Expenses	(c) + (d) Total Expenses	(b) - (d) Budget Balance	(e) % Budget Spent	(f) Project Code	(g) Complete
City Fiber Phone Program	$ 130,000	$ -	$ -	$ -	$ -	$ -		CS0601	
Handicapped Access Program 06	$ 39,200	39,200	-	29,611	29,611	$ 9,589	75.54%	FM0601	C
IT Emergency Plan (Grant)	$ 100,000	100,000	-	-	-	$ 100,000	0.00%	IT0601	
IT Emergency Preparedness Plan	$ -	50,000	13,350	19,000	32,350	$ 17,650	38.00%	IT0504	
Develop Strategy/Implement Citywide GIS	$ 57,000	57,000	-	53,442	53,442	$ 3,558	93.76%	IT0602	C
Upgrade H T E to Naviline Version	$ 103,080	103,080	-	59,744	59,744	$ 43,336	57.96%	IT0603	
Police Second Floor Expansion	$ 77,340	90,541	13,184	93,359	106,543	$ (2,818)	103.11%	PD0603	C
Dover Park Enhancement	$ 60,000	60,000	-	-	-	$ 60,000	0.00%	PR0504	
Mayfair Park Enhancement	$ 20,000	20,000	-	-	-	$ 20,000	0.00%	PR0505	
Playground Equipment Rep Prog 06	$ 50,000	50,000	-	49,854	49,854	$ 146	99.71%	PR0601	C
Pear Street Warehouse Renovation	$ 25,000	25,000	59,363	9,040	68,403	$ 15,960	36.16%	SP0001	C
Street and Alley Program-06-110	$ 250,000	250,000	-	250,422	250,422	$ (422)	100.17%	ST0601	C
Concrete Program 06	$ 40,000	30,000	-	36,647	36,647	$ (6,647)	122.16%	ST0602	C
Silver Lake Park Bridge Replacement	$ 135,000	135,000	-	135,000	135,000	$ -	100.00%	PR0506	C
Pitts Recreation Center	$ -	125,000	-	124,504	124,504	$ 496	0.00%	PR0501	C
Replace Parks & Recreation HVAC	$ 35,596	36,129	-	36,129	36,129	$ -	100.00%		C
Police Cars (includes encumbrance)	$ 176,004	143,136	-	157,705	157,705	$ (14,569)	110.18%		C
Dump Truck	$ 39,300	39,285	-	39,285	39,285	$ -	100.00%		C
V-Box Sander	$ 9,500	9,500	-	10,000	10,000	$ (500)	105.26%		C
Street Sweeper	$ 114,000	123,017	-	123,017	123,017	$ -	100.00%		C
Leaf Truck Body	$ 28,000	28,000	-	27,443	27,443	$ 557	98.01%		C
Automated Trash Truck	$ 173,000	168,638	-	168,638	168,638	$ -	100.00%		C
Fuel Management System	$ 17,000	17,000	-	657	657	$ 16,343	3.86%		
Two Post Truck Lift	$ 18,000	16,436	-	16,436	16,436	$ -	100.00%		C
Tractor w/Front Loader	$ 37,041	36,077	-	36,077	36,077	$ -	100.00%		C
Ford Pickup	$ 16,000	16,000	-	$ 14,142	14,142	$ 1,858	88.39%		C
Totals	$ 1,750,061	$ 1,768,039	$ 85,897	$ 1,490,153	$ 1,576,050	$ 264,536	84.28%		

City of Dover
Finance Department
Monthly Report June 2006
Major 318 Fund CIP Projects to be Completed

Project	(a) Original Budget	(b) Revised Budget	(c) Previous Years Expenses	(d) YTD Expenses	(c) + (d) Total Expenses	(b) - (d) Budget Balance	(e) % Budget Spent	(f) Project Code	(g) Complete
Babb Dr	$ 92,925	$ 92,925	$ -	$ -	$ -	$ 92,925	0.00%	CT0530	
Woodcrest and Downtown Dover	$ 357,750	357,750	24,874	140,582	165,456	$ 217,168	39.30%	CT0564	
Mary St.	$ 40,000	142,462	-	142,462	142,462	$ -	100.00%	CT0575	C
Sackarackin Avenue	$ 100,000	100,000	-	48,683	48,683	$ 51,318	48.68%	CT0586	
Woodburn Circle	$ 17,000	17,000	-	15,512	15,512	$ 1,488	91.25%	CT0586	
Crescent Drive	$ 80,000	80,000	-	56,782	56,782	$ 23,218	70.98%	CT0586	
North Street Sidewalk Impr.	$ 40,406	40,406	42,271	-	42,271	$ 40,406	0.00%	ST0201	
Dover High School Ditch	$ 70,776	70,776	250,994	38,890	289,884	$ 31,886	54.95%	ST0232	C
Street & Alley Program-05	$ 84,328	84,328	546,824	84,328	631,152	$ (0)	100.00%	ST0501	C
Generic Subdivision Signs	$ 20,000	24,295	34,440	19,455	53,895	$ 4,840	80.08%	ST0505	C
Street & Alley Program-06	$ 128,143	253,759	-	121,774	121,774	$ 131,985	47.99%	ST0601	
Garrison Oak Technology Park	$ 371,393	371,393	-	28,352	28,352	$ 343,041	7.63%	WW0304	
Totals	$ 1,402,721	$ 1,635,094	$ 899,403	$ 696,819	$ 1,596,222	$ 938,275	42.62%		

City of Dover
Finance Department
Monthly Report – June, 2006

Water/Wastewater Improvement & Extension Fund Summary

	Original Budget	Revised Budget	Un-audited YTD	Balance	100% of Budget
Revenue					
Beginning Balance-Water	$ 159,363	$ 912,294	$ 912,294	$ -	100.0%
Beginning Balance-Wastewater	428,730	1,025,074	1,025,074	-	100.0%
State Grant (Homeland Security) & Other	-	83,452	33,630	49,822	40.3%
Interest Earned	-	-	18,019	(18,019)	0.0%
Transfer from Water WW for Water	693,525	693,525	693,525	-	100.0%
Transfer from Water WW for WasteWater	389,642	389,642	389,642	-	100.0%
Developer Contributions (Garrison Oak)	300,000	108,767	108,767	-	0.0%
Transfer from Capital Asset Reserve	-	321,000	321,000	-	100.0%
Transfer from Impact Fee Reserve	500,000	1,170,551	75,000	1,095,551	6.4%
Total	$ 2,471,260	$ 4,704,305	$ 3,576,951	$ 1,127,354	76.0%
Expenses					
Water	$ 597,903	$ 1,893,391	$ 1,802,380	$ 91,011	95.2%
Wastewater	1,366,773	2,287,399	673,680	1,613,719	29.5%
Water Treatment Plant	-	33,630	33,630	-	100.0%
Water Construction	103,199	78,203	78,202	1	100.0%
Transfer to Impact Fee Reserve (Garrison Oak)	-	108,767	108,767	-	100.0%
Budget Bal. Water - Working Capital - Unaudited	203,385	44,148	94,346	(50,198)	213.7%
Budget Bal. Wastewater - Working Capital - Unaudited	200,000	258,767	785,946	(527,179)	303.7%
Total	$ 2,471,260	$ 4,704,305	$ 3,576,951	$ 1,127,354	76.0%

City of Dover
Finance Department
Monthly Report June 2006
Major 417 Fund CIP Projects to be Completed

	(a)	(b)	(c)	(d)	(c) + (d)	(b) - (d)	(e)	(f)	(g)
Project	**Original Budget**	**Revised Budget**	**Previous Years Expenses**	**YTD Expenses**	**Total Expenses**	**Budget Balance**	**% Budget Spent**	**Project Code**	**Complete**
Division St Water Main	$ -	$ 1,273,234	$ 20,532	$ 1,334,252	$ 1,354,784	$ (61,018)	104.79%	WD0304	C
Water Quality Evaluation	$ -	88,340	1,660	77,408	79,068	$ 10,932	87.63%	WD0504	C
Scarborough Rd Intercon	$ 50,000	50,000	-	-	-	$ 50,000	0.00%	WD0601	C
SE Water Loop	$ 80,000	72,000	-	48,905	48,905	$ 23,095	67.92%	WD0701	
Inflow/Infiltration Removal	$ 75,000	142,650	7,350	77,636	84,986	$ 65,014	54.42%	WS0501	
Cast Iron Main Rep/Lining	$ 100,000	-	-	-	-	$ -	0.00%	WS0502	
Misc. Distribution System Improvements 06	$ 50,000	20,580	-	20,918	20,918	$ (338)	101.64%	WS0602	C
Meter Reading Technology Upgrade 06	$ 60,000	60,000	-	63,044	63,044	$ (3,044)	105.07%	WS0603	C
Elev Storage Tank Program 06	$ 70,130	81,150	-	81,150	81,150	$ -	100.00%	WS0604	C
Misc. Sewer System Improvements Program 06	$ 60,000	75,000	-	65,002	65,002	$ 9,998	86.67%	WS0605	C
Wellhead Redevelopment Program 06	$ 35,000	23,400	-	23,839	23,839	$ (439)	101.88%	WS0606	C
U.S. 13 Sanitary Sewer Interceptor Extension	$ -	621,286	40,112	6,247	46,359	$ 615,039	1.01%	WW0101	
Puncheon Run Pump Station Upgrade	$ -	1,083,125	119,161	184,662	303,823	$ 898,463	17.05%	WW0302	
Garrisons Oak Pump Station	$ 724,000	-	-	-	-	$ -	0.00%	WW0304	
White Oak Farms P S Force Main	$ 160,000	160,000	5,206	57,058	62,264	$ 102,942	35.66%	WW0501	
Puncheon Run Int. Sewer Extension	$ 75,000	121,205	28,795	99,206	128,001	$ 21,999	81.85%	WW0505	
Mifflin Road Sewer Ext	$ -	16,000	-	16,000	16,000	$ -	100.00%	WW0506	C
Kings Highway Sewer diversion	$ 60,000	45,000	-	-	-	$ 45,000	0.00%	WW0602	
Southwest Water Loop phase II	$ -	-	24,551	-	24,551	$ -	0.00%	WD0106	C
West Dover Water Loop phase I	$ -	-	133,160	-	133,160	$ -	0.00%	WD0402	C
Flat Bed Dump Truck	$ 57,535	57,535	-	57,535	57,535	$ -	100.00%		C
Jet Vac Truck	$ 235,000	235,000	-	235,000	235,000	$ -	100.00%		C
Dump Truck w/12' Bed	$ 83,700	41,850	-	-	-	$ 41,850	0.00%		
Systems Ops Radio Replacement	$ 20,000	20,000	-	10,438	10,438	$ 9,562	52.19%		
Security Fencing at Treatment Plant	$ -	35,000	-	33,630	33,630	$ 1,370	96.09%		C
Trailer mounted generator	$ -	48,452	-	48,452	48,452	$ -	100.00%		C
Lease payments and other	$ 72,510	51,828	-	47,511	47,511	$ 4,317	91.67%		C
Totals	$ 2,067,875	$ 4,422,635	$ 380,527	$ 2,587,893	$ 2,968,420	$ 1,834,742	58.51%		

City of Dover
Finance Department
Monthly Report – June, 2006

Electric Improvement & Extension Fund Summary

	Original Budget	Revised Budget	Un-audited YTD	Balance	100% of Budget
Revenue					
Beginning Balance	$ 2,243,923	$ 2,928,337	$ 2,928,337	$ -	100.0%
Interest Earnings	7,000	120,936	110,841	10,095	91.7%
Transfer from Transporation Enhancement Grant	-	-	64,000	(64,000)	0.0%
Transfer from Electric Revenue Fund	2,829,840	2,829,840	2,829,840	-	100.0%
Homeland Security Grant	-	39,500	-	39,500	0.0%
State Reimbursement for Projects	448,437	-	64,000	(64,000)	0.0%
Total	$ 5,529,200	$ 5,918,613	$ 5,997,018	$ (78,405)	101.3%
Expenses					
Transmission/Distribution	$ 1,473,114	$ 1,672,480	$ 1,664,349	$ 8,131	99.5%
Electrical Engineering	3,522,029	1,774,755	1,558,939	215,816	87.8%
Budget Bal. - Work. Capital - Unaudited	534,057	2,471,378	2,709,730	(238,352)	109.6%
Total	$ 5,529,200	$ 5,918,613	$ 5,933,018	$ (14,405)	100.2%

City of Dover
Finance Department
Monthly Report June 2006
Major 487 Fund CIP Projects to be Completed

	(a)	(b)	(c)	(d)	(c) + (d)	(b) - (d)	(e)	(f)	(g)
Item	**Original Budget**	**Revised Budget**	**Previous Years Expenses**	**YTD Expenses**	**Total Expenses**	**Budget Balance**	**% Budget Spent**	**Project Code**	**Complete**
4kv to 12kv Upgrades	$ -	$ 158,331	$ 55,670	$ 160,291	$ 215,961	$ (1,960)	101.2%	ED0501	C
Pole Inventory System	$ 160,000	160,000	160,000	140,368	300,368	$ 19,632	87.7%	EE0503	C
Outage Reporting System	$ 76,500	67,500	33,900	57,038	90,938	$ 10,462	84.5%	EE0504	C
Emerald Point	$ 50,000	53,627	-	65,140	65,140	$ (11,513)	121.5%	EE0515	C
69 KV feeders 3 and 4	$ 190,000	13,827	-	13,827	13,827	$ -	100.0%	EE0601	
Kesselring Feeder	$ 135,879	135,879	-	23,884	23,884	$ 111,995	17.6%	EE0602	C
Governors Avenue Rebuild	$ 1,268,450	-	-	-	-	$ -	0.0%	EE0603	TBD
College Road Capacitor	$ 155,000	5	-	5	5	$ -	100.0%	EE0604	
Lighting Projects and Rehab 06	$ 50,000	50,000	-	89,155	89,155	$ (39,155)	178.3%	EE0605	C
New Developments Upgrade Program	$ 410,000	618,636	-	531,493	531,493	$ 87,143	85.9%	EE0606	C
Cartanza Substation & Lines	$ 187,000	201,890	-	199,914	199,914	$ 1,976	99.0%	EE0607	C
Cartanza tax on Contributed assets	$ -	-	9,357,420	(60,000)	9,297,420	$ 60,000	0.0%	ES0103	C
Cannon Mill	$ 60,000	70,000	-	97,542	97,542	$ (27,542)	139.3%	EE0608	
Replace 69 kv Breakers	$ 150,000	150,000	-	131,200	131,200	$ 18,800	87.5%	EE0609	C
Horsepond Regulators	$ -	35,000	-	28,908	28,908	$ 6,092	82.6%	EE0610	C
Mayfair 69kv/12kv SS Upgrade	$ -	9,050	356,473	9,050	365,523	$ -	100.0%	ES0105	
Radio Read Meter Change Out Program	$ 545,000	545,000	195,524	543,257	738,781	$ 1,743	99.7%	ET0501	C
Mayfair to Mid-City 69 kv	$ 723,200	328,145	23,193	347,704	370,897	$ (19,559)	106.0%	ET0502	
Distribution Upgrade Programs 06	$ 300,000	298,000	-	279,067	279,067	$ 18,933	93.6%	EU0601	C
2006 Telec 4500	$ 150,000	142,806	-	143,546	143,546	$ (740)	100.5%		C
Heart Start ADS-Defibrillators	$ 27,000	22,750	-	21,320	21,320	$ 1,430	93.7%		C
Meter Testing Bench	$ 23,000	23,000	-	1,874	1,874	$ 21,126	8.1%		
Backhoe replacement	$ 77,000	77,000	-	44,438	44,438	$ 32,562	57.7%		C
Hazard Hamlet	$ 18,000	18,000	-	16,441	16,441	$ 1,559	91.3%		C
Hidden Creek	$ -	17,791	-	17,791	17,791	$ -	100.0%		C
Wolf Creek	$ -	10,064	-	65,941	65,941	$ (55,877)	655.2%		C
DAFB	$ -	-	-	41,761	41,761	$ (41,761)	0.0%		Ongoing
Truck purchases	$ 43,000	38,478	-	38,154	38,154	$ 324	99.2%		C
System Ops Radio Replacement	$ 30,000	30,000	-	15,351	15,351	$ 14,649	51.2%		
Utility trailer	$ 5,000	2,150	-	2,150	2,150	$ -	100.0%		C
SCADA RTU replacement	$ 28,000	28,000	-	26,851	26,851	$ 1,149	95.9%		C
McKee Run Fencing	$ -	39,500	-	10,000	10,000	$ 29,500	25.3%		
Emergency blue lights	$ -	7,000	-	-	-	$ 7,000	0.0%		
Lease payments & other	$ 133,114	95,806	-	119,826	119,826	$ (24,020)	125.1%		C
Totals	$ 4,995,143	$ 3,447,235	$ 10,182,179	$ 3,223,288	$ 13,405,466	$ 223,947	93.5%		

