PETITION TO ANNEX AND ZONE PROPERTY

Before The City Council Utility Committee

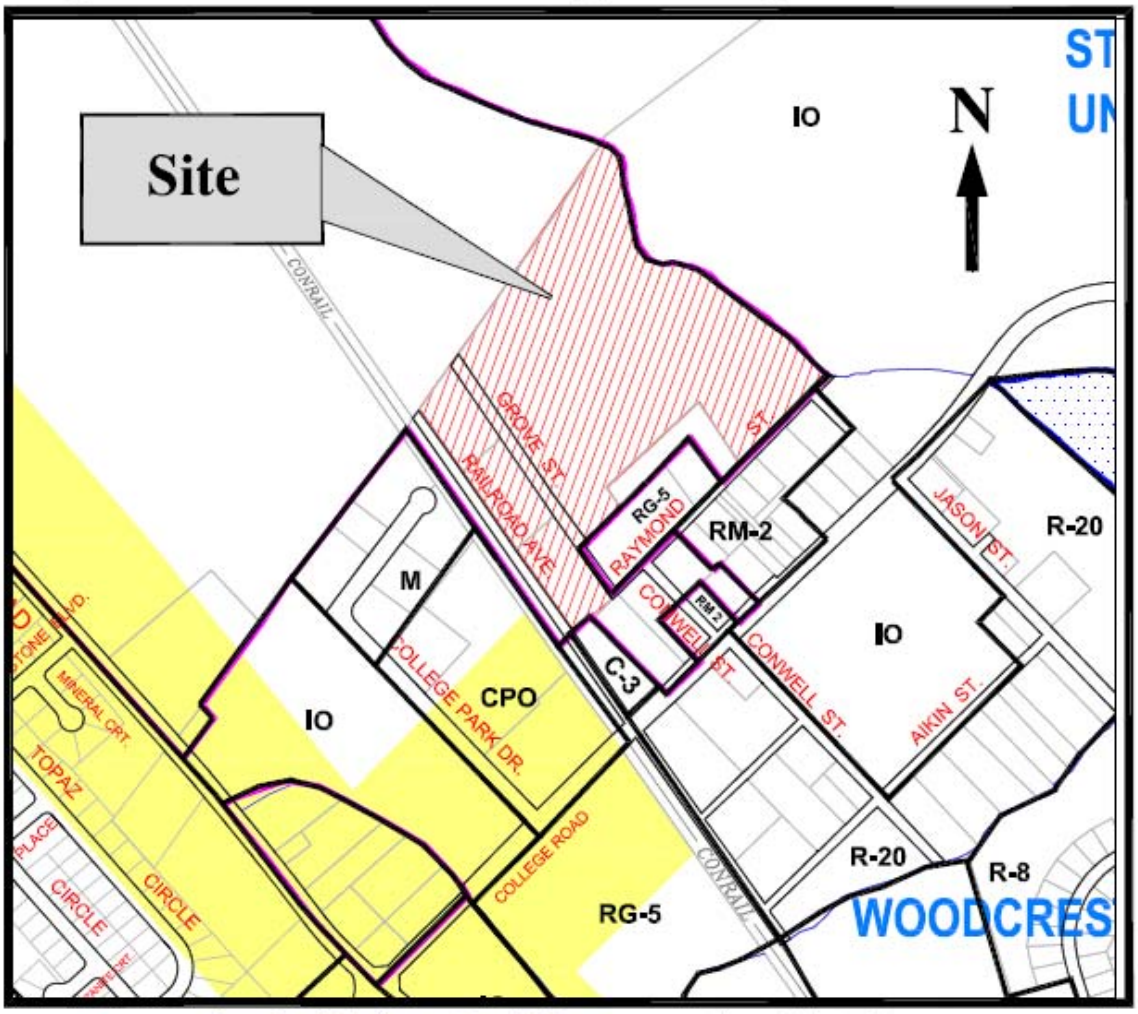
February 27, 2006

Applicant:	Lands of College Road Management Inc., Kent Storage Facilities, LLC, and Loralex Company, LLC:
Location:	The subject area is located north of but not adjacent to College Road, north of Raymond Street and east of the railroad corridor and Railroad Avenue with the eastern boundary of the subject area being the St. Jones River.
Size:	30.776 +/-
Tax Parcel #:	ED-00-067.00-01-13.00-000, ED-00-067.00-01-14.00-000, ED-00-067.00-01-15.00-000, and ED-00-067.00-01-16.00-000.
County Zoning:	IG-General Industrial, RS-1-Residential Single Family, RMH-Residential Mobile Home
Proposed Zoning:	M- Manufacturing
Present Use:	Vacant – small remnant industrial buildings. Note: With the site is a known Brownfield area currently under a State of Delaware approval management plan.
Proposed Use:	Mini-warehousing. Brownfield area is prohibited from having construction activity on it.
Comprehensive Plan Designation:	Category #1 – Lands for Annexation, Industrial Use Designation.
Utility Availability:	All utilities available
Cost-Rev Analysis:	To be presented at the meeting.
File Number:	AX-06-02

City of Dover

Application No. AX-06-02

Department of Planning & Inspections



Plan Title: Lands of College Road Management Inc., Kent Storage Facilities, LLC, & Loralex Company LLC

