NOTE OF THANKS to the Mayor and City Council

Hon.ble Mayor Speed, Council President Ms. Williams and the Councilmen of the City of Dover,

I am deeply grateful and appreciative for your recognition of my humble service over the past 3 years as a Commissioner of the Dover Human Relations Commission. At Mr.Reuben Salter's encouragement, I offered my services to the DHRC and was selected on its inception. I served as the Treasurer till early 2004 when, as you are aware, the role was taken over by the Director of Finance. I never dreamt that I would resign from the position till the recent events forced me regretfully to do so as a matter of conscience and principle.

As I indicated in my letter of resignation, my decision was triggered by two reasons:-

A. 'REGIONAL' aspect of Selection: The founding fathers of the DHRC prescribed the salient criteria for selection of Commissioners in Section 2.17-c of the Dover Charter creating it. The initial group of Commissioners and subsequent ones were selected by the Mayor and Council on these parameters. "Regional Electoral District" was not listed among these criteria. I expressed my sincere opinion that this new approach may smack of political quota, whereas the DHRC members are meant to represent the City of Dover as a whole and the diverse groups listed in section 2.17-c, just like the City Councilman at large. If the Mayor and the Council decide to go by the new factor, the Section 2.17-c should be amended suitably.

One current criterion is 'gender', but we have only 5 female members in the DHRC. Are we selecting 2.5 more female Commissioners for parity purposes? As in Agatha Christie's novel, there were 3 Commissioners of Indian origin at start of July '05. Now there is only one. I hope time will not come when there is NONE left! Instead, I recommend that a native American Indian should be considered for a future vacancy in the DHRC.

B. Correct Classification of DHRC Expenses: In June '05 meeting, I pointed out misclassification of expenses relating to PUBLIC FORUM in the Financial Reports. Authorized by the Chair, I asked for an appointment with the Mayor's Secretary to show her the previous FY reports showing such items correctly under the Chart of Accounts set up in 2002 in consultation with the Director of Finance. But the Chair, in a U-turn, told it was only my view, and that I should 'cease and desist' further. I staunchly believe that one must do the **right thing, and do it right**. I suggested in the June meeting that, if the City Administration chose, the entire outlay for DHRC can be shown as a single line-item, as the current budget is only $ 5000 a year. Many individual City expense line items are even more than this token sum.

In driving on the road, wrong directional signal is worse than no signal at all. Likewise, misclassification of expenses may be misleading in reporting a correct picture to the reader.

In fine, if dissent and disagreement are stifled in a small group as DHRC, how can it promote harmony and mutual understanding in the community at large, as visualized by the Charter? In this dilemma, I couldn't help but part company to uphold my conscience.

I once again express my thanks to the Mayor, Council President , all the Council members and the rest of the Administration personnel for their support and recognition of my services as a Human Relations Commissioner. I am able, ready and willing to serve the City in any capacity, salaried or otherwise! Thanks and regards. NAMASTHE !!