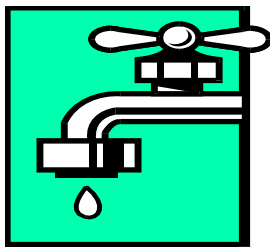
CITY OF DOVER

FINANCE DEPARTMENT

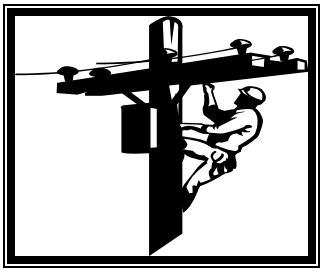
MONTHLY BUDGET REPORT

JULY 2006









PREPARED BY: FINANCE DEPARTMENT

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

City of Dover
Finance Department
Monthly Budget Report
July 2006

Strategic Objectives for Fiscal Year 2006 – 2007

1. Coordinate the preparation of the Comprehensive Annual Financial Report (CAFR) within the budget timetable.

2. Conduct a comprehensive review of the Finance Department's procedure manual.

3. Conduct an internal control risk assessment.

ACTIVITY LEVELS

	FY06 – YTD	FY07 – YTD
Bank Trends		
Number of Deposits Made	88	121
Total Amount of All Deposits	$ 12,758,642	$ 11,889,142
Number of Bank Accounts	28	29
Payroll:		
Number of Pay Periods	2	2
Number of Payroll Checks	782	844
Number of Pension Checks	217	218
Total Gross Payroll	$ 1,311,624	$ 1,450,627
Total Pension Payments	$ 319,392	$ 346,107
Total Overtime	$ 47,204	$ 62,784
Accounts Payable:		
Number of Vouchers	468	577
Dollar Amount Disbursed	$ 1,064,470	$ 1,646,325
Wire Transfers	$ 8,272,372	$ 8,950,431

City of Dover
Finance Department
Monthly Report – July, 2006

General Fund Summary

	Budget	YTD	Balance	8% of Budget
Receipts				
Beginning Balance (Un-audited)	$ 4,232,792	$ 5,411,787	$ (1,178,995)	127.9%
Court of Chancery Fees	710,000	-	710,000	0.0%
Fines & Police Revenues	1,174,000	26,404	1,147,596	2.2%
Franchise Fees	410,000	-	410,000	0.0%
Grants	524,435	2,000	522,435	0.4%
Intrafund Services	5,045,735	218,089	4,827,646	4.3%
Library & Recreation Revenues	495,000	6,721	488,279	1.4%
Licenses & Permits	2,310,000	1,159,802	1,150,198	50.2%
Property Taxes	9,148,680	8,362,302	786,378	91.4%
Sanitation Revenues	1,282,540	93,949	1,188,591	7.3%
Transfer Taxes	2,900,000	268,829	2,631,171	9.3%
Transfers-In from Grants & Utilities				
Civil Traffic Penalties Fund	950,000	-	950,000	0.0%
Electric Fund	5,700,000	-	5,700,000	0.0%
Municipal Street Aid Fund	660,000	-	660,000	0.0%
Parkland Reserve	964,800	-	964,800	0.0%
Water/Wastewater Fund	535,000	-	535,000	0.0%
Other Miscellaneous Revenues	421,267	18,081	403,186	4.3%
Total	$ 37,464,249	$ 15,567,964	$ 21,896,285	41.6%
Expenditures				
City Clerk & Council	$ 427,580	$ 22,410	$ 405,170	5.2%
Mayor, City Manager & Human Resources	1,156,375	60,932	1,095,443	5.3%
Police & Police Extra Duty	12,064,643	625,068	11,439,575	5.2%
Public Works	5,610,189	291,206	5,318,983	5.2%
Central Services	2,839,137	108,965	2,730,172	3.8%
Planning & Inspections	1,529,567	65,292	1,464,275	4.3%
Finance, Info Tech & Customer Services	2,693,845	110,794	2,583,051	4.1%
Library & Recreation	2,815,806	85,935	2,729,871	3.1%
Fire	1,299,787	48,490	1,251,297	3.7%
Assessor	273,777	10,457	263,320	3.8%
Debt Service	441,232	395,123	46,109	89.5%
Insurance	465,980	5,375	460,605	1.2%
Retirees' Health Care	763,982	55,978	708,004	7.3%
Street Lights	746,200	46,588	699,612	6.2%
DSWA Recycling Program	24,000	1,798	22,202	7.5%
Appropriation to Post-Retirement Benefits Fund	250,000	-	250,000	0.0%
Appropriation to Pension Fund	402,204	-		
Transfers Out - Contingency Reserve	8,007	-	8,007	0.0%
Transfer to Parkland Reserve	350,000	-	350,000	0.0%
Transfer to Library Escrow	583,500	-		
Provision for Uncollectibles	10,000	-	10,000	0.0%
Budget Bal-Working Capital	2,708,438	-	2,708,438	0.0%
Total	$ 37,464,249	$ 1,934,411	$ 34,544,134	5.2%
Reserve Balances-Unaudited				
Contingency	$ 665,125	$ 817,959		
Capital Asset Replacement	$ 340,908	$ 325,336		
Parkland/Recreation	$ 2,002,232	$ 2,200,764		

City of Dover
Finance Department
Monthly Report – July, 2006

Water/Wastewater Fund Summary

	Budget	YTD	Balance	8% of Budget
Revenue				
Beginning Bal-Water (Un-audited)	$ 2,065,305	$ 2,050,322	$ 14,983	99.3%
Beginning Bal-Wastewater (Un-audited)	968,218	812,406	155,812	83.9%
Beginning Bal-Kent Co Sewer Adj. (Un-audited)	(1,642,113)	(1,349,486)	(292,627)	82.2%
Water Fees	4,222,500	373,634	3,848,866	8.8%
Water Tank Leases	303,000	26,802	276,198	8.8%
Wastewater Fees	2,618,250	221,157	2,397,093	8.4%
Impact Fees	750,000	32,036	717,964	4.3%
Kent County Treatment Fees	3,761,010	326,129	3,434,881	8.7%
Miscellaneous	176,750	9,203	167,547	5.2%
Total	$ 13,222,920	$ 2,502,203	$ 10,720,717	18.9%
Expenses				
Water	$ 962,106	$ 45,462	$ 916,644	4.7%
Water Treatment Plant	796,627	44,085	752,542	5.5%
Wastewater	835,162	37,903	797,259	4.5%
Water Meter Reading	67,077	3,140	63,937	4.7%
Construction & Inspection	569,216	28,912	540,304	5.1%
Kent County Treatment Fees	3,853,000	285,976	3,567,024	7.4%
Retiree's Health Care	151,220	9,497	141,723	6.3%
Debt Service	1,583,076	65,846	1,517,230	4.2%
Intrafund Services	1,176,357	48,828	1,127,529	4.2%
Transfers Out				
General Fund	535,000	-	535,000	0.0%
Capital Asset Reserve	300,000	-	300,000	0.0%
Water/Wastewater I & E Fund	666,973	-	666,973	0.0%
Impact Fee Reserve	89,756	-	89,756	0.0%
Pension COLA	39,850	-	39,850	0.0%
Pension Unfunded Liability	50,225	-	50,225	0.0%
Post-Retirement Benefit Fund	50,000	-	50,000	0.0%
Working Capital - Ending Budget Balance - Water	1,976,441	-	1,976,441	0.0%
Working Capital - Ending Budget Balance - WW	1,254,937	-	1,254,937	0.0%
Working Capital - Ending Budget Balance - KSA	(1,734,103)	-	(1,734,103)	0.0%
Total	$ 13,222,920	$ 569,649	$ 12,653,271	4.3%

Reserve Balances - Unaudited		
Contingency-Water	$ 118,945	$ 301,175
Contingency-Wastewater	$ 124,090	$ 313,673
Capital Asset Replacement (now in I & E Fund)	$ 1,016,168	$ 293,243
Impact Fee Reserve	NO BUDGET	$ 2,401,924

Bond Coverage Ratio (Covenant 1.20)	1.68	7.39 *

* High ratio attributed to timing of expenses and transfers.

City of Dover
Finance Department
Monthly Report – July, 2006

Electric Revenue Fund Summary

	Budget	YTD	Balance	8% of Budget
Revenue				
Beginning Balance (Un-audited)	$ 4,974,107	$ 4,974,107	$ -	100.0%
Sales to Customers	81,578,240	7,281,793	74,296,447	8.9%
Purchase Power Adjustment	-	395,823	(395,823)	0.0%
Utility Tax	1,937,446	134,046	1,803,400	6.9%
Weyandt Hall Rents	145,505	22,916	122,589	15.7%
Miscellaneous Revenues	1,004,900	137,493	867,407	13.7%
Transfer from Rate Stabilization Reserve	5,000,000	416,666	4,583,334	8.3%
Total	$ 94,640,198	$ 13,362,844	$ 81,277,354	14.1%
Expenses				
Plant Operations	$ 6,126,384	$ 184,443	$ 5,941,941	3.0%
Power Supply	65,154,000	7,491,151	57,662,849	11.5%
Power Supply Management	2,175,000	181,250	1,993,750	8.3%
PJM Credits	(6,126,384)	(706,111)	(5,420,273)	11.5%
Electric Operating Divisions	6,169,365	332,964	5,836,401	5.4%
Utility Tax	1,937,446	134,046	1,803,400	6.9%
Interest on Deposits	25,000	3,774	21,226	15.1%
Retirees Health Care	526,400	37,905	488,495	7.2%
Accounts Receivable Write-Offs	125,000	-	125,000	0.0%
Green Energy Payment to DEMEC	-	12,189	(12,189)	0.0%
Debt Service & Arbitrage	2,149,048	179,087	1,969,961	8.3%
Intrafund Services	3,869,378	169,261	3,700,117	4.4%
Transfers Out				
General Fund	5,700,000	-	5,700,000	0.0%
Pension COLA	101,692	-	101,692	0.0%
Pension Unfunded Liability	89,271	-	89,271	0.0%
Rate Stabilization Reserve	500,000	-	500,000	0.0%
Post-Retirement Benefit Fund	100,000	-	100,000	0.0%
Budget Bal. - Work. Capital - Unaudited	6,018,598	-	6,018,598	0.0%
Total	$ 94,640,198	$ 8,019,959	$ 86,620,239	8.5%
Reserve Balances - Unaudited				
Contingency Reserve	$ 866,602	$ 1,151,925		
Insurance Reserve	$ 234,286	$ 224,491		
Rate Stabilization Reserve	$ 885,687	$ 5,011,348		
Depreciation Reserve	$ 13,053,078	$ 15,677,317		
Future Capacity Reserve	$ 8,950,350	$ 8,582,493		
Bond Coverage Ratio (Covenant 1.25)	3.36	1.57 *		

* Low ratio attributed to increase in power supply expenses.

City of Dover
Finance Department
Monthly Report – July, 2006

Water/Wastewater Improvement & Extension Fund Summary

	Budget	YTD	Balance	8% of Budget
Revenue				
Beginning Balance-Water (Un-audited)	$ 44,148	$ 94,346	$ (50,198)	213.7%
Beginning Balance-Wastewater (Un-audited)	258,767	785,946	(527,179)	303.7%
Interest Earned	20,000	1,400	18,600	7.0%
Transfer from Water WW for Water	333,486	-	333,486	0.0%
Transfer from Water WW for WasteWater	333,487	-	333,487	0.0%
Transfer from Impact Fee Reserve	850,000	-	850,000	0.0%
Total	$ 1,839,888	$ 881,692	$ 958,196	47.9%
Expenses				
Water	$ 562,025	$ 19,800	$ 542,225	3.5%
Wastewater	1,221,215	19,904	1,201,311	1.6%
Water Treatment Plant	31,000	-	31,000	0.0%
Water Meter Reading	5,648	-	5,648	0.0%
Budget Bal. Water - Working Capital - Unaudited	10,000	-	10,000	0.0%
Budget Bal. Wastewater - Working Capital - Unauc	10,000	-	10,000	0.0%
Total	$ 1,839,888	$ 39,704	$ 1,800,184	2.2%

City of Dover
Finance Department
Monthly Report – July, 2006

Electric Improvement & Extension Fund Summary

	Budget	YTD	Balance	8% of Budget
Revenue				
Beginning Balance (Un-audited)	$ 2,471,378	$ 2,709,730	$ (238,352)	109.6%
Interest Earnings	214,000	5,948	208,052	2.8%
Transfer from Depreciation Fund	3,374,792	-	3,374,792	0.0%
General Service Billing	645,749	-	645,749	0.0%
Total	$ 6,705,919	$ 2,715,678	$ 3,990,241	40.5%
Expenses				
Transmission/Distribution	$ 1,656,654	$ 228,125	$ 1,428,529	13.8%
Electrical Engineering	4,972,724	37,407	4,935,317	0.8%
Administration	16,300	-	16,300	0.0%
Meter Reading	60,241	-	60,241	0.0%
Total	$ 6,705,919	$ 265,532	$ 6,440,387	4.0%

Dover Police Department

Monthly Report
To
Mayor & City Council

"To Protect and Serve"

August 2006

DEPARTMENT OF POLICE

Jeffrey Horvath
Chief of Police
F.B.I.N.A.

400 South Queen Street
Dover, Delaware 19904
302/736-7111
Fax 302/672-1842

September 14, 2006

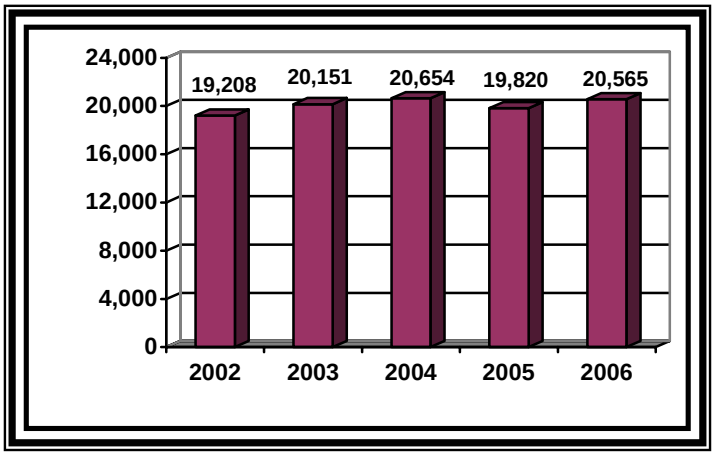
The Honorable Stephen R. Speed, Mayor
Members of Dover City Council
City Hall
Dover, DE 19901

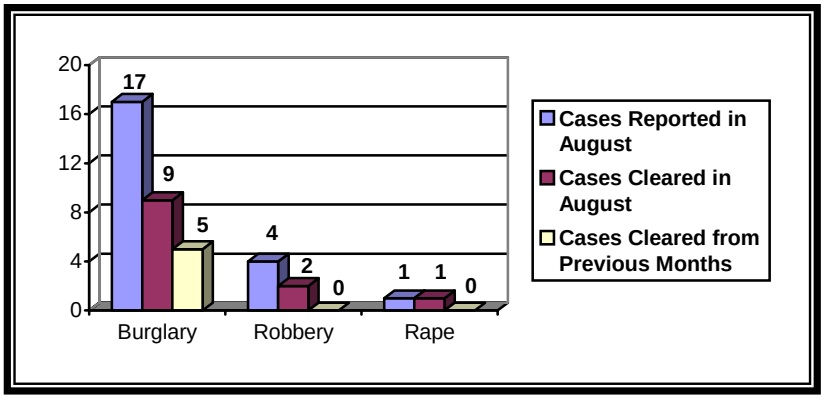
Mayor Speed and Council Members:

The following is the report on Police Department activities for the month of August 2006:

COMPLAINTS

Total complaints received through August 31, 2006, numbered 20,565. This is an increase of 745 complaints over the same time period for last year.