Plan Type: Annexation

Tax Parcel No. ED-00-067.00-01-13, 14, 15, 16.00

Site Area: 30.776 Acres

Owner: College Road Management Inc., Kent Storage Facilities, LLC, & Loralex Company LLC

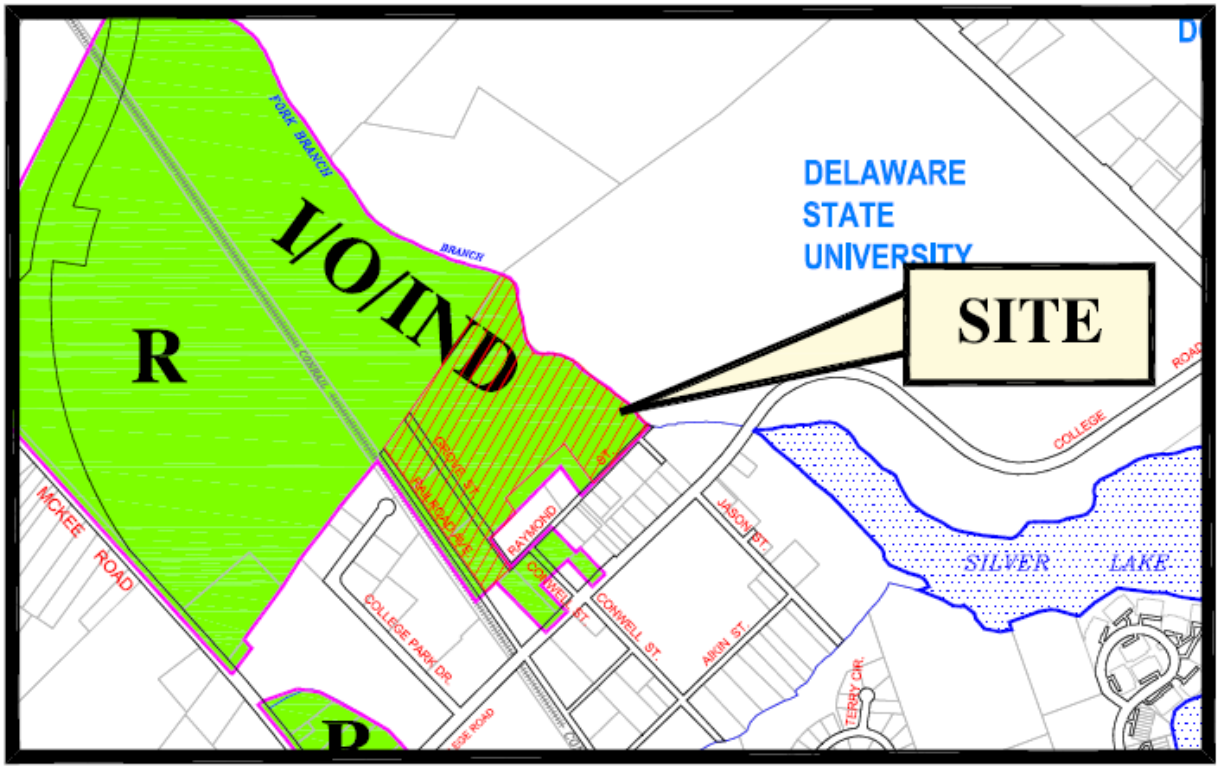
Current Zoning: IG, RS-1, RMH (Kent County)

Proposed Zoning M **Date:** 3-09-06



Application No. AX-06-02

Growth and Annexation Map
City of Dover Comprehensive Plan



Plan Title: Lands of College Road Management Inc., Kent Storage Facilities, LLC, & Loralex Company LLC

Plan Type: Annexation

Tax Parcel No. ED-00-067.00-01-13, 14, 15, 16.00

Site Area: 30.776 Acres

Owner: College Road Management Inc., Kent Storage Facilities, LLC, & Loralex Company LLC

Current Zoning: IG, RS-1, RMH (Kent County)

Proposed Zoning M

Date: 3-9-06

N

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

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

WHEREAS, the Mayor and Council of the City of Dover deem it in the best interest of the City of Dover to include an area located north of but not adjacent to College Road (north of Raymond Street and east of the railroad corridor and Railroad Avenue with the eastern boundary of the subject area being the St. Jones River), consisting of $30.776^{+/-}$ acres, which is contiguous to the present City limits, into the limits of the City of Dover and within a zoning classification as recommended by the City of Dover Planning Commission.

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

1. That a special election be held for an area located north of but not adjacent to College Road (north of Raymond Street and east of the railroad corridor and Railroad Avenue with the eastern boundary of the subject area being the St. Jones River), situated in East Dover Hundred, Kent County, State of Delaware.

