ANNUAL CITY COUNCIL MEETING

The Annual Council Meeting was held on May 11, 2026, at 6:30 p.m., with Mayor Christiansen presiding. Council members present were Ms. Hall (in at 6:57 p.m.), Mr. Anderson, Mr. Boggerty, Mr. Neil, Dr. Pillsbury, Ms. Arndt, Mr. Rocha, Dr. Sudler (in at 6:18 p.m.), and Mr. Lewis.

Staff members present were Police Chief Johnson, Ms. Marney, Ms. Duca, Ms. Melson-Williams, Fire Chief Carey, Mr. Griffith, and Ms. Rivera.

OPEN FORUM

The Open Forum was held at 6:15 prior to commencement of the Official Council Meeting. Mayor Christiansen declared the Open Forum in session and reminded those present that Council was not in official session and could not take formal action.

Belinda Main, Dover, DE, stated that she found out some good news about the speeding issue. She thanked her councilpersons, including Mr. Boggerty. Ms. Main stated that she also wanted to talk about the cost of bills and how they are going up, and everyone is hoping that there aren't going to be any raises in anything because people cannot afford the bills now. She further stated that there are a lot of seniors on a fixed income. Ms. Main returned to the speeding issue discussion and stated that she hopes that it works, and if it does not, there are alternatives that are not preferable, such as speed humps or speed cushions. Ms. Main suggested that the city needs to go to the attorney general and let her know that there needs to be changes, and if someone commits a crime, they should suffer consequences, not just a slap on the wrist.

Cleveland Wilson, Dover, DE, asked where the city is in the budget discussions. Mr. Wilson further stated that if there are going to be tax increases, he believes people should know as early as possible so that they can make financial adjustments in their personal lives. Mr. Wilson explained that when people say the Department of Justice needs to do a better job, he thinks we need to acknowledge that the system we have is not changing, so the city has to deal with the things in their control and be more proactive, not reactive, and do what it can to change things. Mr. Wilson stated he is still interested in crime on the four streets because it is not changing. Mr. Wilson further stated that he does not see any suggested changes, actions, or recommendations for changes except for the public. Mr. Wilson explained that council is the city's leaders; they must lead.

PRELUDE

America the Beautiful was sung by Town Point Elementary School.

PRESENTATION OF THE COLORS

The colors were presented by Caesar Rodney High School Air Force Junior Reserve Officer Training Corps (AFJROTC).

INVOCATION

The invocation was given by Rabbi Peggy deProphetis, Imam Arqum Rashid, and Bishop Carol Boggerty.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the South Dover Elementary 4th Grade Spanish Immersion Class.

NATIONAL ANTHEM

The National Anthem was sung by Dover High School Chorus.

At the request of Dr. Sudler, Madam Clerk Rivera read an email regarding a proposed charter amendment concerning the position of Council President/Vice Mayor. **(Exhibit #1)**

ELECTION OF COUNCIL PRESIDENT/VICE-MAYOR

Mayor Christiansen opened the floor for nominations for Council President/Vice-Mayor for 2026/2027.

Dr. Sudler moved to nominate Mr. Lewis to serve as Council President/Vice-Mayor for 2026/2027, seconded by Ms. Arndt.

Dr. Pillsbury moved to nominate Mr. Neil to serve as Council President/Vice-Mayor for 2026/2027, seconded by Ms. Arndt.

Dr. Sudler moved to close the nominations, seconded by Dr. Pillsbury, and unanimously carried.

Mayor Christiansen closed nominations and proceeded with electing the Council President/Vice Mayor by secret ballot.

The meeting recessed at 6:48 p.m. for Ms. Rivera and City Solicitor Dan Griffith to obtain votes from the members of the City Council and reconvened at 6:51 p.m.

Mayor Christiansen reported that Fred A. Neil had been elected to serve as Council President/Vice-Mayor for 2026/2027.

ADOPTION OF AGENDA

Mayor Christiansen stated that the recipient of the Certificate of Recognition for agenda item #7 was unable to attend this evening's meeting.

Dr. Sudler moved for adoption of the agenda as amended removing item #7, seconded by Mr. Rocha, and unanimously carried (Hall absent).

ADOPTION OF CONSENT AGENDA

All Consent Agenda items are considered routine and non-controversial and will be acted upon by a single roll call vote of the Council. There will be no separate discussion of these items unless a member of Council requests, in which event the matter shall be removed from the Consent Agenda and considered a separate item.

Mr. Anderson requested that Item #29, 2025-2026 Annual Committee Appointments Recommended by Council President, be removed from the Consent Agenda and considered as a separate item.

Ms. Arndt moved for adoption of the consent agenda as amended, seconded by Mr. Boggerty, and carried by a unanimous roll call vote (Hall absent).