N. Nagarajan

Nagarajan
8-8-'05

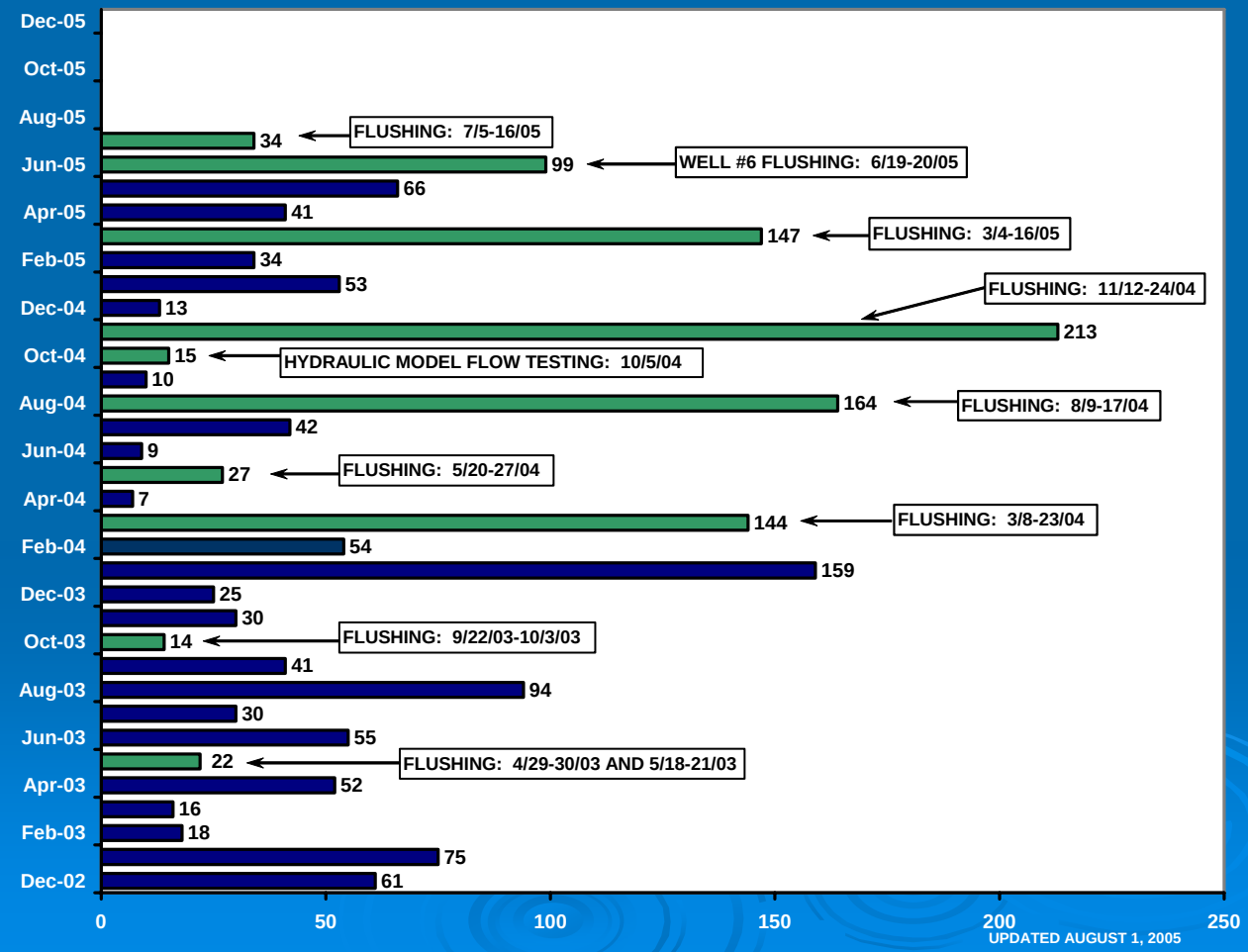
BROWN WATER UPDATE

August 8, 2005

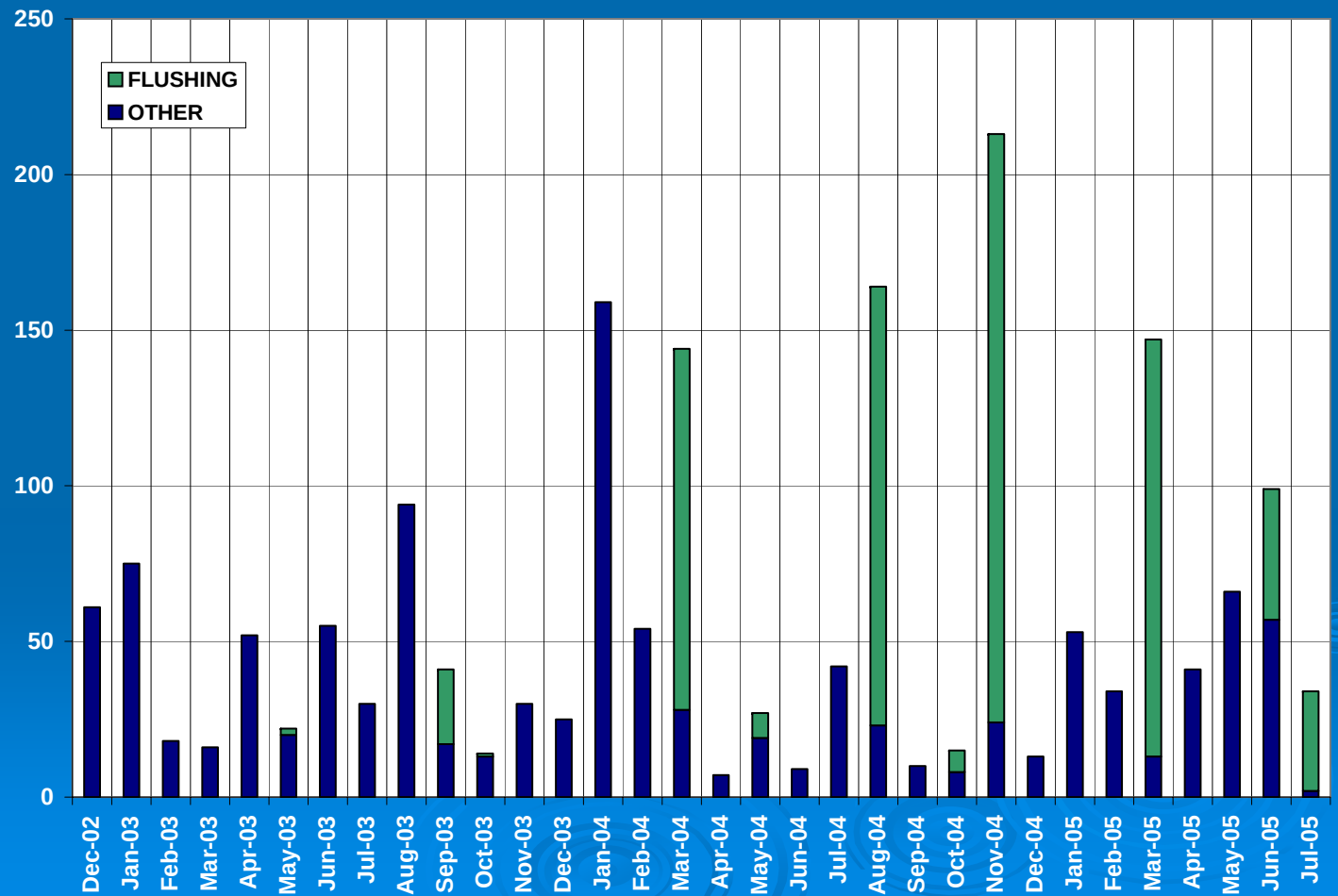
CITY OF DOVER

DEPARTMENT OF PUBLIC WORKS

WATER QUALITY COMPLAINTS



WATER QUALITY COMPLAINTS



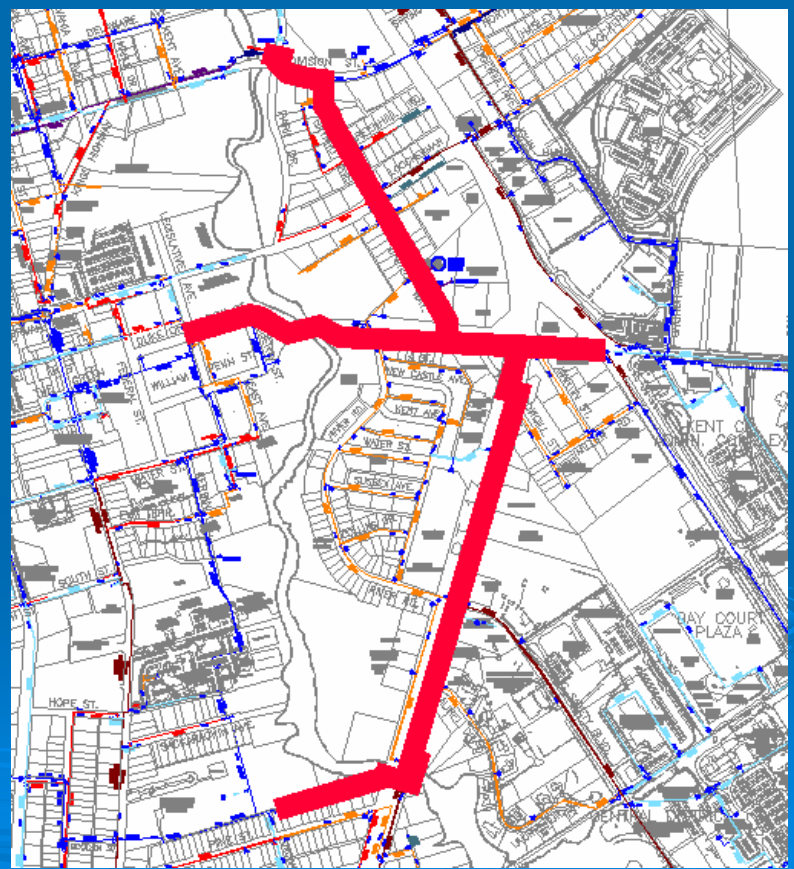
Water System Plan of Action Summary

ACTION ITEM	COMPLETE	IN PROGRESS	INACTIVE	COMMENTS
1. System Flushing				Quarterly – Maintenance Operations
2. WTP Maintenance				Annual – Maintenance Operations
3. Well #2 Online				VFD Installation Pending
4. Water Quality RFQ				Consultant Selected September 2004
5. pH Control				Continuous - Operations
6. WTP Baseline Flow				Future Strategy
7. Improve Stable Flow				Continuous – Maintenance Operations
8. Unidirectional Flushing				Related to Master Plan
9. Reline/Replace Pipe				Long Term Program Being Developed
10. Corrosion Inhibitor				Part of Water Quality Consultant Scope of Work