2. That the election be held on the **13th** day of **April, 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: *

S:\ClerksOffice\Annexations\Annex-2006\College Settlement\Referendum Resolution-UC Attachment.wpd

CITY OF DOVER
ELECTRIC DEPARTMENT



Division Street Substation

Chapel Mapping™
Solutions for Electric Utilities
SINCE 1988

pjm

2005 Highlights

System Black Start was successfully completed

Two employees from T&D Department were Caught Doing It Right - Marie Dee and William Myers

Two employees from the T&D Department received City of Dover Medals during the March 28, 2005 Council Meeting

David A. Hiser – Silver Medal and Timothy A. Porter – Bronze Medal

Chapel Mapping began the GIS Mapping System for the City of Dover

Staff participated in the 2005 Lineman's Rodeo and the Old Dover Days Parade

In May the street lights in Persimmon Park Place were installed and energized

City of Dover reached a peak load of 175 Megawatts in July 2005

Previous peak was 171 Megawatts

Electric Crews stood by for DE Electric Cooperative while their crews assisted in electric restoration in Louisiana and Mississippi

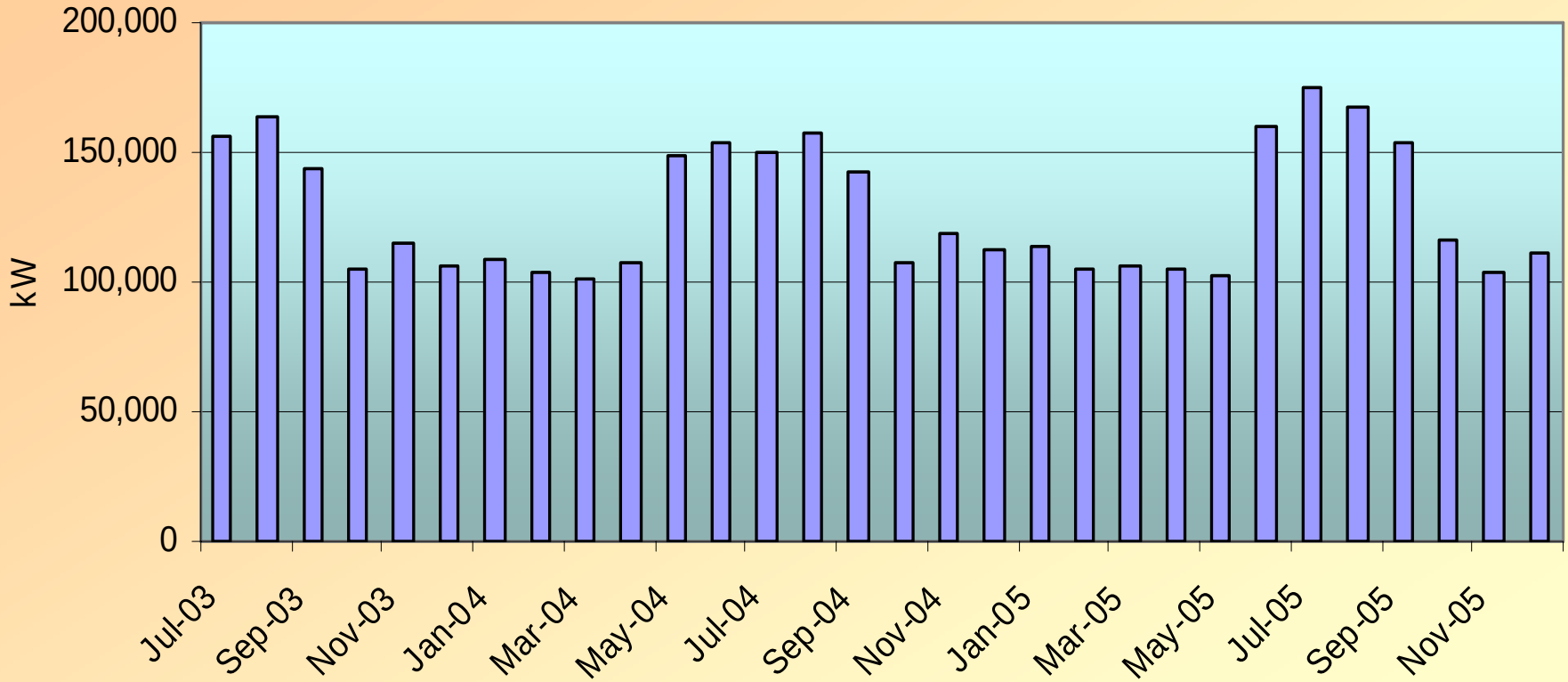
In October 17, 2005 the City Dover Electric took over the maintenance for the DAFB electric system

Our Metering Department participated in such events as the 55+ Expo, African American Festival, Safe Summer Days at Brecknock Park, Senior Health Fair at the Modern Maturity Center, and 10 school programs