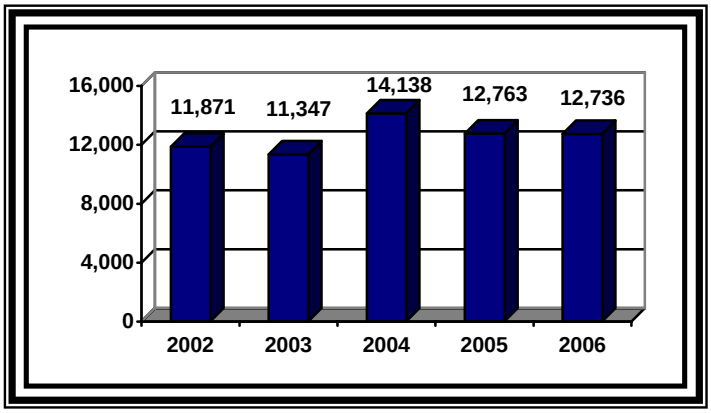
CRIMINAL INVESTIGATIONS

QUALITY OF LIFE TASK FORCE

The Task Force was deployed in the following areas throughout the City:

Capitol Green, Dover Village, North New Street, South New Street, Lincoln Park, Fulton Street, University Courtyard Apartments, Clearfield Apartments, Village of Westover, Liberty Court, Country Club Apartments, Wal-Mart, Greenway Lane, Courtney Square, Forrest Avenue, North Governors Avenue, Loockerman Street, McKee Road, Dover Budget Inn, Hazel Road, Silver Lake, Cecil Street, Kent Avenue, Walker Road, South Queen Street, Manchester Square, Mishoe Towers, Fairview Avenue, Hamlet, Boston Market, Applebee's, Wesley College, Spence's Bazaar, AC Moore, Persimmon Tree, Whatcoat Apartments, Kings Highway, Bubbas, Barrister Place, Oak Lane

Enforcement Action	
Abandoned Vehicles	5
Alcohol Violations	14
Assist Other	72
Bike on Sidewalk	1
City Park Violations	12
Criminal Arrests	75
Drug Related Arrests	67
Loud Music	28
Miscellaneous Violations	6
Parking Violations	25
Peddler/Soliciting	0
Prostitution	0
Wanted Checks/CPC's	18
Warnings/Traffic Arrests	67
Fugitive	21
Meetings	0
Collections of D.C.O.'s	0
Total Contacts	**411**

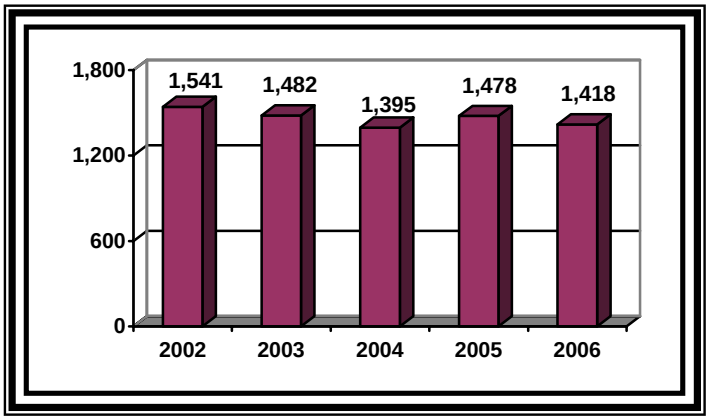


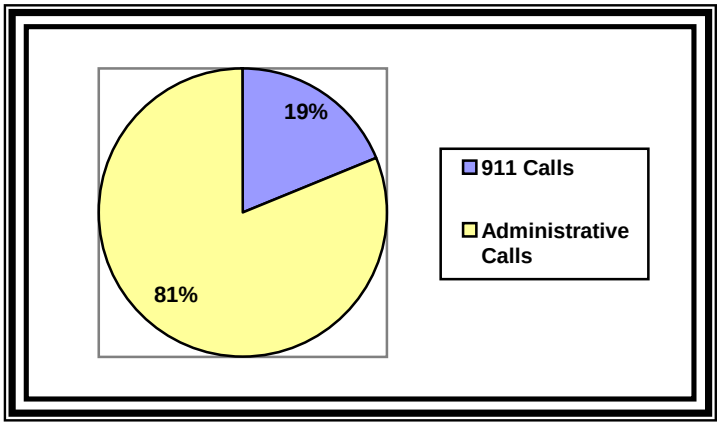
TRAFFIC ARRESTS

The department issued 12,736 traffic citations through this reporting period. This is a decrease of 27 citations over the number issued during the same period last year.

TRAFFIC ACCIDENTS

Through August 31st, Dover Police investigated 1,418 traffic accidents. This is a decrease of 60 accidents investigated during the same period last year.



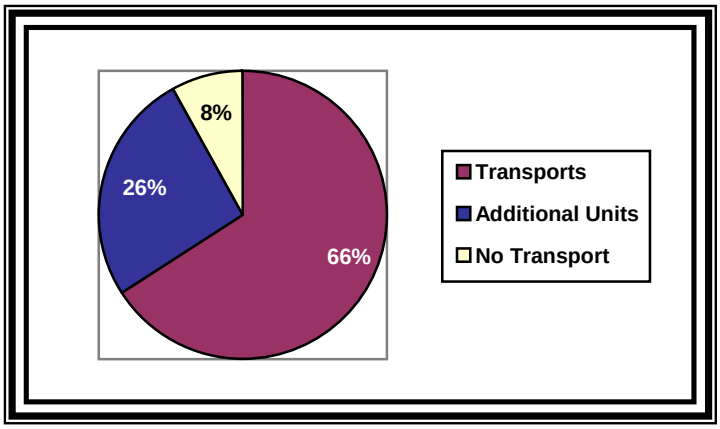


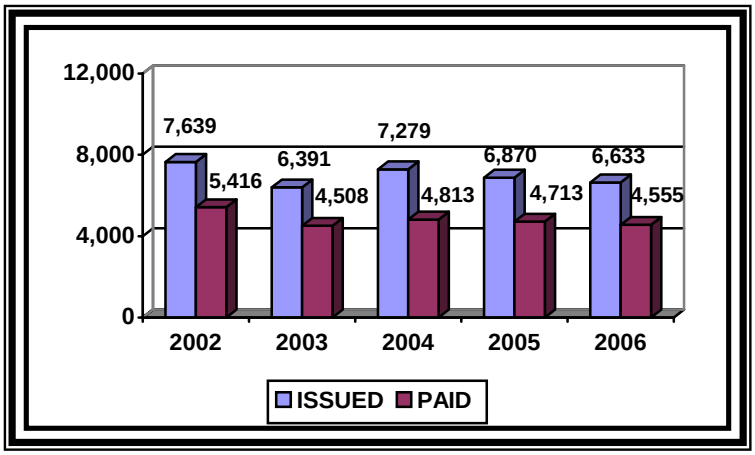
911 CENTER

During the month of August, our 911 Center handled a total of 14,260 calls averaging 460 calls per day. Dispatchers handled 2,713 calls on the 911 lines, an average of 88 calls per day.

EMERGENCY PREPAREDNESS & BASIC LIFE SUPPORT DIVISION:

Prime Care Medical Transport, Inc. responded to 457 emergency calls in August, resulting in 353 patient transports. The average response time from dispatch by 911 to arrival on scene was 7 minutes and 45 seconds. Additional units responded to 120 of the 457 calls.





CITY ORDINANCE SUMMONS

Through August, we issued 6,633 city ordinance summons a decrease of 237 summons over August of last year. *Note: of those summonses issued in August, 24 were issued for handicapped parking violations, 20 for fire lane parking violations, 58 for false alarms (43 for 3-5 alarms, 11 for 6-9 alarms, 4 for 10-15 alarms, and 0 for 16 or more alarms) and 49 for noise violations (41 for vehicle violations, 0 for person violations and 8 for residence violations).

Listed below are the major crimes and activities that occurred during the month of August:

- On August 1, 2006, members of the Quality of Life Task Force, Community Policing and the Juvenile Section set up seven small block parties in different neighborhoods throughout Dover as part of the National Night Out observance.

- On August 4, 2006, members of the Quality of Life Task Force arrested two subjects at White Oak Condominiums. The subjects were arrested for various drug offenses and found to be in possession of 24.25 grams of marijuana.

- On August 5, 2006, Detectives arrested a subject for Attempted Robbery 1st after he entered the WAWA on North DuPont Highway, displayed a handgun and demanded money. The subject fled and was arrested a short time later by responding officers.

- On August 9, 2006, Detectives arrested a subject for four counts of burglary. The burglaries occurred during the month of June and July 2006 at Ennis Business Associates on Forrest Avenue.

- On August 13, 2006, Dover Officers investigated a fatal motor vehicle accident on US 13 south of the Puncheon Run Exit. Investigation revealed that a motorcycle struck a pickup truck in the rear causing the operator of the motorcycle to fall, striking the ground. The operator of the motorcycle was not wearing a helmet.

Major crimes and activities that occurred during the month of August continued:

- On August 17, 2006, members of the Quality of Life Task Force observed a drug transaction between two subjects in the parking lot of the Dover Mall. Both subjects were arrested without incident and found to be in possession of 8.10 grams of marijuana.

- On August 17, 2006, members of the Drugs, Vice, & Organized Crime Section conducted a prostitution sting in the downtown area of Dover. As a result of this operation two male subjects were arrested for patronizing a prostitute.

- On August 24, 2006, the Department held its second Chat with Chief Meeting in the Public Assembly Room.

- On August 28, 2006, members of the Drugs, Vice, & Organized Crime Section executed a search warrant on Village Drive in Dover. As a result of the search warrant officers seized 441.6 grams of cocaine and arrested two subjects.

- On August 28, 2006, Dover Officers responded to a residence on Green Blade Drive for a check on the welfare. Upon entering the residence the remains of a female were found in an upstairs bedroom. The body was turned over to the State Medical Examiners Office. The cause of death has been listed as natural causes.

- On August 30, 2006, members of the Drugs, Vice, & Organized Crime Section executed a search warrant at a room in the Fairfield Inn. As a result of this search warrant officers seized 412.2 grams of crack cocaine and 23 Percocet pills. One person was arrested during this incident.

- On August 31, 2006, a citizen located the skeletal remains of a human in the wooded area west of Crawford Carroll Drive. The remains were turned over to the State Medical Examiners office. This investigation is still on-going.

- On August 31, 2006, the Department held its Promotions & Awards Ceremony. James Hosfelt was promoted to Lieutenant, Sandra Smetana was promoted to Sergeant, Christopher Hermance was promoted to Corporal and Brian Allen was promoted to Patrolman First Class. Several employees received awards.

Respectfully Submitted,



Jeffrey Horvath
Chief of Police

Monthly Report
August 2006

Office of City Assessor

TO: City Council

FROM: City Assessor

DATE: September 25, 2006

RE: Office of City Assessor Monthly Activity (August 2006)

RESIDENTIAL RE-VALUATION:

- Delineated residential area of the City into four neighborhoods of approximately 2900 properties.
- Prepared initial taxpayer notification and communication letters(City Manager & City Council Members copied). Redrafting in process/ Suggestions by City Manager.
- Interviewed Multiple Regression Analysis (MRA)/Modeling Consultants. We have prepared necessary data in disk form to put project out for bid.
- Generated an expanded GIS map of the PILOT area (complete). Approximately 2900 properties.
- Assistant City Assessor, Cheryl Russell, has attended and *successfully* completed a course on Residential Modeling and is scheduled to take a second residential modeling course in September 2006.

COMMERCIAL RE-VALUATION:

- Delineated the Route 13 corridor business re-valuation area. Changes due to Dover Downs International Speedway (rezonings)
- Initial draft of letters to all taxpayers requesting physical, economic, sales and occupancy data for each business. The various stratums of Commercial properties will have modeling schedules designed for the valuation/equalization process. (Progressing)

CHARTER REVIEW:

- Reviewed Delaware State Laws and City of Dover Charter for recommendations to Charter Review Committee.
- Submitted to City Clerk for transmission to Charter Committee for review.
- Met with Charter Review Committee

MAP CONVERSION PROJECT:

- Converting mis-matched City Property Identification Number (PIN) to coincide with Kent County PIN (Approximately 1,000). We have developed and are executing a plan for this conversion on a monthly basis. Four have been discovered and changed.

NEW PERSONNEL:

- We are in the selection process for this full time position.
- We have hired a temporary employee - **Jill Resh**
  -Creation of new In addition to filing and scanning property cards, she has also taken on other tasks: Building Permit processing; Deed entries; procedural forms; etc.

  -During a routine Building Permit search, she has found a rezoning request map which resulted in a $16,632 increase in tax revenue for this fiscal year.

OFFICE SPACE:

- New Mapping Storage equipment is in place.

DEEDS/BUILDING PERMITS:

- Deeds and Building Permits are being processed and entered into HTE and CAMA on a weekly basis.

SCANNING/FILING PROJECT:

- Returning to file approximately 9,000 property record cards which were left over from CLT Revaluation effort of 2005. We have filed approximately 3,000 of the 12,000 files (which are currently stored in boxes)

- Purchased/Received a duplex scanner to reduce paper files to electronic files.

- We have hired a temporary employee (Jill Resh) to head up this effort which shall take a minimum of six months.

AD VALOREM TAX APPEALS:

- At this time, we are handling eight commercial appeals (City Assessor, Donald Capuano). Out of the Commercial appeals, two have stipulated their values and will be recommended to the Tax Appeals Committee in October. All eight appeals will be heard on October 17, 2006, between 10:00 AM and 3:00 PM. An agenda has been established and forwarded to the City Clerk's Office.

PROCEDURES REVIEWED AND CHANGED:

- Transfer Tax Requirements - this function will be handled by the Assessor's Office, beginning September 25, 2006.

OTHER TRAINING ACTIVITY:

- Collaboration with the Assistant City Assessor and the Assessor in preparation for her professional designation with IAAO.

- Weekly training program in place.

City of Dover
Assessor's Monthly Report

Fiscal Year 2007

Property Tax Assessments and Collections

Month	Assessed Value Before Exemptions	Senior Exemptions	State Exemptions	Assessment Adjustments	Taxable Value	Taxes Levied	Billing Adjustments	Adjusted Billing	Total Tax Collections	Taxes Outstanding
July	$ 3,145,743,800	$ (19,147,500)	$ (598,387,800)	$ 1,686,000	$ 2,529,894,500	$ 8,340,118	$ (45,990)	$ 8,294,128	$ 6,071,304	$ 2,430,111
August	3,147,429,800	(19,197,500)	(598,387,800)	(55,800)	$ 2,529,788,700	-	(540)	$ 8,293,588	1,631,316	798,256
September										
October										
November										
December										
January										
February										
March										
April										
May										
June										
Tax Adjustments								$ 47,796		
Year to Date (excludes BID tax)				$ 1,630,200				**8,341,384**	**$ 7,702,620**	

Other Tax Related Cash Receipts

	Current Month	YTD
Penalties (recorded when received; not billed)	$ 7,790	$ 13,324
Pay In Lieu Of		
Luther Towers	$ -	13,165
Dover Housing	$ 1,500	$ 3,000
		$ 16,165
Farmland Rollback		$ -
Total Property Tax Receipts		**$ 8,370,873**
Transfer Taxes	**$ 228,164**	**$ 496,993**

CITY MANAGER'S REPORT

August 2006



"ROAD TO RESULTS"

MONTHLY HIGHLIGHTS

Customer Services

- Had a meeting and a conference call with Burns & McDonnell regarding the Rate Study.
- Participated in review of the 2006 Citizen Survey with City employees.

Budget, Program Development:

- Continued preparation of final budget document.
- Participated in interview process of Public Utilities Manager candidates.

Human Resources

- FOP mediation was held.
- Final three candidates for the position of Public Utilities Manager visited the City.
- Reviewed employee and internal Customer Survey results with the supervisors.

Information Technology

- 1,098 viruses were detected and averted as well as 57,040 junk e-mails.
- Nearly all replacement PCs wee rolled out in August as part of the annual life cycle process.

Parks, Recreation & Library

- 779 patrons attended 28 children's programs held by the Library.
- United States Tennis Association (USTA) sponsored a "Tennis Carnival" with us in Dover Park on August 8 with 150 youths participating.
- Two softball tournaments took place at Schutte Park. The Kent County Association of Realtors hosted four Delaware teams on August 12. On August 19, the United States Softball Association hosted eight teams from Delaware, Maryland, and Pennsylvania.

Public Services

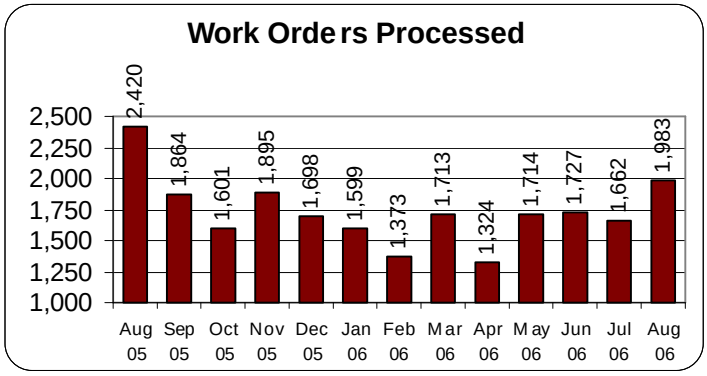
- Staff continued with the implementation of the new organizational structure.

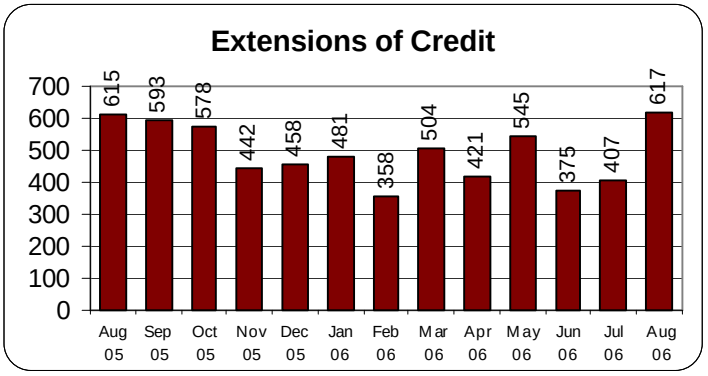
Public Utilities

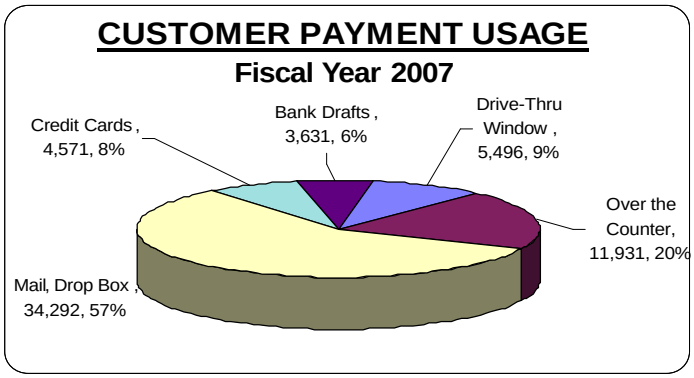
- Began interviews for the Public Utilities Department.
- Completed water distribution system-wide flushing on August 4, 2006.