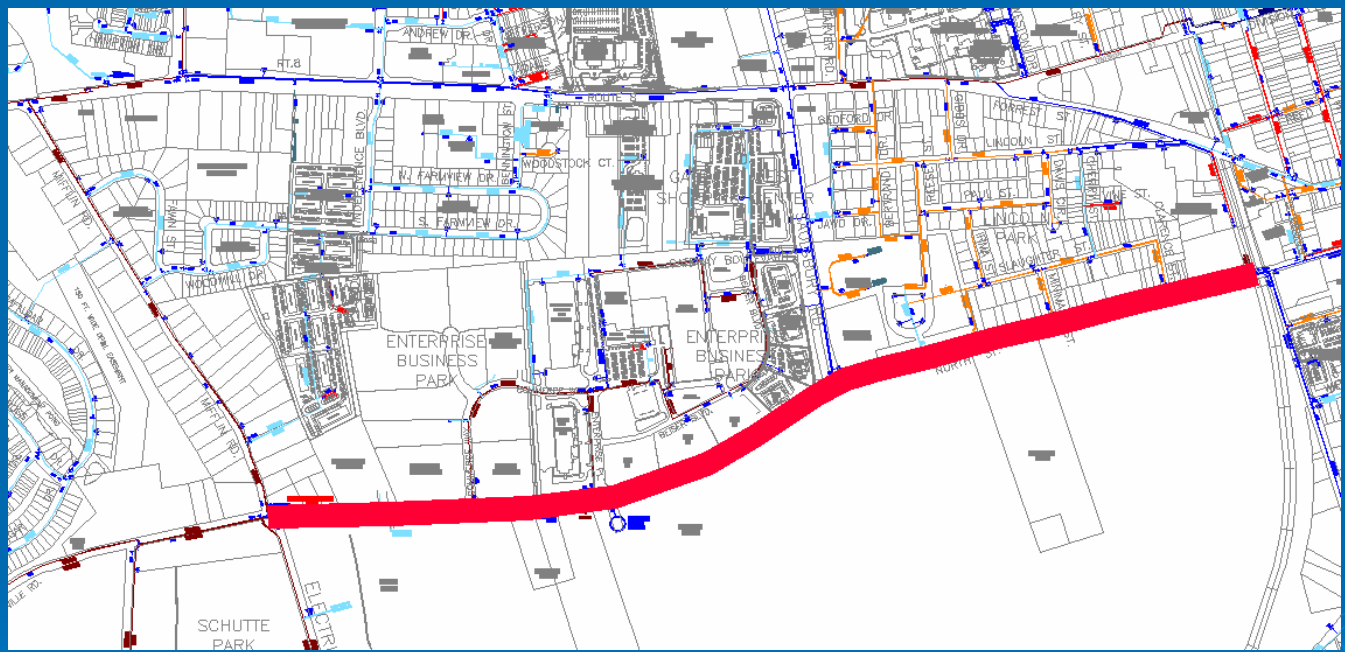
Updated August 8, 2005

AREAS OF CONCERN

- FOURTEEN-INCH UNLINED CAST IRON PIPE (14” UCIP)
  - 1955-1959
  - DIVISION STREET, BAYARD AVENUE, COURT STREET, ROUTE 13, PINE STREET NORTH ALLEY



AREAS OF CONCERN



- TWELVE-INCH CAST IRON PIPE (12” CIP)
  - 1960-1977
  - NORTH STREET

PETITION TO AMEND ZONING DISTRICT

Before the Dover City Council
August 8, 2005

Applicants/Owners	Michael Sanchez 67 Egret Lane Camden-Wyoming, DE 19934
Location:	East side of South Queen Street on the corner with West Water Street.
Property Addresses	487 South Queen Street
Tax Parcel ID #:	ED-05-077.09-03-03.00/000
Size:	13,771 square feet ±
Present Zoning:	C-1 (Neighborhood Commercial Zone)
Proposed Zoning:	C-1A (Limited Commercial Zone) permitting: Convenience retail stores; personal service stores, including but not limited to, barber shops, beauty shops, and tailors; service establishment furnishing services other than of a personal nature; residences in conformance with Article 3 §2 General Residential Zone; Banks or business, professional, or governmental offices; and other retail and service establishments but excluding the following: gasoline filing stations and motor vehicle storage, repair or service except that gasoline pumps shall be permitted as an accessory use (subject to conditional use approval; wholesaling, warehousing or storage; manufacturing, printing, assembling, converting, altering, finishing, cleaning or any other processing of goods on premises except as permitted in C-1; and excessive traffic generating uses such as theaters, drive-ins, bowling alleys, and other commercial, recreation, restaurants, etc.
Present Use:	Service Commercial (former TV Repair shop)
Proposed Use:	Professional Office (Physical Therapy Office)
File Number:	Z-05-04

Comprehensive Plan: Mixed Use

Findings and Recommendations of the Dover Planning Commission

This petition was considered at the July 18, 2005 meeting of the Planning Commission. The following members were present: Chairman Mr. Friedman, Mr. DiMondi, Mr. Tolbert, Mr. Nichols, Mr. Benton, Mr. Holt, and Mr. VonReider.

The Planning Commission recommends approval of this request (Rezoning application Z-05-04) for Lands of Michael Sanchez at 487 South Queen Street to rezone one parcel consisting of 13,771 S.F. ± of land from C-1 (Neighborhood Commercial Zone) to C-1A (Limited Commercial Zone). The subject parcel is located on the east side of South Queen Street on the corner with West Water Street. The motion for approval of the rezoning passed 7-0 of those members present based on the testimony provided, the staff recommendation of support, the Development Advisory Committee comments and the Planning Commission's finding that is in fact a mixed use area and it is compatible with adjacent uses being designated as C-2A and C-3.