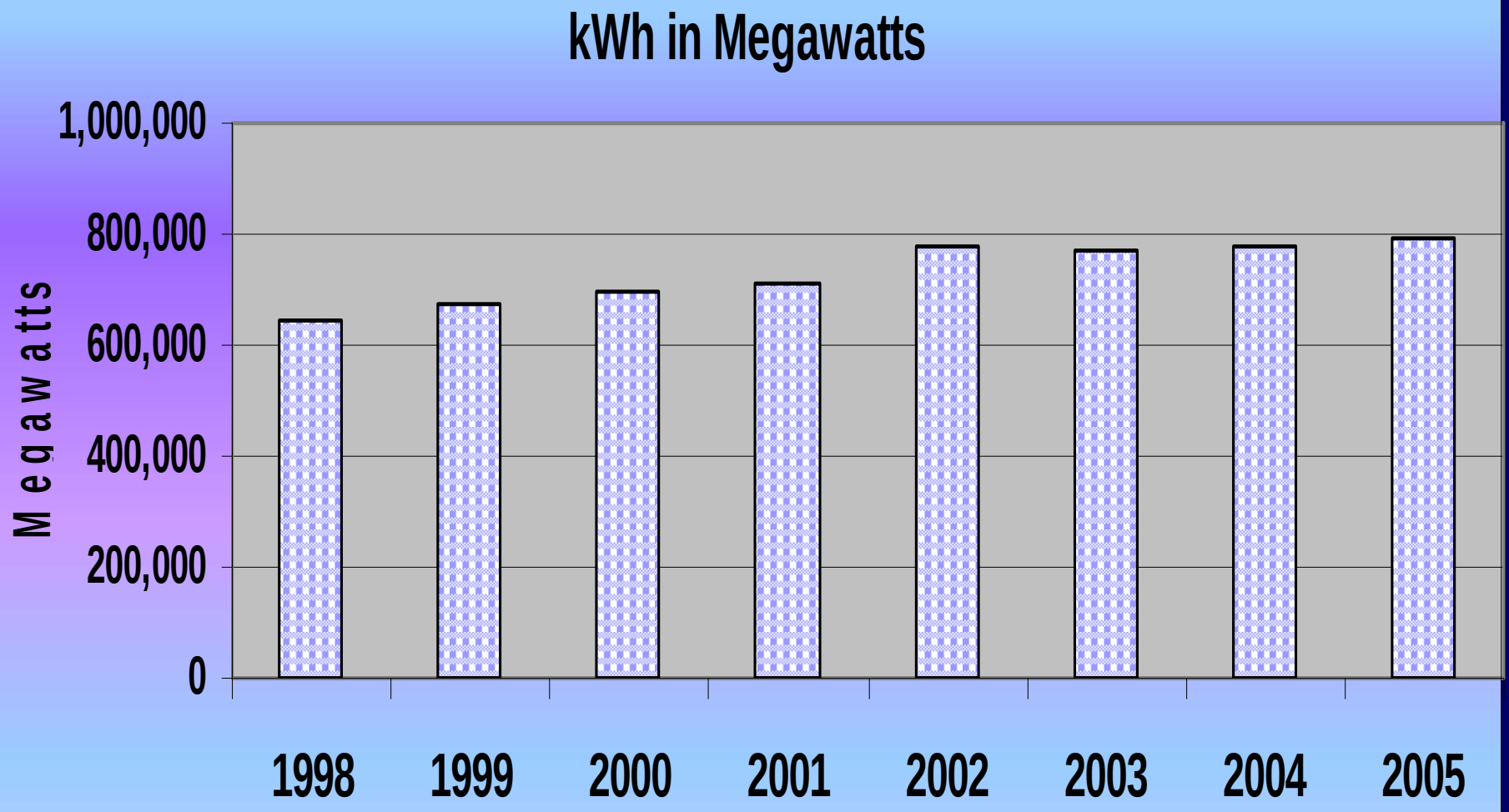
In December 2005 the City received the new Hazard Hamlet. This unit should be up and running by Spring 2006