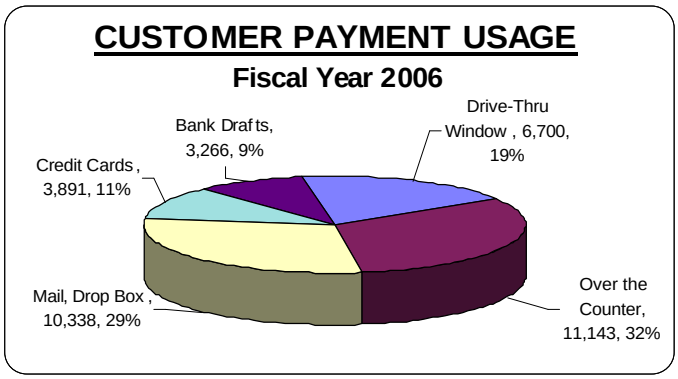
CUSTOMER SERVICES











REPORT OF OPERATIONS

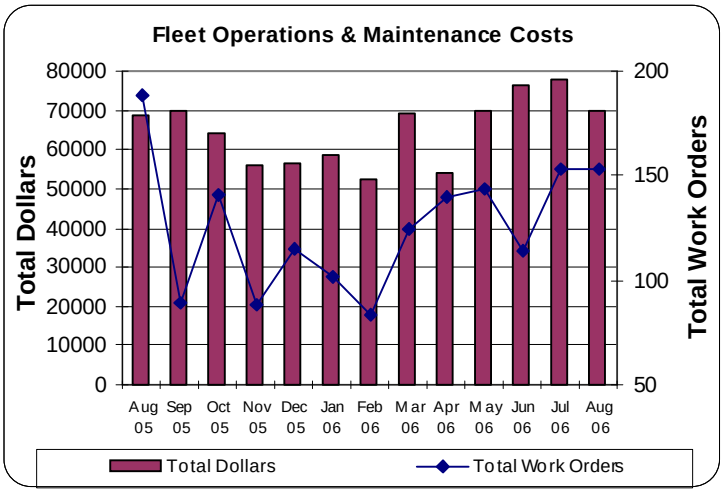
	Aug 2006	Aug 2005	Difference	FY 2007 Year-to-Date	FY 2006 Year-to-Date
Final Bills	704	828	-124	1,335	1,452
Estimated Bills	260	191	69	530	344
Penalties Posted	$11,792.22	$11,645.26	$146.96	$21,905.07	$20,918.92
Extensions of Credit - Amount Extended	$119,183.07	$106,404.43	$12,778.64	$184,214.55	$172,623.26
Balance Transfers	$6,173.95	$4,558.60	$1,615.35	$11,727.31	$7,193.98
Utility Collections	$22,103.79	$50,300.84	-$28,197.05	$59,399.53	$52,936.22
Special Assessments	$294.89	$500.00	-$205.11	$504.78	$600.00
Miscellaneous Billings	$17,409.43	$14,953.39	$2,456.04	$110,200.97	$130,692.44
Returns - Checks	$21,307.21	$9,975.88	$11,331.33	$30,923.74	$31,029.83
Return Check Charges	$975.00	$875.00	$100.00	$1,662.75	$1,515.00
Cuts for Non-Payment	556	798	-242	991	1,316
Cuts for Non-Payment - Amount	$103,012.36	$170,716.35	-$67,703.99	$167,545.91	$247,842.15
Reconnects - Service Charges	$17,000.00	$18,050.00	-$1,050.00	$30,500.00	$32,350.00
Court Cases	0	0	0	0	0
Tamperings	0	2	-2	0	2
Recycling Customers *	456	0	456	456	0
Transfer Tax Received	226,634.80	n/a	226,634.80	226,634.80	n/a
Monition Sales	0.00	n/a	0.00	0.00	n/a

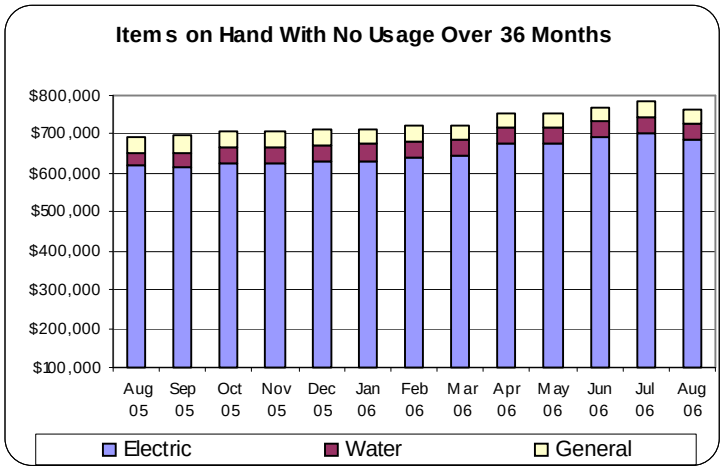
* As of 9/9/06, the City had 525 recycling customers which meets our goal to continue the recycling program.

SOP / CIP Updates

- *Re-sequence and re-route meter routes.* Approximately 13,680 electric and 2,993 water meters have been changed out.
- *Hire an Account Clerk III to supervise the billing and collections efforts.* Interviews began in August.
- *Hire an Account Clerk I.* Position has been filled.
- *Install an Itron Mobile Collection System with GPS mapping in Meter Reading to maximize efficiency, reduce costs and improve performance.*

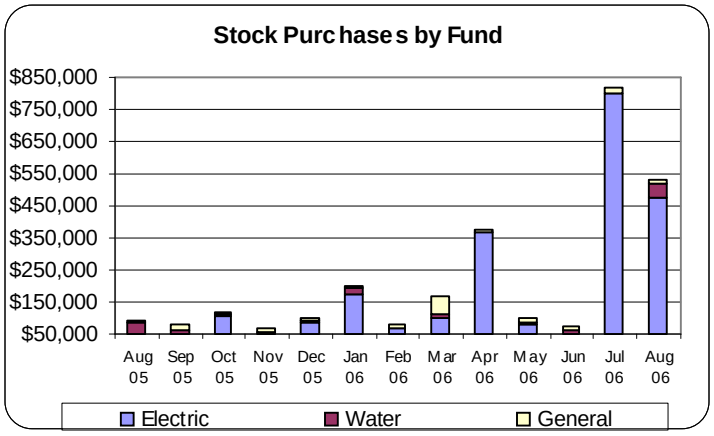
CENTRAL SERVICES

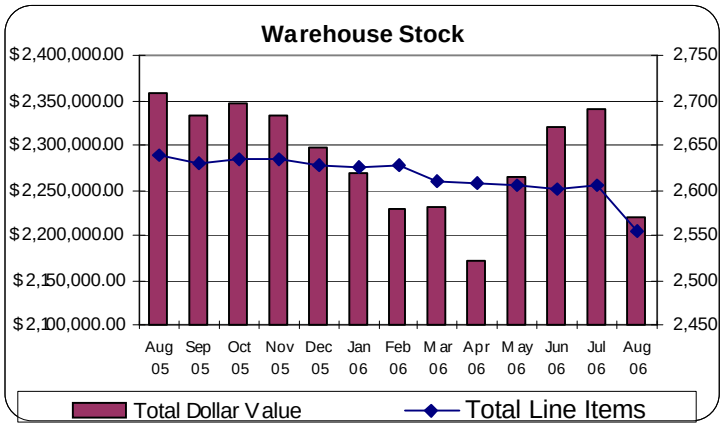




Work Orders	153
Fleet Maintenance	$10,946.37 (Excludes Melvin's Sunoco)
Fuel	$58,811.31

Electric	$687,110.70
Water	$ 40,547.43
General	$ 37,049.15





Electric $474,725.04 Water $41,845.66 General $14,736.64

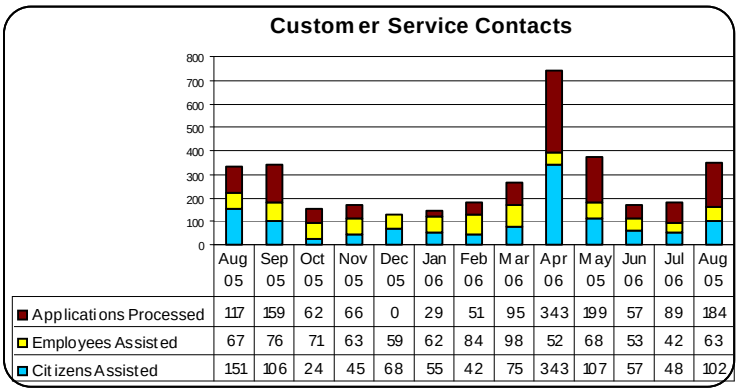
Total Dollar Value $2,219,751.18 Total Line Items 2,555

SOP / CIP Updates (percentages below represent percent completed)

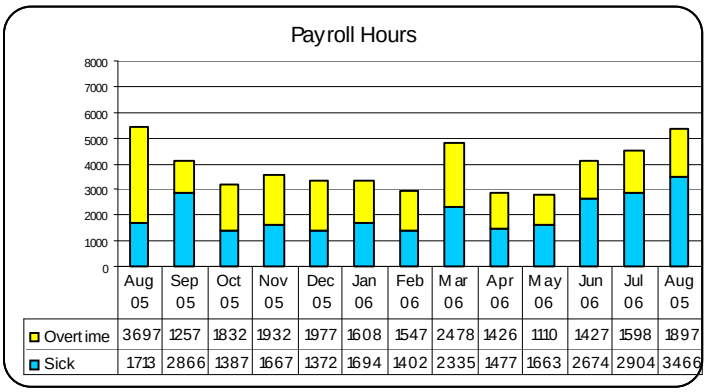
- *Renovation of Pear Street Warehouse – Project #SP001*. Ongoing – three-year project. (45%)
- *Fuel Management System.* Bid opening held May 15, 2006. Two proposals were reviewed and demonstrations given by both vendors. Bid awarded to Trak Engineering July 25, 2006. Purchase order sent. Vehicle information from departments sent to vendor for processing into new system. (85%)
- *Examine possible alternatives to using an outside mail sorting service.*
- *Obtain space and training from the I/T Department to post bid tabulations on the City Web site by December 2006.* Per Pete Gregg, suggestion submitted to I/T Department last year. (0%)
- *Meet with Fleet Maintenance customers to examine ways to better schedule preventative maintenance so that more preventative maintenance can be completed on time.*
- *Space Needs Study Implementation* Project # FM0701 (15%).



HUMAN RESOURCES



	Aug 05	Sep 05	Oct 05	Nov 05	Dec 05	Jan 06	Feb 06	Mar 06	Apr 06	May 06	Jun 06	Jul 06	Aug 05
Applications Processed	117	159	62	66	0	29	51	95	343	199	57	89	184
Employees Assisted	67	76	71	63	59	62	84	98	52	68	53	42	63
Citizens Assisted	151	106	24	45	68	55	42	75	343	107	57	48	102

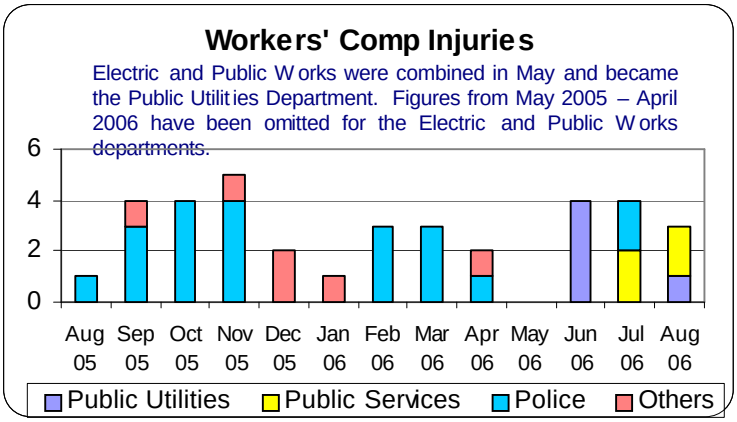


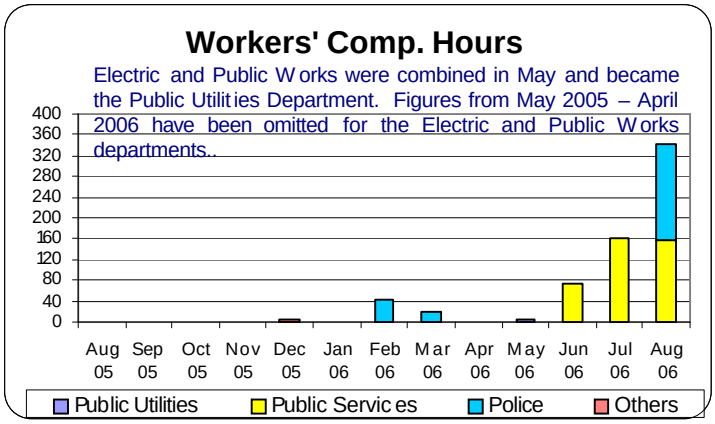
	Aug 05	Sep 05	Oct 05	Nov 05	Dec 05	Jan 06	Feb 06	Mar 06	Apr 06	May 06	Jun 06	Jul 06	Aug 05
Overtime	3697	1257	1832	1932	1977	1608	1547	2478	1426	1110	1427	1598	1897
Sick	1713	2866	1387	1667	1372	1694	1402	2335	1477	1663	2674	2904	3466

Category	Aug 05	Sep 05	Oct 05	Nov 05	Dec 05	Jan 06	Feb 06	Mar 06	Apr 06	May 06	Jun 06	Jul 06	Aug 06	Total
Caucasian	328	302*	304	304	305	305	307	309	308	308	307	307	308	N/A
Minorities	65	66*	66	66	67	67	67	66	67	67	66	66	65	N/A
Hired	3	8	4	1	2	1	2	3	2	2	1	1	6	36
Terminated / Resigned / Retired	1	3	2	1	0	1	0	2	2	2	3	1	6	24
Promoted	0	0	2	2	0	0	3	3	1	2	5	5	3	26
Jobs Posted	5	6	2	3	0	4	5	5	6	7	7	6	8	64
Workers' Comp. Injuries	7	6	5	5	2	1	3	4	4	3	4	4	3	51
Workers' Comp. Hours	12	161	2	104	43	0	45	21	0	3	72	160	344	967

*An internal audit was conducted by the Human Resources Department on the number of employees. Taking into account the new hires, terminations, resignations and retirements for September, the number of Caucasians was decreased by 26 and the minorities increased by 1.

- Workers' Comp. hours may not be the result of injuries that occurred during the current month.
- Jobs Posted – Relief Fire Dispatcher, Admin. Assist. (Tax Assessor), Programmer Analyst, MEO I (Sanitation and Streets), Field Service Representative III (Meter Reading) Account Clerk III (Customer Service) and Assessment Valuation Specialist.
- Employee(s) Hired – Planner, Library Page, Account Clerk III (Finance-Temp), Account Clerk I (Customer Service), Fire Dispatcher and Payroll Specialist.