The following information was considered by the Planning Commission in addition to the guidance provided in the *Zoning Ordinance:*

This application is to rezone the properties at 487 South Queen Street. The subject area is located on the north side of West Water Street, fronting on both West Water Street and South Queen Street. The subject area consists of a single parcel of land totaling 13,771 square feet +/-. The property is currently zoned C-1 (Neighborhood Commercial Zone) and was formerly used as Al's TV Repair. The proposed zoning classification is C-1A (Limited Commercial Zone). The owner of record is Michael Sanchez.

Existing Property

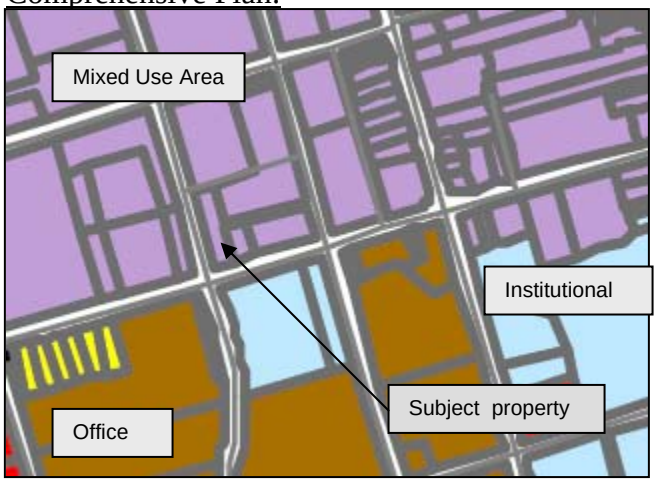
The existing property is a 13,771 square feet parcel with a 1,275 square feet single story frame building that formerly housed Al's TV Repair. There is a 4,000 square feet 'earth and stone' parking area and a paved entrance on the site.



Surrounding Land Uses:
This property is located on the southwestern edge of the Downtown commercial area. There is a vacant house immediately to the east zoned RGO (General Residence and Office Zoning) and an office on the parcel just beyond fronting on South New Street zoned C-2A (Limited Central Commercial Zone). To the north is the Dover Housing Authority's Queens Court and to the northwest is Owens Manor, both senior housing buildings zoned RG-4 (General Residence Zone for Multi-Story Apartments). To the south across Water Street is the Delaware Correctional

Facility work release program zoned RGO. To the west is the Dover Police Department and JP Court 7, both zoned IO (Institutional and Office Zone) and to the southwest is the former George and Lynch property zoned C-3 (Service Commercial Zone).

Comprehensive Plan:



In the *2003 Comprehensive Plan Update*, the Land Development Plan recommends that this property be used for Mixed Uses. The 1996 Comprehensive Plan recommended the property be part of the Downtown Mixed Use Development Area.

Request for C-1A (Limited Commercial Zoning)

The types of permitted uses in the C-1A (Limited Commercial Zone) are outlined in Article 3 §12.

Article 3 §12.11 All uses permitted in the Neighborhood Commercial C-1 Zone, (11.11 Convenience retail stores such as drug stores, grocery stores, luncheonettes, variety stores or combinations thereof. 11.12 Personal service stores such as, but not limited to, barber shops, beauty parlors, and tailors, provided that where steam pressure is used in clothes pressing it shall not exceed 60 pounds per square inch. 11.13 Service establishments, furnishings, services other than of a personal nature, but excluding gasoline filling stations and motor vehicle storage, repair, or service.) with no limitation on size of establishments.

12.12 Residences conforming to the regulations set forth in Article 3, Section 2.

12.13 Banks or businesses, **professional** or governmental **offices**.

12.14 Other retail and service establishments but excluding:

12.141 Gasoline filling stations and motor vehicle storage, repair, or service, except that gasoline pumps shall be permitted as an accessory use subject to conditional use approval by the planning commission pursuant to Article 10, Section 1.

12.142 Wholesaling, warehousing or storage.

12.143 The manufacturing, printing, assembling, converting, altering, finishing, cleaning or any other processing of goods on the premises except as permitted in the C-1 Zone.