System Load - Maximum kW

July 2003 thru December 2005

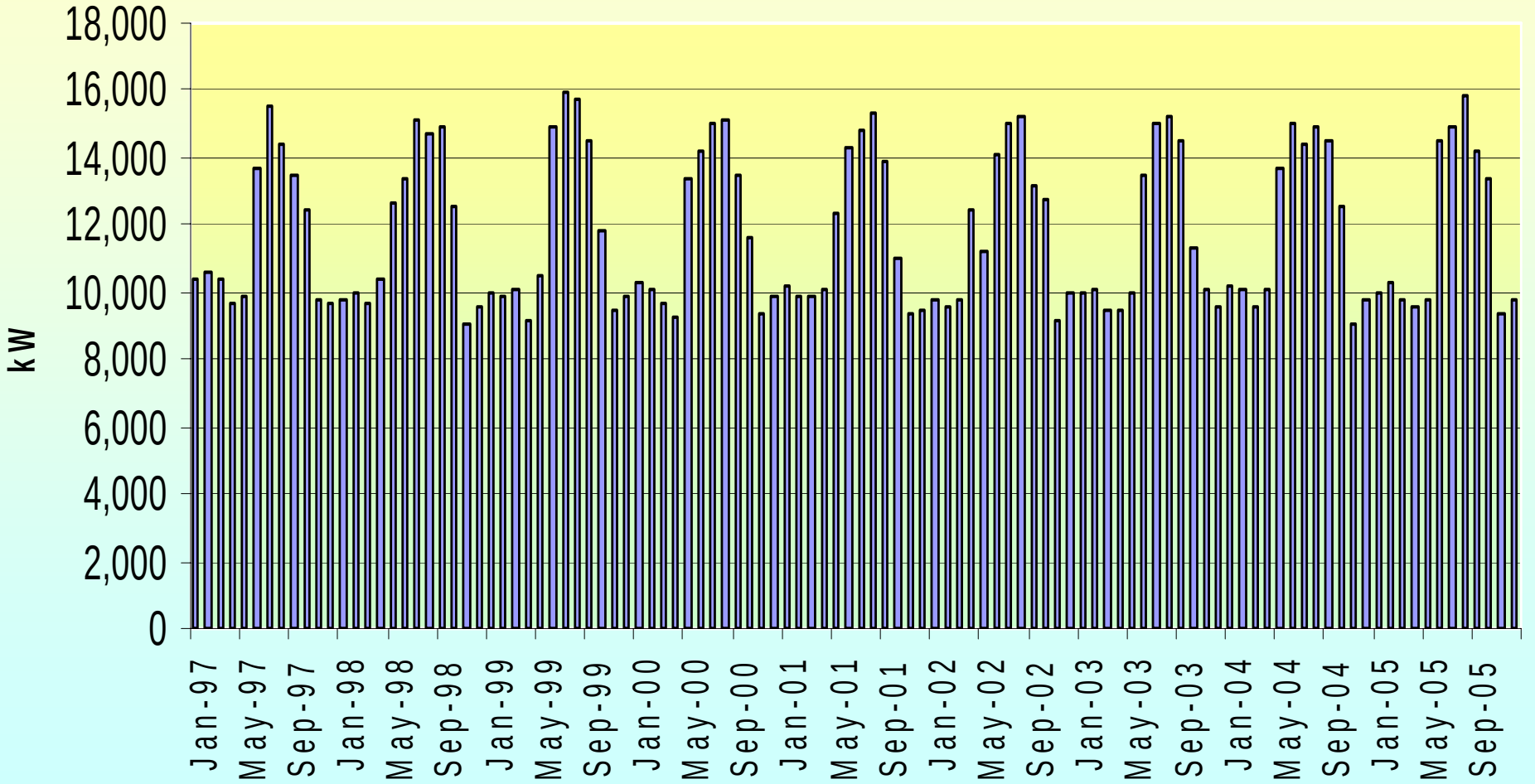


Total System Load

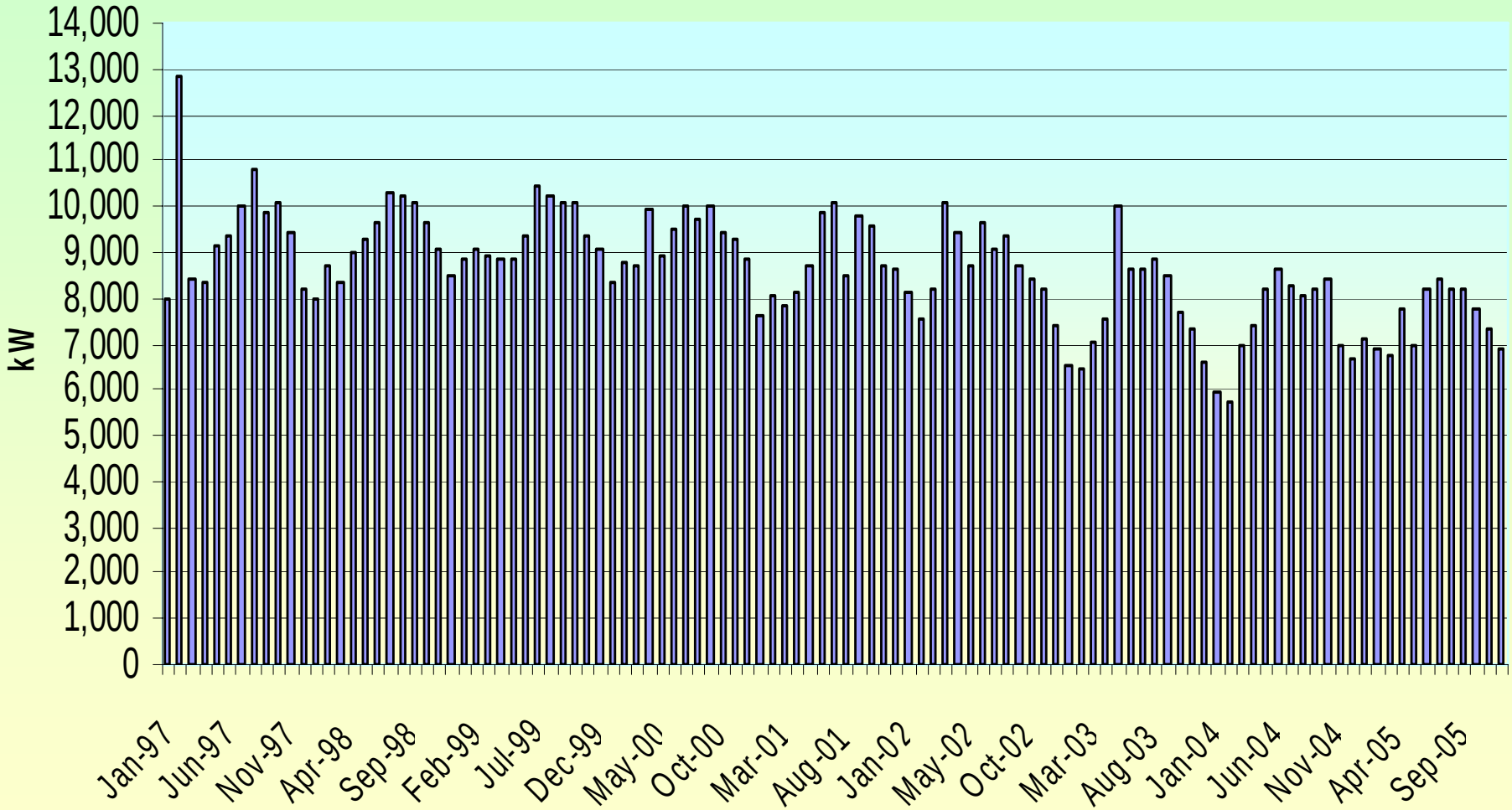


Dover Air Force Base

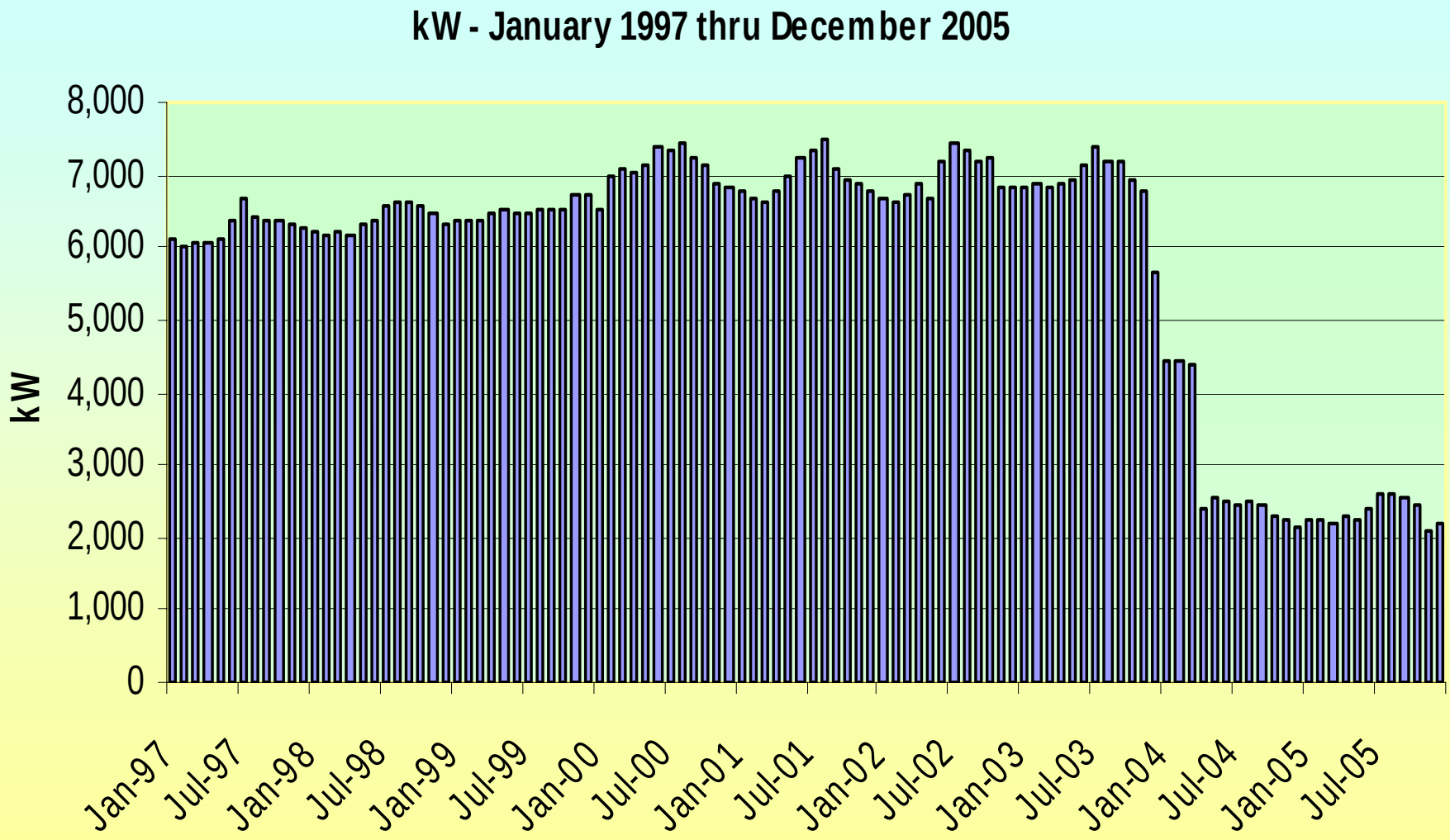
kW - January 1997 thru December 2005

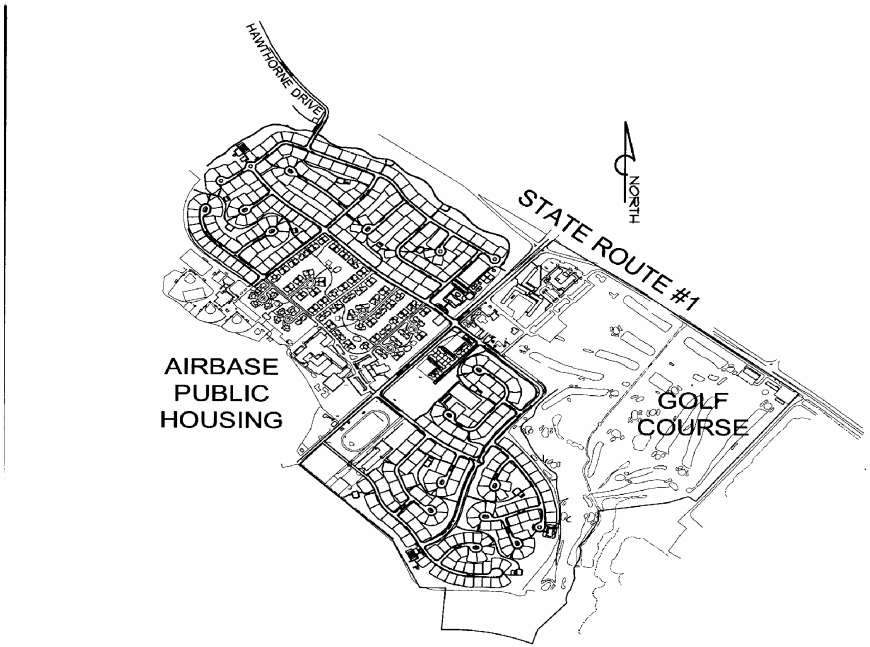


Kraft


kW - January 1997 thru December 2005
kW
14,000
13,000
12,000
11,000
10,000
9,000
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