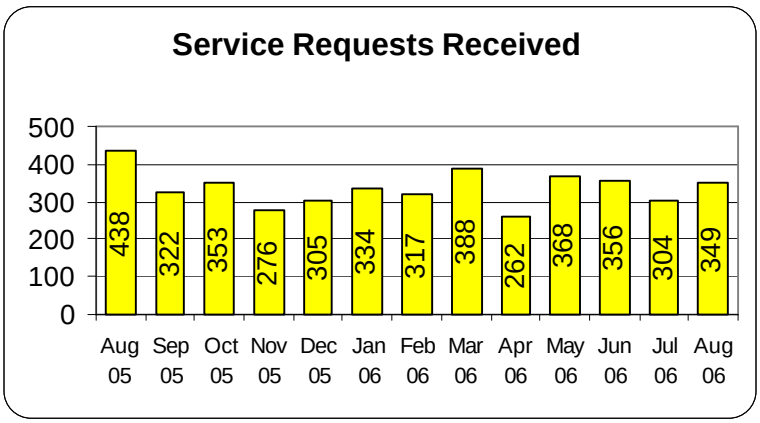


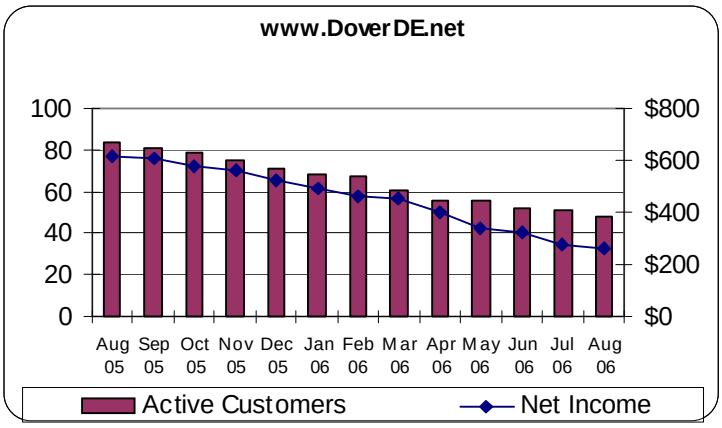
- Public Utilities - 1 Public Services - 2 Police – 0 Others - 0 Public Utilities – 0 Public Services – 159 Police –185 Others – 0

SOP / CIP Updates

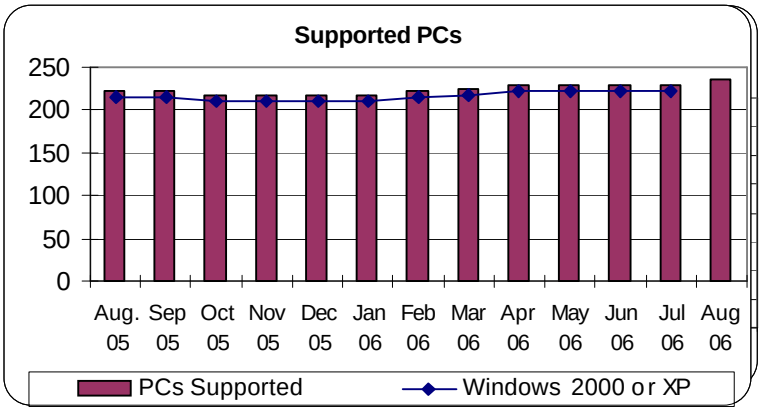
- *Effectively negotiate a labor agreement with the FOP.* Presentation will be made to Council on September 11.
- *Work with Finance, Administrative Services, and the local Union leadership to investigate medical benefit alternatives for employees and retirees.* The H/R, Finance, I/T and Public Utilities directors, and the Senior City Admin. and H/R Coordinator began meeting weekly in February as discussions with local unions were unsuccessful. Suggested alternatives have been determined and discussed with the City Manager.
- *Develop Supervisory Training modules and programs utilizing both internal and external resources.* H/R Director has received the names of employees who are interested in receiving training through Dale Carnegie.
- *Effectively negotiate a labor agreement with the IUE and IBEW.*
- *Work with the City Clerk's Office to transfer insurance claims processing from the City Clerk to the Human Resources Department by June of 2007.*

INFORMATION TECHNOLOGY





Active Customers – 48 Net Income - $285



PCs Supported – 235

As of August 2006, only "PCs Supported" will be given. The goal for Windows 2000 or XP has been reached.

Performance Indicators	Current Month	Last Month	Same Month Last Year
iSeries Availability	100%	97.7%	99.6%
Server Availability	100%	98.7%	100%
Programming Requests Completed	16	15	2

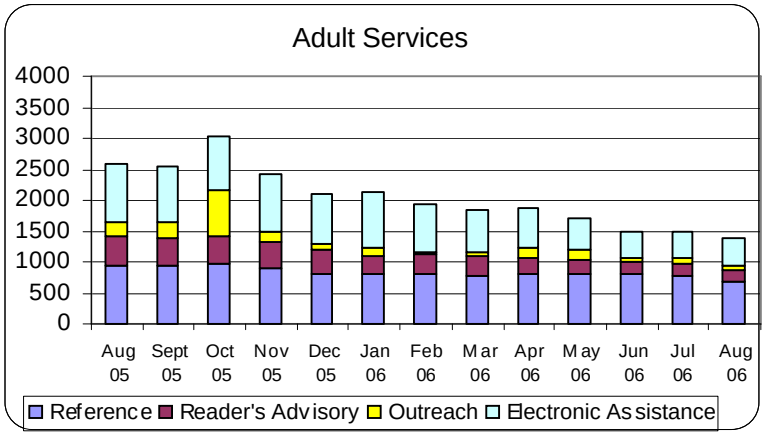
AS/400 Connections (concurrent/authorized users) PCs Supported Servers Supported	36% 235 8	36% 228 8	36% 222 6
(Availability statistics based on 7:00 a.m. to 5:00 p.m. M-F)			

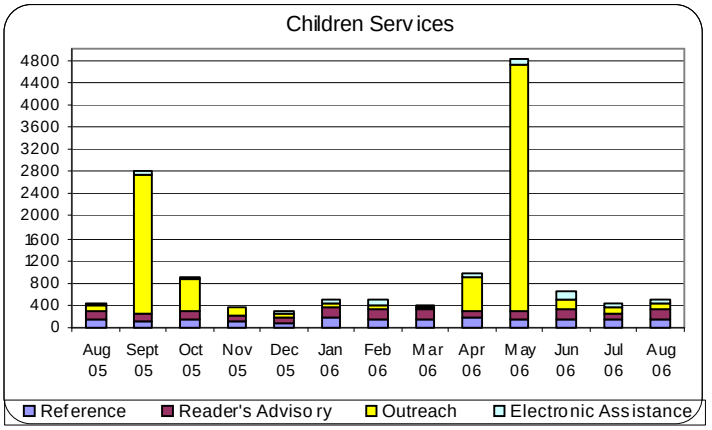
SOP / CIP Updates
· *Implement an Information Technology Emergency Preparedness Plan that will provide a platform for business restoration within 48 hours of a major disaster.* Nothing new to report in August. • *Implement E-Government Strategy Plan* – Web Programmer resigned. We began the replacement recruiting process. • *Develop a printer life cycle methodology.* Gathering statistics on usage and defining relevant criteria for estimating life expectancy. • *Support Citywide Phone VoIP Project Implementation* – Equipment ordered and received. Verizon agreement reached on porting existing phone numbers. · *Network Infrastructure Upgrade.*



PARKS, RECREATION & LIBRARY

Library





Reference – 689 Reader's Advisory – 182
Outreach – 50 Electronic Assistance – 469

Reference – 148 Reader's Advisory - 187
Outreach – 98 Electronic Assistance - 65

Circulation	AUGUST 06		FYTD 07		AUGUST 05		FYTD 06
Dover residents	17,575		34,986		16,435		32,350
Kent residents	17,349		35,347		18,344		36,702
Non-county residents	1,133		2,463		1,054		2,107
Registrations							
Dover residents	422		837		245		427
Kent residents	315		595		279		474
Non-county residents	9		16		13		21
Other							
Visiting patrons	34,973		68,237		21,968		41,339
Meeting room usage	100		280		20		60
Photocopier usage	1,932		3,947		2,024		3,955
Holds placed	4,989		9,432		1,198		2,533
Dial-a-Story	1,331		3,185		2,290		4,257
Internet usage	6,287		12,207		5,486		10,853

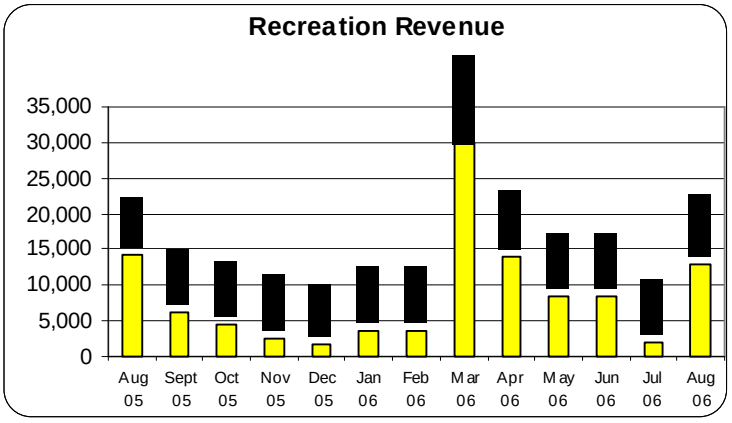
Other Points of Interest

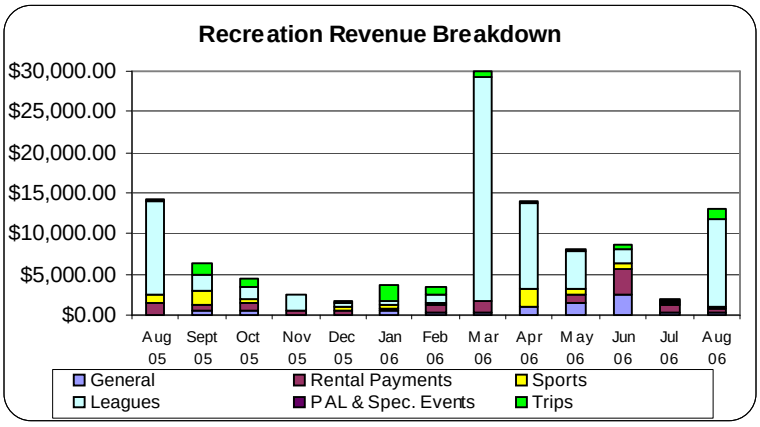
Interlibrary:	2,641 items loaned out	Technical services:	Added	1,727 items
	2,348 items borrowed		Deleted	2,786 items

Volunteers completed 439 hours of service.

SOP / CIP Updates
• *Develop potential locations, funding sources, and preliminary operating concepts for regional library in Dover*. Prepared presentation to Kent County Levy Court for September meeting. • *Purchase site for anchor library and develop an architectural plan.* Met with State Library staff to discuss Fiscal Year 2008 funding. • *Update signage throughout the building to better assist patrons with locating materials and meeting areas.* Installed signage indicating our health and philanthropy collections.

Parks and Recreation





General - $ 195 Rental Payments - $567 Sports - $115
Leagues - $10,894 Trips - $1,209

Rentals	AUGUST 06		FYTD 07		AUGUST 05		FYTD 06
Baseball/Softball Field Rentals*	62		116		52		107
Dover Park Pavilions (2)	1		23		2		25
Multipurpose/Field Hockey Field Rentals*	13		33		9		27
Recreation Center	13		45		24		66
Silver Lake Pavilions (2)	7		18		5		15
Soccer Field Rentals*	3		5		4		8
Stage	4		9		5		10
These numbers reflect **groups that utilized our facilities during August.*							
Program Attendance	**AUGUST 06**		**FYTD 07**		**AUGUST 05**		**FYTD 06**
Field Hockey Camp	24		24		14		14
Bus Trip – New York City	20		20		Not offered in August 2005		
Play Piano By Ear	5		5		Not offered in August 2005		
Tennis – Adult	6		6		10		10
Tennis – Youth	28		28		45		45

Season Champions

Field Hockey League

- Adult Field Hockey League ~ East Coast Motor Cars
- High School League ~ Caesar Rodney High School
- Summer Leaague Stats: 19 teams / 438 roster participants / 101 games played

Softball League

- Men's Northern Division ~ All – Span
- Men's Southern Division ~ Messina Plumbing
- Men's Eastern Division ~ F & T Mortgage
- Men's Western Division ~ EZ Pass
- Co-Ed League ~ Delmarva Pole Building Supply
- Summer League Stats: 51 teams / 1,089 roster participants / 622 games played

Delaware Prevention Network

- Creating Lasting Family Connections continued with its collaboration of program efforts with local agencies.

SOP / CIP Updates

- *Initiate Americans with Disabilities Act (ADA) compliance in City parks and recreational facilities.* Handicap accessible sidewalk construction discussed for Silver Lake.
- *Implement Construction Plan for indoor recreation facility.* Continued to move forward with construction plan.
- *Begin construction on the John W. Pitts Recreation Center* – Held a mandatory pre-bid meeting on August 22.
- *Dover Park Enhancement - PR0504 (State Match)* – Received quote from vendor (Ducks Fencing).
- *Mayfair Park Playground Enhancement - PR0505 (State Match)* – Ordered play equipment using U.S. Communities bid pricing through GameTime c/o West Recreation.
- *Mirror Lake Dredging - PR0402* – Began data collection for Brownfield application.
- *Replace Stagemobile.* – Nothing new to report.
- *Park and Playground Improvement Program* – Nothing new to report.
- *Schutte Park Land – Donation* – Nothing new to report.



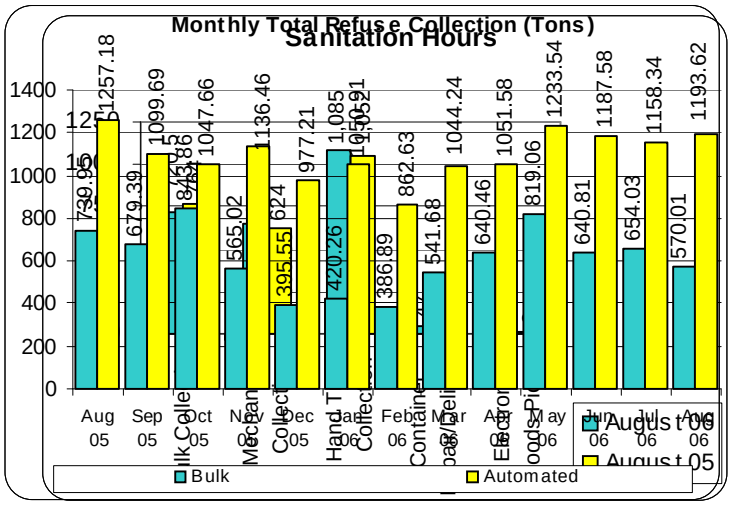
PUBLIC SERVICES

Administration

Administrative review and inspection services continued on all residential and commercial developments. The following residential subdivisions are in various phases of construction:

Oak Shadows	Emerald Pointe	Lexington Glenn
Village of Westover (Phases III, IV & V)	Four Seasons	Nottingham Meadows
Fox Hall West Addition (Phases II & III)	Stoney Creek (Phase II)	Clearview Meadows
Fox Hall West (Phase IV)	Wild Meadows	
Maple Glen	Village of Cannon Mill	
Acorn Farms (Phases II & III)	Hidden Creek	

Sanitation



	AUGUST 06	FYTD 07	AUGUST 05	FYTD 06
Tons Dry Waste Collected	248.40	524.69	332.85	671.29
Tipping Fee Savings Realized	$4,843.80	$10,231.46	$6,490.58	$13,090.16
Trips to DSWA Sandtown Landfill	371	731	375	719
Total Tonnage to DSWA	1,763.63	3,576.00	1,997.13	3,809.60
90-Gallon Containers Delivered	41	93	50	109
300-Gallon Containers Delivered	4	7	1	1

Streets

	AUGUST 06	FYTD 07	AUGUST 05	FYTD 06
Signs Installed	29	58	69	76
Signs Repaired	4	14	5	24
Curbs Painted Yellow (Feet)	0	0	184	295
New Posts Installed	10	18	17	20
Storm Catch Basins Cleaned	0	200	0	0
Storm Catch Basin Cleaning (Hrs.)	0	40	0	0
Hot Mix Patching (Tons)	68	143	9	61
Cold Mix Patching (Hrs.)	18	66	66	92
Concrete Work (Hrs.)	501	617	140	254
Concrete Patching (Cubic Yards)	46	751	20	29
Street and Alley Maintenance (Hrs.)	163	304	177	329
Street Sweeping (Miles)	1,353	2,592	1,697	3,114
Street Sweeping (Cubic Yards)	216	396	240	432

Grounds

Arborist Crew		
	AUGUST 06	AUGUST 05
Trees Removed	161*	14
Trees Pruned	44	88
Root Prunings	13	12
Stumps Removed	1	0
*The majority of the trees removed were in areas mowed with the boom axe such as Dover Park, Park Drive and Schutte Park.		
Watered young trees during drought.		
Assisted with herbicide application at the Capital Scrap Yard site.		

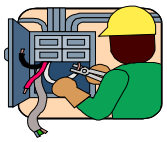
Beautification Crew
Performed routine annual bed maintenance including edging, weeding, de-blooming, scratching and an enormous amount of watering during drought.

Landscape Repair/Special Projects Crew
Watered young trees during drought with both the 300-gallon and the 500-gallon sprayers. Purchased 20 Tree Gator drip irrigation bags to help with the watering.
Assisted Beautification Crew with watering and weeding beds.
Mulched in 280 trees in the back tank. These trees were purchased at Ronny's Garden World through a grant from the 2005 Urban and Community Forestry Program.
Mulched 14 trees at Silver Lake Park before putting Tree Gators around them.
Applied 175 gallons of Roundup Pro Herbicide at the old Capital Scrap Yard site.
Applied 20 gallons of Roundup Pro at the following locations: Dover Police Department, Constitution Place, Fire Station #1 and Kirkwood Street alley.