12.144 Excessive traffic generating uses, such as theaters, "drive-ins," bowling alleys and other commercial, recreation, restaurants, etc.

Recommendation of the Planning Staff:

The difference between the existing zoning and the proposed zoning is the allowance for office uses and more intensive service and retail uses. The adjacent properties all allow offices under some category and most as primary uses. The proposed zoning would allow a use that brings professional offices and physical therapy services to the property.

Staff recommends that the zoning for this parcel be changed to C1-A (Limited Commercial Zone) and that a recommendation be forwarded to City Council to approve the request for rezoning of the property to C-1A (Limited Commercial Zone).

ADVISORY COMMENTS TO THE APPLICANT:

1) The applicant shall be aware that approval of any rezoning application does not represent Site Development Plan approval. A separate Site Development Plan must be submitted and approved if additional development activities are proposed on the property.

2) The applicant shall be aware that approval of any rezoning application does not represent a Building Permit or other construction activity permit approval. A separate application submission showing all improvements is required before issuance of permits by the City of Dover.

3) Each business entity must maintain a current City of Dover business license in accordance with the permitted uses of the property's zoning classification and as outlined in *Dover Code of Ordinances.*

Public Comments:
The application was represented by the property owner Mr. Michael Sanchez.

The following members of the public appeared and spoke in regards to this rezoning application:

- Dick Engle, 371 West North Street - Spoke in support of the rezoning for office building use and is encouraged by the opportunity to repair the property. Also noted a number of accidents at a nearby intersection.

Agency Comments from DAC Report:

- Department of Public Works has no objection to the proposed rezoning.
- The City Electric Department has no comments on the rezoning application.
- DelDOT has no objection to the rezoning application.

Attachments to the Report:

- **Development Advisory Committee Application Review Commentary (comment sheets) from the following:**
  Department of Public Works
  City Electric Department
  Delaware Department of Transportation (DelDOT)

Rezoning Plan Map

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

APPLICANT D.A.C. MEETING DATE: June 30, 2005

CITY OF DOVER PUBLIC WORKS

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APPLICATION: **Lands of Michael Sanchez at 487 South Queen Street**

FILE#: **Z-05-04** **REVIEWING AGENCY:** **City of Dover Public Works**

CONTACT PERSON: **Andrew Riggi, P.E.** **PHONE#:** **736-7025**

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THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS:

1. Our office has no objection to the proposed rezoning of tax parcel ED-05-077.09-03-03.00-000.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

1. None

ADVISORY COMMENTS TO THE APPLICANT:

1. None.

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE MEETING
APPLICATION REVIEW COMMENTARY

June 30, 2005 - 10:00 A.M. - CAUCUS ROOM

DOVER ELECTRIC

APPLICATION: LANDS OF MICHAEL SANCHEZ – 487 SOUTH QUEEN STREET

FILE NO.: Z-05-04 **REVIEWING AGENCY**: CITY OF DOVER ELECTRIC

CONTACT PERSON: STEPHEN A. ENSS **PHONE #:** 736-7091

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY & STATE CODE REQUIREMENTS:

The Electric Department reviewed the plans for rezoning and has no comments.

RECOMMENDATIONS SUGGESTED FOR AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

If you should have any questions or need to discuss any of the above comments, please contact Stephen Enss at 736-7091 or contact the Planning Department at 736-7010 as soon as possible.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: June 30, 2005

D E L D O T

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APPLICATION: Lands of Michael Sanchez @ 487 S. Queen Street

FILE#: Z-05-04 REVIEWING AGENCY: DelDOT

CONTACT PERSON: Richard A. Woodhall PHONE#: 760-2262

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THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY & STATE CODE REQUIREMENTS:

No objection to the rezoning

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

Provide a site plan with the proposed changes including the type of business and traffic generation diagram.

If you have any questions or need to discuss any of the above comments, please call the above contact person and the planning department as soon as possible.