Jan-97
Jun-97
Nov-97
Apr-98
Sep-98
Feb-99
Jul-99
Dec-99
May-00
Oct-00
Mar-01
Aug-01
Jan-02
May-02
Oct-02
Mar-03
Aug-03
Jan-04
Jun-04
Nov-04
Apr-05
Sep-05

Procter & Gamble





Dover Air Force Base Facts

-City of Dover began maintaining electric service in October 2005

-Base housing consists of 977 new homes, 2 schools, 1 clubhouse, 1 golf course, and 1 water pump service

-Additional estimated load to Lebanon Substation is 350 Amps. The load is equivalent to the Dover Mall and Dover Downs combined.

-The load is approximately 5% of the City's total distribution load.

2005 Significant Outages

1000 or More Customers

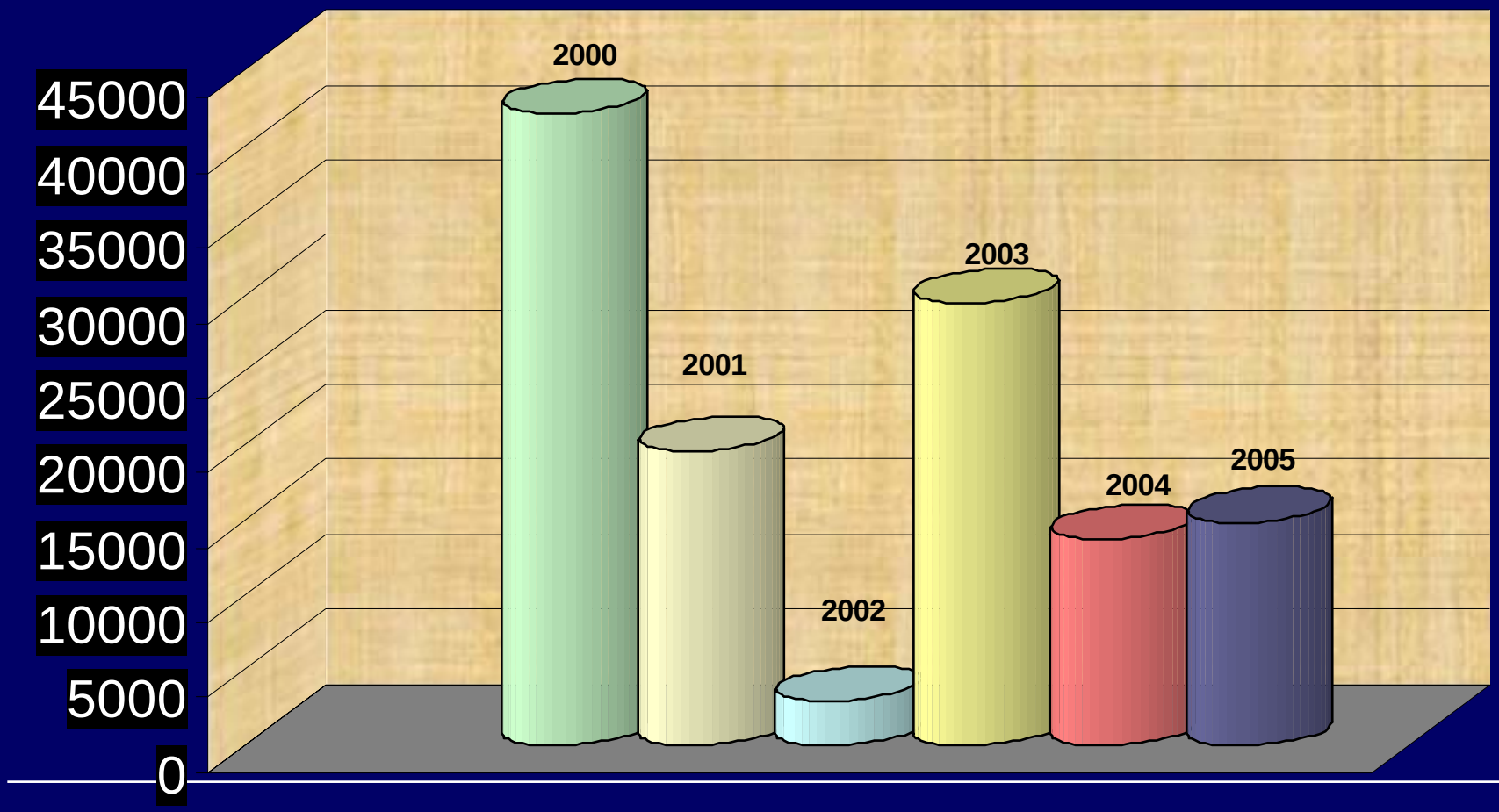
Date	Outage Time	Location	Customers Effected	Cause
04-14	14:20 - 14:35	West Dover	3,400	Substation Equipment
06-27	09:04 – 10:02	Mayfair Substation	1,665	Animal (bird)
08-30	16:10 – 19:17	South State Street	1,277	Auto Accident