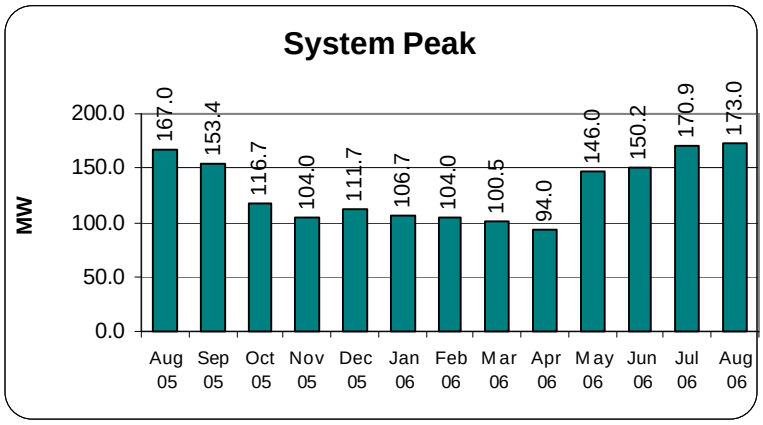
Grounds Maintenance/Mowing Crews
Mowed all areas including parks, around City buildings, ditches rights-of-way including 280 acres.
Mowed with the boom-axe at the following locations: Ditches at Williams Park and Dover Downs, hedgerow and ditch at Dover Park, woods line at Schutte Park, Saulsbury Road ditch.

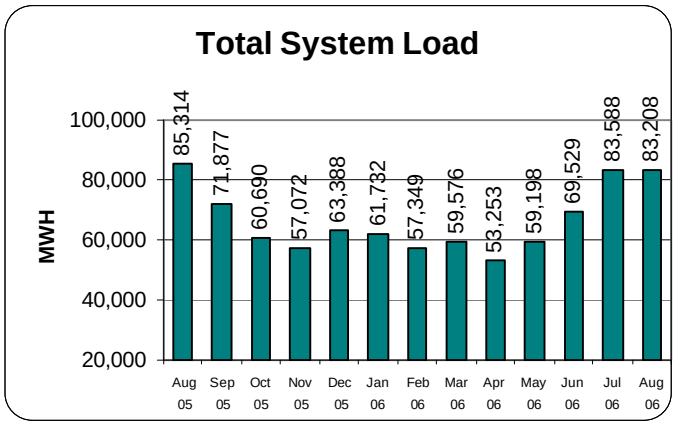
SOP/CIP Updates (percentages below represent percent completed)
FY-2006 Street Program (ST06011) – 95% FY-2006 Concrete Program (ST0602) – 100% Generic Subdivision Signs (ST0505) – 25% Silver Lake Dam Improvements – 10% FY-2007 Street Program (ST0701) – 10% FY-2007 Concrete Program (ST0702) – 5%

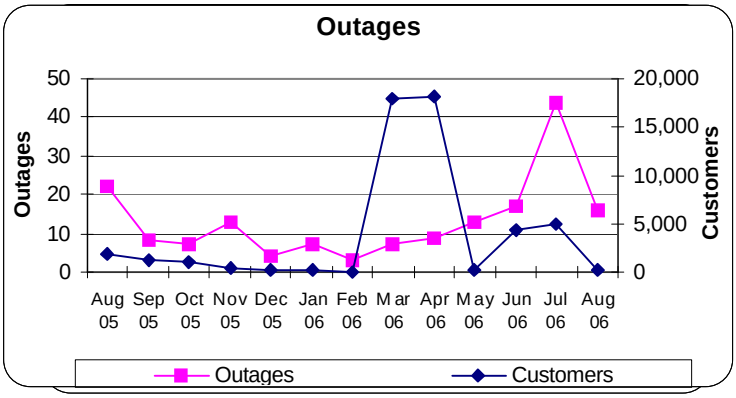
PUBLIC UTILITIES



Electric







Outages 16 Customers 253

ELECTRIC OUTAGE REPORT

Outages 24 Customers 1,131

OUTAGE #	DATE	TIME OUT	TIME IN	CIRCUIT	LOCATION	DEVICE	# OF CUST	CAUSE	ACTION	URD OVH
06-0103	08-01	16:14	17:22	12203	10 The Green	Fuse	1	Q	Replaced Fuse	URD
		17:48	18:57	12403	240 S.Shore Dr.	Trans	3	G	Reset Trans	OVH
06-0104	08-01	18:27	19:14	12401	61 Julian Dr.	Trans	5	G	Reset Trans	OVH
		20:51	21;53	12102	Cresent Dr.	Trans	5	G	Installed Fuse	OVH
06-0105	08-01	07:13	07:51	12401	S Shore Dr	Fuse	80	Q	Replaced Fuse	OVH
		03:54	05:15	12401	Janice Dr.	Fuse	9	C	Removed Vines & Refused	OVH
06-0106	08-03	02:05	04:10	12401	Highland Ave.	Fuse	11	C	Remove Limbs &	OVH
06-0107	08-07	20:41	21:44	12602	Pickering Beach	Fuse	28	E	Refused Removed Bird & Refused	OVH
06-0108	08-08	19:14	20:04	12204	Rodney Rd.	Fuse	9	Q	Replaced Fuse	OVH
		17:19	18:22	12503	Lafferty Ln.	Cut out	1	A	Replace Cut Out	OVH
		08:06	08:55	12501	Green Hill Ave.	Fuse	4	Q	Replaced Fuse	OVH
06-0109	08-11	09:01	10:15	12204	Silver Lake Blvd.	Fuse	12	E	Replaced Fuse	OVR
		15:00	16:35	12194	Forrest Ave.	Trans	1	A	Replaced Trans	OVH
06-0110	08-11	09:22	09:48	1294	Rodney Village	Fuse	57	Q	Replaced Fuse	OVH
		07:38	10:04	12802	Dover Volkswagen	Fuse	3	E	Replaced Fuse	OVH
		01:14	07:00	12502	Acorn Farms	Fuse	24	M	Isolated Cable	URD
06-0111	08-13								Replaced Fuse	
06-0112	08-14									
06-0113	08-16									
06-0114	08-20									
06-0115	08-22									
06-0116	08-23									
06-0117	08-24									
06-0118	08-25									

CAUSE

A – Equipment Failure	D – Auto Accident	G – Overload (Trans)	J – Dig In	M – Bad URD	Q – Unknown
B – Lighting	E - Animal	H – Weather Factor	K – Substation Equip.	N – Contractor/Line Crew	X – Transformer
C – Tree Condition	F – Overload	I – Primary Tap	L – Switching Error	P – Homeowner	

Transmission and Distribution

Completed Projects	Active Projects / % Completed	Projects in Design / % Completed

• Rt. 9 Reconductoring • Rt. 9 & White Oak Rd. · Dover Police Tower	• Grandview Mobile Home Park – 80% • Robbins Hose Company #1 – 95% • Creekstone Center – 90% · Lexington Farms – 50% • 69 KV to Mayfair Substation – 90% • Dover Air Force Base–Phase I – 10% • White Oak - 90% • Clearview – Phases II & III – 30% • Kent County AeroPark – 5% • Feeders 3 & 4 – Phase I – 70% • Dover Downs 69 KV Relocation – 20% • 4 KV to 12 KV Conversion – 90% · First Tenth – Lebanon Rd. - 5% · Vera's Haven – College Rd. - 5% · Tall Pines – Dover Kenton Rd. - 30% · Leipsic Rd. – Country Inn – 5% · College Road Biopsy Office – 50%	• Mayfair Bus Work – 90% • Kent Acres Rehab. – 100% • Governors Avenue Rehab. – State Contract – 100% · Fiber Map – 0% · SR1/SR9 Rebuild – 100% · Clearview – 100% · Feeders 3 & 4 – Phase II – 0% · Emerald Pointe - Phase II - 100% · Governors Lighting Wesley - Redesign - 90% · Cahne Medical Building - 0% · Seskinore Townhouses - 100% · North Street Improvements - 50% · Cannon Mill Phase II - 100% · Cannon Mill Phase III - 100% · Nottingham Meadows - 100% · Dover Air Force Base - Phase II - 100% · Dover Air Force Base - Phases III, IV & V – 100% · Walgreens – 100% · Hertrich Mazda – 0% · Dover Saturn – 100% · Cedar Chase Hotel – 100% · Lakeland Office Building – 100% · Jeffric Boulevard. – Marriott – 100%

Underground Work	% Completed	Overhead Work	% Completed
• Emerald Pointe	Ongoing	• Overhead maintenance	Ongoing
• Cannon Mill	Ongoing	• Maintenance of City lighting	Ongoing
• Vondaway Dr. Rebuild	75%	• Pole replacements (11 poles)	90%
• Capitol Park – replacing meter pedestals	50%	• Extensive work - Dover Air Force Base Housing	80%
• ADA Improvements – Wyoming Ave.	100%	• Infrared testing and repairs	20%
• Total 4-12 KV conversion	98%	• Remove overhead line at State College Rd.	100%
• Clearview	Ongoing		
• Lexington Glenn	Ongoing		
• Blue Lights	100%		
• Dover Air Force Base – installing new underground service	Ongoing		

FY 05 Meter Stats

	Aug 05	Sep 05	Oct 05	Nov 05	Dec 05	Jan 06	Feb 06	Mar 06	Apr 06	May 06	Jun 06	Jul 06	Aug 06

· **Radio Read Meter Installations**	361	273	253	357	272	367	485	585	558	386	244	252	464
· **Meters Tested**	614	670	464	602	618	600	1029	1300	878	525	450	475	1.61
· **Meters Junked**	383	283	222	271	273	295	439	509	416	345	201	181	367
· **Meters Removed**	21	15	20	8	11	28	10	25	0	13	28	7	14
· **Meter Changes**	301	220	213	293	234	327	436	525	519	354	200	210	424
· **New Services**	35	37	26	48	25	27	23	40	28	18	25	24	21
· **Services Retired**	1	0	1	2	3	0	1	1	2	1	0	0	2
· **System Operations Center**													
Switching schedules	8	14	9	8	10	7	11	6	4	5	1	15	8
Work orders	639	764	957	1143	639	520	861	396	1157	1687	1861	2091	828
Miss Utility tickets called back	1334	2049	2093	2484	1341	1332	1597	1821	1869	2016	2257	2564	1478
Tickets located	2001	2037	1893	1629	1326	1296	1056	1890	1869	1746	2073	1923	2112

Substation Relay

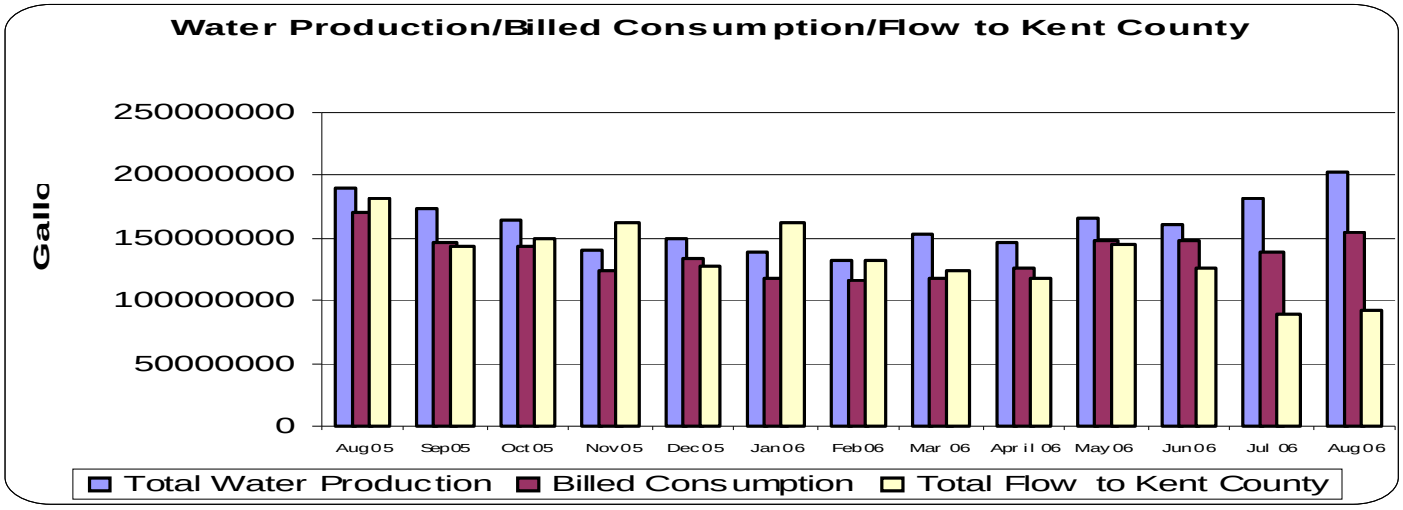
Substation	Status
• McKee Road	Repaired breaker 22-1030 & 22-1020
• Horsepond	Installed three new breakers
• Station Upgrades	Relays installed at Dover Downs, Dover Air Force Base, and Cartanza

SOP / CIP Updates (percentages below represent percent completed)

- *Develop an Electric Department mapping system to assist crews with power restoration.* Will be operational on September 26, 2006.
- *Hire two junior engineers to replace senior system engineer and senior SCADA technician.* Pending hiring of new Public Utilities Manager.
- *Continue the Blue Light Security program in the City of Dover.* Two blue lights have been installed in a pilot program.
- *Leverage and maximize the use of existing fiber optic outside plant and conduit by enhancing the existing fiber optic network and sharing these facilities with key community stakeholders.* RFP to be sent out by end of September.

CIP Project	% Work Completed	CIP Project	% Work Completed
Mayfair 69/12 KV Transformer and Breaker – Project #ES0105	0%	College Road Capacitor – Project #EE0604	0%
69 KV Feeders 3 and 4 – Project #EE0601	70%	Meter Testing Bench	50%
Mayfair to Mid City – Project #ET0502	90%	Lighting Project and Rehabilitation	0%*
Lebanon Transformer	10%	Governors Avenue Rebuild	0%
Dover Downs 69 KV Line Relocation	20%	Radio Read Meter Changeout	25%*
Distribution Upgrades	10%	Denneys Road Upgrade	10%
Replacement of 69 KV Breakers	10%	Fiber Optics Replacement	5%
System Operations Automation	100%	New Developments/Upgrades	25%
Kesselring Feeder	0%		

Water/Wastewater



Total Water Production – 201,841,000 Billed Consumption – 154,946,000 Total Flow to Kent County – 92,838,630

	AUG 06	AUG 05
Water Production – Daily Average	6,511,000	6,104,581
Fire Hydrants – Flushed	0	0
Fire Hydrants – Tested	0	0
Final Readings	371	315
Cutoffs	20	17
Turn-ons	17	9
New Inspections	30	57
Curb Boxes Located	72	99
Curb Boxes Adjusted	12	18
Water Service Lines Repaired	21	15
Water Meters Repaired	39	16
Radio Technology Installations	148	139
New Meters Added	11	27
Total Water Meters in City Distribution System	12,988	12,706

	AUG 06	AUG 05
L.F. Sewer Lines Flushed	37,756	79,042
Sewer Lines Inspected	41,056	80,542
Feet Sewer Mains Videotaped	0	354
Manholes Inspected	187	604
Manholes Cleaned	165	595

SOP/CIP Updates
· *Reduce number of brown water complaints through the replacement of the old cast iron pipe system and the improvement of system hydraulics.* Staff has been working on the preliminary data collection aspects of the recommendations as well as developing a proposal with Black & Veatch to perform various services. Staff has continued to review system operations to try to minimize brown water complaints and is working on additional operational policies to improve system dynamics. Complaints were associated with specific incidents related to water main breaks and/or work. • *Reduce cost to the City arising from inflow/infiltration.* Smoke testing locations have been determined, and implementation of the work is being coordinated with the contractor. Smoke testing is anticipated to be begin in late September or early October once preliminary planning efforts and necessary materials have been obtained. • *Integrate the new pump station mechanic crew into the maintenance operations.* Five of the six mechanic positions have been filled. The sixth mechanic is scheduled to start work in September. · *Increase the metering accuracy of the water/sewer utility through the expansion of the Meter Reading Technology Upgrade Project.* The budget for this program increased for FY 2007 to $175,000. Work on this project began more aggressively in August 2006 following the July flushing operation. Currently, 16% of the budget has been spent. • Increase the mapping accuracy of the water/sewer utility through the expansion of GIS. The request for a GIS Technician for FY 2007 necessary to meet this goal was denied. It is anticipated that very little progress on this goal will be made in FY 2007.

CIP Project (Water)	% of Work Completed
2006 - Southeast Water Loop (Design Phase) (WD0701)	85%
2006 - Scarborough Road Interconnection (Tidewater) (WD0601)	85%
Water Quality Improvements	10 %
Meter Reading Technology Upgrade	16%
Miscellaneous Distribution System	25%
Elevated Storage Tank Painting and Maintenance	5%
Cheswold Well (#8) Replacement)	5%
CIP Project (Wastewater)	**% of Work Completed**
2006 - Puncheon Run Motor Control & Pump Replacement (Construction) (WW0505)	85%
2006 - U.S. 13 East Sanitary Sewer Interceptor (WW0101)	3%
Inflow/Infiltration Removal (WS0501)	55%
Meter Reading Technology Upgrade	16%
Miscellaneous Sewer System Improvements	10%

Construction

• Utility crew: 1. State Street (Fox Property) – Installed new sewer main and laterals to properties. 2. Tidewater Connector (Wilmington College) – Installed new 12" water main for back up to Tidewater's main. 3. Electric Division Easement – Hauled dirt to White Oak easement building roadway for maintenance access through woods. 4. Water Division – Assisted with fixing water leaks in conjunction with the Water Division crews. 5. Grounds Division - Assisted with the unloading of two tractor trailer loads of trees. 6. Construction Shop – Cleaned shop and equipment. Cleaned up yard area.

MONTHLY REPORT

Department of Planning & Inspections
P.O. Box 475
Dover, DE 19903
Phone: (302) 736-7010 Fax (302) 736-4217

Department of Planning and Inspections AUGUST 2006

PERSONNEL: Michael Albert (Planner I) joined the office as a new member of the Planning Staff on August 7th. He is a recent graduate of the University of Florida with a Masters Degree in Urban and Regional Planning.

The Fire Marshal's Office assisted KGH Bayhealth with their annual fire drills in the Operating Room (OR). 55 employees took part in the training. The training consisted of reacting to a fire and evacuating the OR.

Dover Downs provided two houses for training. These two houses are being torn down and were provided to the City for training. One house was used to place a sprinkler system in and conduct test burns to see how a residential sprinkler will operate. The other was used to do unattended cooking and electrical fires. This training was attended by the City of Wilmington, the City of Dover, the State Fire Marshal's Office, and Insurance Investigators were present as well. Lunch was provided by Unified Fire Investigations. Sprinklering was provided by Bear Industries.

COMPREHENSIVE PLAN AMENDMENTS

At their August meeting the Planning Commission reviewed and provided recommendations on four proposed Comprehensive Plan Amendments (one request of the original five was withdrawn). The Amendments involve revisions to the Land Development Plan Map and a text amendment related to study of an east-west transportation corridor. They will be heard before the City Council in September.

EDEN HILL TND

The Eden Hill Farm Traditional Neighborhood Design (TND) consists of five (5) large tracts: a preservation area (historic house area), an office district area, a commercial district area, a residential area, and an open space area. The next step in the process is the submission of Implementation Plans for Planning Commission review outlining the more detailed development activities of each district in accordance with the Conceptual Master Plan. The Planning Commission approved the application for the Residential District Implementation Plan on June 19th and approved the Professional Office, Medical & Financial District Implementation Plan on August 22nd. Both projects will be completing the necessary Administrative Reviews with the Planning Office, other City Departments and state agencies to finalize the subdivision, site plans, and construction documents leading up to the start of construction activities.

DEMOLITIONS

Currently, there are eight properties on the dangerous building list as follows: 101 Jefferson Court, 139-143 S. Governors Avenue, 299 College Road, 45 S. New Street (House of Pride), 35 N. New Street (House of Pride), 309-311 W. Loockerman Street, 212 Green Blade Drive and the inground pool at 123 Blue Beach Drive. Bids have been received for 139-143 S. Governors Avenue and the property has since been bought by the Downtown Dover Development Corporation and they plan to demolish the structure. It is unclear whether they will use the bids the City received or if they will re-bid the project. The asbestos survey for 299 College Road has been

completed with 10 day notice given to DNREC to start the asbestos abatement and this should begin the week of September 25, 2006. The public hearing before City Council for the pool located at 123 Blue Beach Drive is scheduled for September 25, 2006. On September 11, 2006, the house at 212 Green Blade was brought before City Council under emergency status, City Council declared the structure dangerous. Clean up of the property at 101 Jefferson Court is nearly complete.

COMMUNITY DEVELOPMENT

Community Policing: 1 Officer on foot patrol, Total hours of coverage 21, Citizen Contacts 165, Total number of arrests 16.

Micro Enterprise Program

During the month of August, intakes were conducted for three (3) new clients to set up a business in the Downtown area of which one (1) reported low to moderate income status; one (1) minority and two (2) females. In addition, two (2) referrals were made to the Small Business Development Center for technical assistance. For the month of August, the breakdown of statistics for clients served is: 3 new clients, 1 low moderate income, 2 referrals, 2 walk-ins, 0 jobs gained and 0 businesses closed.

First State Resource and Development Council (RC&D) completed emergency repairs on 8 homes throughout the City of Dover for the program year.

Community Development Staff attended Performance Measurement Training in Dallas, TX from August 14th – 16th which will be incorporated in the CAPER, Action Plan and Consolidated Plan. Staff also attended Section 106 Historic Preservation training and a Davis Bacon Workshop regarding monitoring construction projects.

MEETING REPORTS

Board of Adjustment:

The Board of Adjustment did not meet on August 16, 2006. The next scheduled meeting for the Board of Adjustment will be held on September 20, 2006.

Dover Parking Authority: At its meeting of August 3, 2006 reports were given on the budget, permit sales, Police Department activities, Main Street, DDDC Report and Water Street Collections.

Historic District Commission:

The Historic District Commission did not meet on August 17, 2006. The next scheduled meeting of the Historic District Commission is September 21, 2006.

Planning Commission

At its meetings of August 21 & 22, 2006, the Planning Commission took the following actions:

1. **AX-06-05 Lands of Donald M. Carey & Nancy Baker: South Side of Forrest Avenue:** Moved to forward approval to City Council.
2. **C-06-06 Kenton Child Care Center II at 1298 McKee Road:** Moved to approve with conditions.
3. **C-06-07 Ancient Way Massage to be located at 235 West Loockerman Street:** Moved to approve.
4. **Z-06-02 Lands of Denneys Road, LLC at 4242 West Denneys Road: Rezoning from C-1A and R-15 to RM-1:** Moved to forward Denial to City Council.
5. **Z-06-09 Lands of Leon and Dorothy Hansen located at 951 White Oak Road:** Moved to forward approval to City Council.
6. **Z-06-10 Lands of Dover International Speedway, Inc.:** Moved to forward approval to City Council.
7. **Z-06-11 Lands of Dover Downs, Inc.:** Moved to forward approval to City Council.

8. **Z-06-12 Proposed Text Amendment to the RG-1 Zoning District Regulations:** Moved to forward approval to City Council.
9. **Z-06-07 Lands of Dover International Speedway located at Old Leipsic Road and Plaza Drive:** Moved to forward approval to City Council.
10. **Z-06-08 Lands of Playtex Manufacturing located on Kings Highway:** Moved to forward denial to City Council.
11. **MI-06-11 West Side Redevelopment Area east of Clarence Street:** Moved to forward approval to City Council.
12. **SB-05-03 Lands of First State Business Center, LLC:** Moved to approve a one year extension.
13. **S-05-25 Brooks Machine: Addition to Building:** Moved to approve a one year extension.
14. **C-06-02 Revised DoveView Senior Apartments: Planned Neighborhood Design - Senior Housing Project:** Moved to approve with conditions.
15. **S-06-30 Westside Carwash Building Addition at 805 Forest Street:** Moved to approve with conditions.
16. **S-06-26 Eden Hill Farm - TND Professional Office, Medical and Financial District: Implementation Plan:** Moved to approve with conditions.

INSPECTIONS ACTIVITY

Permits and Licenses

Rental Dwelling, Public Occupancy & Lodging House Permits: Year to Date	1,996
Number of New Occupancies – August 2006	33
Permit Fees Collected for Rental, Public Occupancy & Lodging Permits, August 2006	$ 2,830.00
Number of Business Licenses & Mobile Homes Issued – August 2006	705
Total Number of Business Licenses & Mobile Homes for Year 7/1/06 to 6/30/07	1,503
Total Fee Collected for Business Licenses & Mobile Homes for August 2006	$191,386.35
Total for all Construction Permits* and Certificate of Occupancies Issued for Aug 2006	283
Value of Construction & Fire Prevention projects permitted in August 2006	$11,869,860
Fees Collected for Construction Permits and CO's for August 2006	$ 104,596

*Construction permits include Building, Fire Prevention, Plumbing, and HVAC Permits

Property Inspections: August 2006: Fire Marshal, Inspections - Property Maintenance

Office of the Fire Marshal	
Fire and Safety Inspections	94
Fire Code Inspections	99
Sprinkler and Fire Alarm	8
Certificate of Occupancy	93
Alarm Activation Follow-ups	4
Fire Investigations	2
Total Inspections	**300**
Non-Inspection Hours	
Office	137
Training	65.5
Plan Review	10

Building and Property Maintenance Inspections	
Building	352
Plumbing/Mechanical	367
Certificate of Occupancy	39
Total New Construction	**758**
Complaints	141
Observed by Inspectors	254
Fire/Life Safety	41
Total Inspections	**1194**
Non-Inspection Hours Office	372
Training	24
Plan Review	84.5

During the month of August, Planning & Inspections staff logged in 700 walk-in traffic citizens. As always, please contact me regarding any questions you may have.

Ann Marie Townshend
Director of Planning and Inspections Department

DOVER FIRE DEPARTMENT

Established 1882

September 19, 2006

Mayor & Council
City of Dover
P.O. Box 475
Dover, De 19903

Dear Mayor & Council:

This has been to say the least a hectic summer for the fire department as we work to complete the Fire Department Headquarters project and place in service the Special Operations Truck that was delivered in July.

During the past three months we have clearly maintained our target response time number of six minutes from time of dispatch until the first arriving fire department unit arrives, staffing remains constant and unchanged with and average of 28 firefighters responding to General Alarms.

The building project is behind schedule do to various reasons beyond our control however contrary to the rumor mill we are well within our budget. We are hoping for completion by November 15.

The Special Operations Truck was delivered in July, much of the equipment has been mounted and we are waiting for a few final touches before placing the unit in service. To date we have received 1 million dollars in funding from the Delaware Emergency Management Agency to fund this project.

The next month will prove to be busy as we prepare for the Nascar event and Fire Prevention week in October.

Please contact me with any questions or concerns.

Yours In Service,

Brian F. Bashista
Fire Chief

103 South Governors Avenue • Dover, Delaware 19904
Headquarters: (302) 736-7168 • Fire Chief's Office: (302) 736-7167 • FAX: (302) 736-7166

Robbins Hose Company #1, Inc	Fire Department: 30046 Companies: All Date Range: From 06/01/2006 to 08/31/2006 Box/Zone/ Code: All District: All Situation Found: All Exclude Mutual Aids: No Exclude Exposures: No
Incident Reponse Performance Analysis	

Response Time

Response Time (Minutes)	Number of Incidents	Totals	Additional
0 - 1		103	Longest Time: 16.0
2 - 3		82	Incident#: 000709
4 - 5		83	Average Time: 2.7
6 - 7		13	
8 - 9		2	
> 10		3	

Apparatus Travel Time

Travel Time (Minutes)	Number of Incidents	Totals	Additional
0 - 4		225	Longest Time: 17.0
5 - 9		56	Incident#: 000698
10 - 14		4	Average Time: 3.3
15 - 19		1	
20 - 24		0	
> 25		0	

Incident Length

Incident Length (Minutes)	Number of Incidents	Totals	Additional
0 - 29		259	Longest Time: 798.0
30 - 59		20	Incident#: 000693
60 - 89		2	Average Time: 20.7
90 - 119		2	
120 - 149		0	
> 150		3	

Robbins Hose Company #1, Inc

Totals and Average Attendance by Incident Type

Fire Department: 30046
Companies: All
Date Range: From 06/01/2006 to 08/31/2006
Box/Zone/ Code: All
District: All
Situation Found: All
Exclude Mutual Aids: No
Exclude Exposures: No

Code and Description	Incident Count	Number Attend	Average Attend	Total Length	Average Length	Average Man Hrs	Total Man Hrs
100-Fire, other	2	28	14.00	1.0	0.48	7.92	15.84
111-Building fire	3	105	35.00	3.7	1.24	43.35	130.04
112-Fires in structure other than in a building	3	73	24.33	2.5	0.82	21.49	64.46
113-Cooking fire, confined to container	20	385	19.25	6.5	0.33	6.75	134.91
122-Fire in motor home, camper, recreational vehicle	1	27	27.00	0.3	0.33	8.91	8.91
130-Mobile property (vehicle) fire, other	1	6	6.00	0.8	0.75	4.50	4.50
131-Passenger vehicle fire	6	64	10.67	4.2	0.70	8.06	48.34
132-Road freight or transport vehicle fire	2	35	17.50	1.2	0.61	10.98	21.95
142-Brush or brush-and-grass mixture fire	3	34	11.33	0.9	0.31	3.70	11.11
143-Grass fire	1	11	11.00	0.3	0.30	3.30	3.30
150-Outside rubbish fire, other	2	25	12.50	0.6	0.30	3.88	7.75
151-Outside rubbish, trash or waste fire	2	24	12.00	0.4	0.18	2.48	4.95
154-Dumpster or other outside trash receptacle fire	2	37	18.50	0.7	0.36	6.53	13.06
161-Outside storage fire	1	9	9.00	0.4	0.38	3.42	3.42
200-Overpressure rupture, explosion, overheat other	1	34	34.00	0.3	0.30	10.20	10.20
300-Rescue, EMS incident, other	2	24	12.00	1.0	0.51	6.19	12.37
311-Medical assist, assist EMS crew	3	64	21.33	1.9	0.64	13.15	39.46
322-Motor vehicle accident with injuries	2	49	24.50	0.9	0.47	11.62	23.23
331-Lock-in (if lock out , use 511)	3	60	20.00	0.7	0.23	4.95	14.85
350-Extrication, rescue, other	1	14	14.00	0.3	0.33	4.62	4.62
351-Extrication of victim(s) from building/structure	1	32	32.00	0.3	0.32	10.24	10.24
352-Extrication of victim(s) from vehicle	6	155	25.83	2.8	0.46	11.81	70.85
353-Removal of victim(s) from stalled elevator	4	56	14.00	2.0	0.51	8.78	35.13
355-Confined space rescue	1	17	17.00	0.9	0.90	15.30	15.30
360-Water & ice-related rescue, other	2	82	41.00	0.7	0.33	13.33	26.65
400-Hazardous condition, other	3	31	10.33	0.9	0.29	3.08	9.23

Code and Description	Incident Count	Number Attend	Average Attend	Total Length	Average Length	Average Man Hrs	Total Man Hrs
410-Combustible/flammable gas/liquid condition, other	5	74	14.80	14.6	2.93	101.52	507.62
411-Gasoline or other flammable liquid spill	6	52	8.67	3.7	0.62	4.07	24.43
412-Gas leak (natural gas or LPG)	3	77	25.67	2.2	0.74	18.87	56.61
413-Oil or other combustible liquid spill	2	3	1.50	0.7	0.36	0.53	1.07
440-Electrical wiring/equipment problem, other	4	107	26.75	1.6	0.40	10.69	42.76
444-Power line down	2	86	43.00	0.6	0.28	11.83	23.65
445-Arcing, shorted electrical equipment	4	135	33.75	1.5	0.37	12.64	50.54
460-Accident, potential accident, other	1	43	43.00	0.3	0.30	12.90	12.90
463-Vehicle accident, general cleanup	4	34	8.50	1.5	0.38	3.34	13.37
531-Smoke or odor removal	3	54	18.00	1.1	0.36	5.96	17.87
561-Unauthorized burning	1	14	14.00	0.4	0.42	5.88	5.88
571-Cover assignment, standby, moveup	1	6	6.00	4.7	4.65	27.90	27.90
600-Good intent call, other	41	850	20.73	12.8	0.31	6.51	266.94
611-Dispatched & canceled en route	1	16	16.00	0.4	0.37	5.92	5.92
631-Authorized controlled burning	2	45	22.50	0.3	0.17	5.04	10.07
641-Vicinity alarm (incident in other location)	5	66	13.20	1.8	0.35	5.01	25.05
650-Steam, other gas mistaken for smoke, other	1	6	6.00	0.1	0.08	0.48	0.48
651-Smoke scare, odor of smoke	1	26	26.00	0.4	0.35	9.10	9.10
652-Steam, vapor, fog or dust thought to be smoke	1	9	9.00	0.3	0.28	2.52	2.52
700-False alarm or false call, other	23	534	23.22	7.7	0.34	7.96	182.98
710-Malicious, mischievous false call, other	4	93	23.25	1.2	0.30	8.01	32.02
714-Central station, malicious false alarm	1	40	40.00	0.3	0.33	13.20	13.20
715-Local alarm system, malicious false alarm	5	96	19.20	1.6	0.32	7.21	36.04
730-System malfunction, other	22	437	19.86	7.0	0.32	6.55	144.05
733-Smoke detector activation due to malfunction	16	318	19.88	5.8	0.36	8.16	130.52
735-Alarm system sounded due to malfunction	14	303	21.64	5.6	0.40	8.89	124.49
736-CO detector activation due to malfunction	3	52	17.33	1.4	0.45	8.33	24.98
740-Unintentional transmission of alarm, other	1	6	6.00	0.3	0.30	1.80	1.80
741-Sprinkler activation, no fire - unintentional	4	96	24.00	1.9	0.48	11.43	45.73
743-Smoke detector activation, no fire - unintentional	4	89	22.25	1.4	0.34	7.52	30.08
744-Detector activation, no fire - unintentional	4	78	19.50	1.5	0.38	7.32	29.29
745-Alarm system activation, no fire - unintentional	11	248	22.55	3.7	0.33	7.66	84.31

Code and Description	Incident Count	Number Attend	Average Attend	Total Length	Average Length	Average Man Hrs	Total Man Hrs
746-Carbon monoxide detector activation, no CO	3	47	15.67	1.0	0.32	5.21	15.63
814-Lightning strike (no fire)	2	73	36.50	1.0	0.50	16.63	33.25
900-Special type of incident, other	2	34	17.00	4.6	2.29	46.83	93.65
911-Citizen complaint	1	36	36.00	0.7	0.68	24.48	24.48
Blank: No Code Entered	0	0	0.0	0.0	0.00	0.00	0.00
Incorrect Entry	0	0	0.0	0.0	0.00	0.00	0.00
Totals and Averages for All Codes:	**286**	**5,764**	**20.15**	**131.61**	**0.46**	**10.13**	**2,895.85**

Your department started using NFIRS 5.0 on 06/01/2002. This means that the report uses the NFIRS *5.0 Code Set*.