SUMMARY

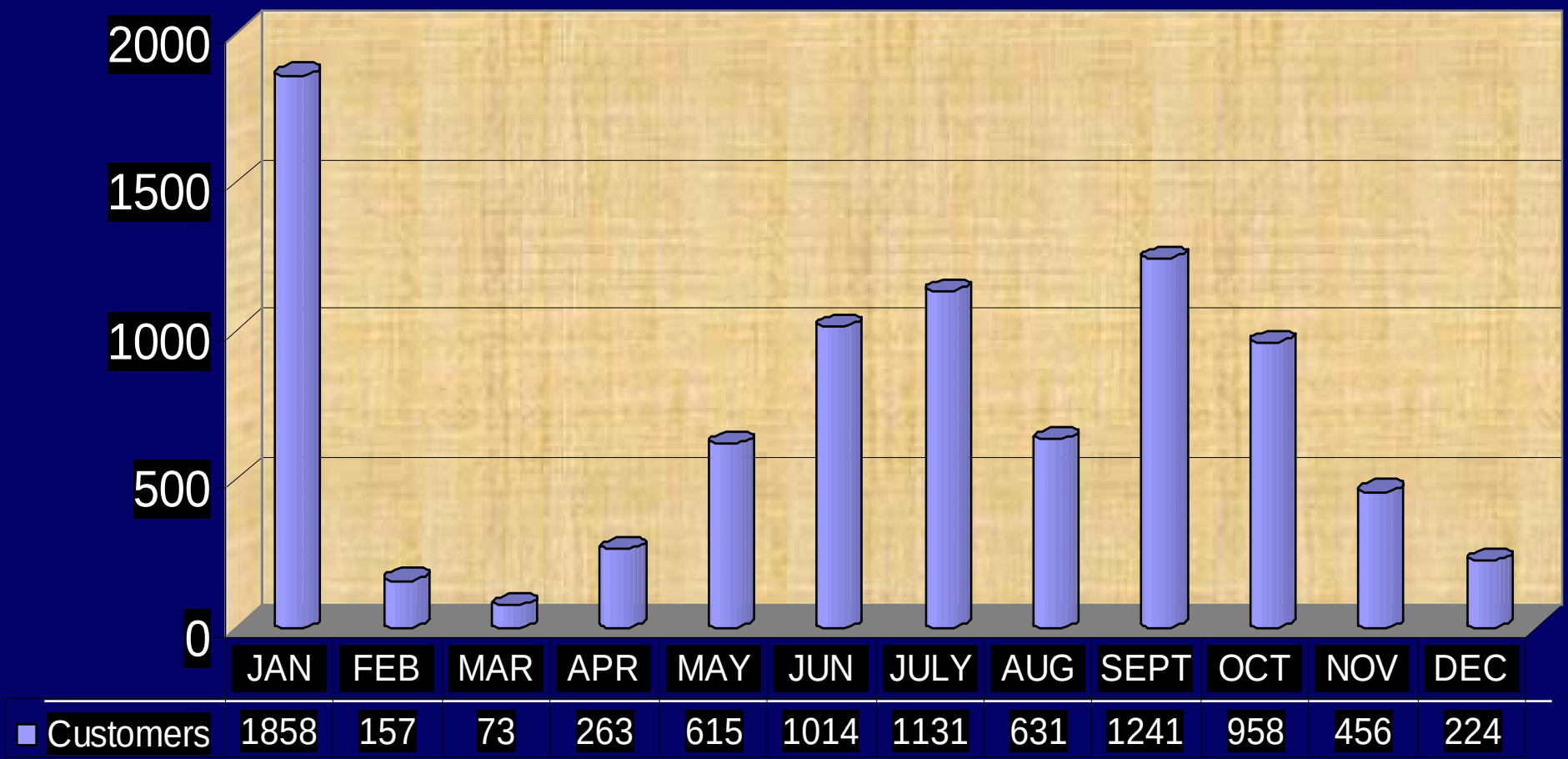
Outages	3
Total Outage Time	4 Hours 20 Minutes
Customers Effected	6,342
Cause	Substation Equipment, Animal, Accident

TOTAL CUSTOMERS OUT

During Significant Outages



2005 Outages



In Closing…

The City of Dover Electric Department spends approximately $400,000 each year in vegetation control that impacts the power lines.

Underground Infrastructure – All new subdivisions are constructed with underground utilities. The City spends approximately $200,000 converting older overhead neighborhoods to underground. The City spends approximately $578,000 a year for new underground to be installed (due to new businesses and annexations).

Frequent Outage Problems – Areas with special needs are assessed and improved due to the frequency of outages.

Animal Impact Problems – Squirrel and bird problems are addressed with squirrel guards on transformers and insulated conductors as needed. Dover is following the EPRI research on squirrels eating secondary triplex cables.

Employees patrol lines during high wind and storm conditions for potential problems prior to experiencing an outage.

Questions?

Comments?

Thank you for your time.