ACTION FORM

PROCEEDING: City Council	**AGENDA DATE:** 9/25/06
DEPARTMENT OF ORIGIN: City Manager	**DATE SUBMITTED**: 9/20/06
PREPARED BY: Anthony J. DePrima	
SUBJECT: Employment Agreement – Fraternal Order of Police (FOP)	
REFERENCE: N/A	
RELATED PROJECT: N/A	
APPROVALS: N/A	
EXHIBITS: N/A	
EXPENDITURE REQUIRED: N/A **FUNDING SOURCE (Dept./Page in CIP & Budget)**:	**AMOUNT BUDGETED**: N/A
TIMETABLE: Labor Agreement retroactive to 7/1/06	
RECOMMENDED ACTION: Approve proposed settlement	

BACKGROUND AND ANALYSIS:

Contract negotiations between the City of Dover and the FOP began in January 2006 but were unsuccessful and required intervention by a mediator. Mediation began in August resulting in the proposal outlined below.

Summary of FOP 2006 – 2009 Contract

- Medicare Part B Coverage ends 9/30/06 for present and future officers.
- All Employee Handbook language changes are agreed to including Law Enforcement Officers Educational Reimbursement (LER).
- New Benefit - Shared Leave Policy - to be developed in six months.
- All non-uniform officers of the Operations Division shall receive an additional $250 clothing allowance .
- Sort Team members will receive an additional fifty dollars ($50) per month.
- Career Development Promotion - 2006 within three (3) months of contract approval PFC's with eight (8) years' time and service will receive a stripe or other symbol chosen by the Chief and will be recognized as Corporals. Present Corporals will be recognized as Master Corporals.
- Career Development Promotion Pay – begins July 1, 2007 – 4% spread between ranks.
- Wages

2006	2007	2008
3.0%	3.5%	4.0%

ACTION FORM

PROCEEDING: Council	**AGENDA DATE:** 09/25/2006
DEPARTMENT OF ORIGIN: Fire Dept.	**DATE SUBMITTED**: 09/08/2006
PREPARED BY: Carter Knotts, Administrative Staff Fire Dept.	
SUBJECT: Evaluation of Bids – Fire Fighter Protective Gear	
REFERENCE: N/A	
RELATED PROJECT: N/A	
APPROVALS: City Manager, Finance Director	
EXHIBITS: Bid Tabulation	
EXPENDITURE REQUIRED: $17,530.00	**AMOUNT BUDGETED**: $17,500.00
FUNDING SOURCE (Dept./Page in CIP & Budget): 110-1400-514.20-29 page 5	
TIMETABLE: Pending Council approval a purchase order would be created. Estimated delivery would be 90 days.	
RECOMMENDED ACTION: Award bid to DP Fire & Safety.	

BACKGROUND AND ANALYSIS

The City of Dover and Robbins Hose Company have split the purchase of the turnout gear (protective gear) for the firefighters 50/50 each fiscal year. The cost of the gear has increased drastically over the last few years.

It should be noted that the Fire Department had provided Central Services with a list of vendors and contact numbers for the purpose of securing bids. The following vendors submitted bids for consideration by the Fire Chief.

Tasc Fire Apparatus	Farmingdale NJ.	$35,720.00
D.P Fire & Safety, Inc.	Wilmington, DE.	$35,060.00

The $30.00 difference between budgeted amount and the actual expense will be handled through department level budget amendment from another line item.

Request for Quote Number 07-0004FD Bid Tabulation

Item Number	QTY	Unit	Description	Tasc Fire Apparatus		D.P. Fire & Safety Inc.			
				Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
1	20	Sets	Globe GX-7 PBI Turnout Coats	$972.00	$19,440.00	$955.00	$19,100.00		$0.00
2	22	Sets	Globe GX-7 PBI Turnout Pants	$740.00	$16,280.00	$655.00	$14,410.00		$0.00
3	2	Sets	Globe GX-7 Turnout Coats (White)	No Bid	$0.00	$775.00	$1,550.00		$0.00
					$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00
					$0.00		$0.00		$0.00
	1		Shipping		$0.00		$0.00		$0.00
			Total by Vendor		$35,720.00		$35,060.00		$0.00

FIRST READING

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER BY CHANGING THE ZONING DESIGNATION OF PROPERTY LOCATED ON THE SOUTH SIDE OF WHITE OAK ROAD WEST OF MOURNING DOVE LANE.

WHEREAS, the City of Dover has enacted a zoning ordinance regulating the use of property within the limits of the City of Dover; and

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use of property described below from R-20 (One-Family Residence) to R-8 (One-Family Residence).

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

1. That from and after the passage and approval of this ordinance the Zoning Map and Zoning Ordinance of the City of Dover have been amended by changing the zoning designation from R-20 (One-Family Residence) to R-8 (One-Family Residence) on that property located on the south side of White Oak Road west of Mourning Dove Lane, owned by TLFD Management, L.L.C.

ADOPTED: *

S:\ClerksOffice\Rezonings\2006\White Oak Road\ORDINANCE.WhiteOakRd-FirstRdg.wpd

FIRST READING

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

That Appendix B - Zoning, Article 3 - District Regulations, Section 27 - Corridor Overlay Zone 1 (COZ-1) be amended by inserting the text indicated in bold, red and deleting the text indicated in red strikeout, as follows:

Section 27. Corridor overlay zone 1 (COZ-1).

27.1 *Purpose.* The corridor overlay zone (COZ) is established for the following reasons:

(a) To promote superior urban corridor development and the highest quality built environment;

(b) To foster coordination and linkage among corridor properties and with adjacent lands;

(c) To preserve the functionality and efficiency of the roadway for traffic movement; and

(d) To achieve a visually balanced streetscape environment which is friendly to the pedestrian and motorist alike.

27.2 *Zone boundaries.* The COZ encompasses the lands adjacent to the following roadways as outlined on the City of Dover Zoning Map as set forth in article 2, section 2 of this ordinance:

(a) *Delaware Route 8 (Forrest and Division Streets)* from the ~~Contrail~~ Railroad tracks in a westerly direction to the city limit line.

(b) *McKee/Saulsbury Road (County Road 156)* from the intersection at Dennys Road (County Road 100) in a southerly direction to the terminal intersection with West North Street (County Road 73).

27.3 *Permitted uses.* Land use shall be governed by those provisions of this ordinance related to the specific zoning district designations of each property as depicted on the zoning map.

27.4 *Site development plan approval.* Site development plan approval in accordance with article 10, section 2 shall be required prior to the issuance of building permits for the erection or enlargement of all structures and prior to the issuance of certificates of occupancy for any change in use. When the zoning district regulations specify that a particular use requires conditional use approval in accordance with article 10, section 1, the provisions of that article shall apply. Site development plans and conditional use site plans for properties within the COZ shall reflect compliance with the development guidelines of this article, in addition to all other applicable codes and regulations.

27.5 *Development guidelines.*

27.51 *Setbacks:*

a. Front yards.

TABLE INSET:

	Residential	Nonresidential
	Min. Max.	Min. Max.
McKee/Saulsbury	60' to 80'	40' to 50' *
Route 8--Artis Drive to Mifflin Road	60' to 80'	None
Route 8--Mifflin Road to Saulsbury Road	40' to 60'	40' to 60' *
Route 8--Saulsbury Road to R.R. line	20' to 30'	20' to 30'
Subdivision streets	(Setback provisions of article 4 shall apply)	

* When the applicant demonstrate to the satisfaction of the planning commission through the site plan review process, that the proposal involves a superior urban design which contributes to an enhanced pedestrian environment, the maximum setback may be increased to no more than 90 feet from the property line on Route 8 from Mifflin Road to Saulsbury Road and on McKee and Saulsbury Roads.

27.52 *Building placement.* Buildings shall be situated on the property so as to maximize the use of the frontage along the roadway and shall have the longest side of the building arranged parallel and square to the roadway. When the applicant can demonstrate ~~it can be demonstrated~~ to the satisfaction of the planning commission that, due to specific constraints related to lot configuration ~~or the orientation of existing buildings on adjacent lots~~, alternative building placements may be permitted.

27.53 *Parking.*

(a) *Location.* Parking shall not be permitted to be situated within the front yard, nor between the right-of-way line and the building, except in the following instances:

(i) Automobile service stations;

(ii) Properties in a shopping center (SC) zoning district, in which case, parking may be permitted between the building and the roadway, provided that such parking [shall] be limited to five rows of single parking spaces between the road and the storefront;

(iii) When the applicant can demonstrate ~~it can be demonstrated~~ to the satisfaction of the planning commission through the site plan review process, that the design presented involves a superior urban design which contributes to an enhanced pedestrian environment and enhanced safety for pedestrians, bicyclists and vehicles ~~due to specific constraints related to existing lot configuration and the orientation of existing buildings~~, parking may be permitted between the building and the street,

provided that such parking within this area ~~[shall] be limited to no more than 20 percent of the total parking required for the proposed use and that such parking~~ shall be adequately landscaped and screened from the roadway.

(b) *Required number of spaces.* See specific district requirements in article 4.

(c) *Layout.*

(i) Parking lots shall be arranged in such a manner so that not more than 20 parking spaces in a row shall be permitted without a landscaped island. No more than six rows of 20 spaces shall be provided without provision for a landscaped median. Parking islands shall be a minimum of ten feet wide and planting medians shall be no less than eight feet wide.

(ii) There shall be a landscaped buffer area of at least 12 feet in width between the building and parking lot and drive areas. The buffer area shall include provisions for a sidewalk of at least six feet and no greater than eight feet in width. The buffer area and sidewalk shall be grade separated from the parking lot by concrete curbing of at least six inches in height.

(d) *Landscaping.* Design shall be simple and easy to maintain and shall consist of a combination of hardy canopy trees, low evergreen shrubs and turf grass, and shall be designed in accordance with landscape guidelines set forth in article 5, section 15 of this ordinance and as follows:

(i) *Interior landscaping.* A minimum of five percent of the interior area of a parking lot shall be reserved for landscape purposes. This provision shall include the landscaping of all required parking islands and medians. Shade trees shall be incorporated within the landscaped islands whenever and wherever practicable.

(ii) *Parking lot screening adjacent to public right-of-way.* Low profile screening shall be required when parking spaces would result in vehicles facing onto the roadway. Screening may consist of a low wall, evergreen hedge with a minimum height of two feet at the time of planting, planted three feet apart on center, and a maximum height of three feet at maturity, or earth berm. Should a low wall be used, such wall shall be accompanied by evergreen shrub plantings on the roadway side of the wall and spaced ten feet apart on center.

(iii) *Reserved.*

27.54 *Site access.*

(a) *Entrance width and radii.* Site entrances shall have a minimum width of 24 feet. Entrances involving a median divider shall be at least 35 feet in width. Entrance radii shall be a minimum of 15 feet and a maximum of 25 feet.

(b) *Number of entrances and curb cut spacing.* One curb cut shall be permitted for each street which abuts a site. For sites with street frontage in excess of 300 linear feet, one additional curb cut may be permitted. For sites with street frontage in excess of 600 linear

feet, two additional curb cuts may be permitted.

Multiple curb cuts on a property shall have a minimum spacing distance in accordance with the following schedule:

TABLE INSET:

Speed Limit	Maximum Spacing (Ft.)
25	105
30	125
35	150
40	185
45	230
50	275

(c) [*Shared access.*] Shared access shall be provided, whenever possible, for entrances to adjoining uses, including residential driveways.

(d) [*Cross access.*] Cross access shall be provided among abutting uses of similar use categories, whenever possible, to provide linkage between properties as an alternative to reentering the corridor to access both existing and future neighboring properties.

(e) *Entrance locations for adjoining properties.* Commercial site entrances shall be no closer than 25 feet to an adjoining property which is zoned residential and no closer than ten feet to an adjoining property which is in a nonresidential zoning category.

27.55 [*Signs.*] Signs shall meet the regulations found in article 5, section 4, supplementary sign regulations.

27.56 *Building height.*

(a) Buildings shall be limited in overall height to 35 feet and shall not exceed two stories.

27.57 *Open space and landscaping.*

(a) *Lot coverage.* Each lot shall have a minimum of 25 percent of the lot area dedicated to be landscaped open space. A lesser amount of landscaped open space may be permitted when it can be demonstrated to the satisfaction of the planning commission, through the site plan review process, that, due to lot configuration and existing built conditions, the required minimum is impractical.

(b) *Frontage.* Each lot shall have a landscaped open space of at least 25 feet in width, measured from the back of curb along the entire frontage of the lot, except at points of site access. Trees shall be provided along the frontage perimeter at a minimum rate of one tree for each 50 linear feet of frontage.

(c) *Side and rear yards.* A minimum of 15 feet of landscaped open space shall be provided along all side and rear lot lines when abutting a residential use and a minimum of five feet when abutting a nonresidential use. Tree plantings shall be provided along all nonfrontage perimeters at a minimum rate of one tree for each 75 linear feet.

(d) *Stormwater detention ponds.* Detention ponds may be counted toward the minimum 25 percent open space area, provided that such ponds are designed to emulate natural features by incorporating irregular outline, gradual slopes (no greater than 1:4), and appropriate landscape plantings.

(e) *Landscaping.* Landscaped open spaces shall be designed in accordance with the provisions of this section, as well as the landscaping guidelines as set forth in article 5, section 9 of this ordinance.

(f) *Screening.* The following items shall be located so as to minimize visibility from the roadway, adjacent properties and other public areas, and shall be screened from public view:

(1) Service bays;
(2) Loading docks and platforms;
(3) Rooftop utilities;
(4) Satellite dishes;
(5) Dumpsters;
(6) Storage areas.

(g) *Standard for tree plantings.* Trees shall be of a high canopy variety and shall be limbed to a minimum height of 12 feet above grade at maturity.

(h) *Standards for shrubbery.* Shrubbery shall be of a low evergreen variety and shall be limited to use as foundation plantings and for screening purposes.

(i) *Standards for ground cover.* Ground cover shall be limited to turf and ornamental grasses and ornamental evergreen ground cover plantings within required landscape areas.

27.58 *Lot configuration.* All lots within the corridor overlay district created after the enactment of this section shall conform to the following:

(1) Minimum lot area [shall be] 10,000 square feet. Service stations [shall have a minimum lot area of] 20,000 square feet.

(2) Minimum lot depth shall be 100 feet. In the C-3 (service commercial) district, the minimum lot depth shall be 150 feet.

(3) Minimum road frontage shall be at least 100 feet. In the C-3 (service commercial) district, the minimum road frontage shall be 150 feet.

27.59 *Architectural review.* The side of any building which faces the corridor (or corridors) shall be referred to as the "corridor elevation." Buildings in the COZ-1 shall be designed to front on the corridor, and the corridor elevation shall contain architectural elements traditionally associated with the front of a building. Blank walls without functioning windows are prohibited along the corridor. Windows must be incorporated into the overall design concept of the corridor elevation. Providing one or several small windows on a large corridor elevation shall not constitute compliance with this ordinance.

A "functioning window" shall be defined as a window which lets light into the interior of the structure, and is integrated and related to the interior layout of the space.
In addition to functioning windows, the corridor elevation shall have ~~two or more of~~ the following elements:

a) A primary entrance door or doors (except for loading doors).
b) A primary entrance feature, such as a porch, portico, awning, entrance walk, or other similar feature.

In addition, the corridor elevation shall have one of the following elements:

~~c~~a) Landscaping integrated into the building design concept.
~~d~~b) Architectural or urban design elements which link adjacent structures together, such as plazas, walkways, colonnades, or similar features.
~~e~~c) Architectural relief, such as vertical and horizontal offsets in exterior wall elevations, band courses, lintels and sill courses, cornices, and the like, to create shadow lines.

The applicant shall submit 12 copies of the corridor elevation at the time of application. The city planner or his/her designee shall determine whether compliance with the provisions of this ordinance has been achieved.

ADOPTED: *
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SYNOPSIS

The proposed amendment allows the Planning Commission to waive certain requirements of the Corridor Overlay Zone when the applicant demonstrates a superior urban design. Additionally, it would require that the corridor elevation of buildings within the COZ include a primary entrance door and a primary entrance feature.