PROCLAMATION – NATIONAL EMS WEEK
The City Clerk read the following Proclamation into the record:

WHEREAS, Emergency Medical Services (EMS) is a vital public service that provides lifesaving care to those in need during times of medical emergencies; and

WHEREAS, EMS professionals, including paramedics, emergency medical technicians, dispatchers, nurses, physicians, and first responders, serve with dedication, skill, and compassion to protect the health and safety of the residents and visitors of the City of Dover; and

WHEREAS, these highly trained individuals respond quickly in critical situations, often placing themselves in harm's way to provide immediate medical care, stabilization, and transport for patients in need; and

WHEREAS, the EMS system relies on the coordinated efforts of public safety agencies, hospitals, and community partners to ensure prompt, effective emergency medical care throughout the City of Dover; and

WHEREAS, the citizens of Dover benefit daily from the commitment and professionalism of EMS providers who work tirelessly to deliver high-quality emergency medical care and improve outcomes for those experiencing medical crises; and

WHEREAS, Emergency Medical Services Week provides an opportunity to recognize the dedication of EMS personnel and to raise awareness about the critical role they play in safeguarding the health and well-being of our community.

NOW, THEREFORE, I, Robin R. Christiansen, Mayor of the City of Dover, Delaware, do hereby proclaim May 17-May 23, 2026, as **Emergency Medical Services Week** in the City of Dover, and encourage all residents to recognize and thank the men and women of our EMS system for their service, commitment, and lifesaving contributions to our community.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Mr. Tyler Selak, Ambulnz Senior Director of Operations.

Mr. Selak expressed gratitude to council and said it has been a privilege to serve the citizens of Dover for the last several years and that they look forward to continuing service in the future.

PROCLAMATION – PUBLIC WORKS WEEK
The City Clerk read the following Proclamation into the record:

WHEREAS, public works professionals provide essential services that support the health, safety, and quality of life for residents of the City of Dover; and

WHEREAS, these dedicated individuals plan, build, maintain, and operate the infrastructure that allows our community to function every day, including streets, water systems, wastewater treatment, stormwater management, public facilities, and sanitation services; and

WHEREAS, the work performed by public works employees often occurs behind the scenes but plays a vital role in protecting public health, promoting environmental sustainability, and ensuring the continued growth and vitality of our city; and

WHEREAS, National Public Works Week, sponsored annually by the American Public Works Association, recognizes the outstanding contributions of public works professionals and highlights the importance of infrastructure and public service in communities across the nation; and

WHEREAS, the City of Dover is proud to recognize the commitment, expertise, and dedication of its public works employees who work diligently to serve residents and maintain the city's essential services;

NOW, THEREFORE, I, **Robin R. Christiansen, Mayor of the City of Dover, Delaware,** do hereby proclaim May 17-23, 2026, as **Public Works Week in** the City of Dover and encourage all residents to recognize and thank the public works professionals whose efforts help make Dover a safe, healthy, and thriving community.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Mr. Mark Nowak, Public Works Director.

Mr. Nowak thanked everyone for the proclamation and expressed his appreciation for the men and women of Public Works. Mr. Nowak explained that when he thinks of the city's public works department, he thinks of a group that does most of what they do behind the scenes and often goes unseen. Mr. Nowak explained that he is very proud of his department and proud to accept the proclamation on behalf of the men and women of public works.

PROCLAMATION – ECONOMIC DEVELOPMENT WEEK

The City Clerk read the following Proclamation into the record:

WHEREAS, strong economic development is essential to building vibrant communities, creating jobs, encouraging investment, and enhancing the quality of life for residents; and

WHEREAS, Economic Development Week is recognized nationally as a time to celebrate the efforts of professionals, businesses, organizations, and local leaders who work collaboratively to strengthen local economies and foster sustainable growth; and

WHEREAS, the City of Dover is committed to promoting responsible development, supporting local businesses, attracting new investment, and creating opportunities that contribute to long-term economic prosperity; and

WHEREAS, the continued success of Dover's economy depends on partnerships among local government, businesses, workforce organizations, educational institutions, and community stakeholders working together to build a resilient and thriving city; and

WHEREAS, Economic Development Week provides an opportunity to recognize the dedication of those who promote innovation, entrepreneurship, and strategic investment that benefit the citizens of Dover and the surrounding region;

NOW, THEREFORE, I, Robin R. Christiansen, Mayor of the City of Dover, Delaware, do hereby proclaim May 11-15, 2026, as **Economic Development Week** in the City of Dover, remind individuals of the importance of this community celebration which supports the expansion of career opportunities and improving the quality of life.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Linda Parkowski and Zach Prebula of the Kent Economic Partnership (KEP).

Ms. Parkowski thanked Mayor Christiansen and council and stated that they appreciate the partnership with the city of Dover and look forward to bringing more projects and more jobs to the city.

PROCLAMATION – NATIONAL POLICE WEEK

The City Clerk read the following Proclamation into the record:

WHEREAS, the men and women of law enforcement dedicate their lives to protecting the safety, security, and rights of all citizens while serving their communities with courage, integrity, and professionalism; and

WHEREAS, National Police Week provides an opportunity to honor the service and sacrifice of law enforcement officers and to recognize those who have lost their lives in the line of duty while protecting their communities; and

WHEREAS, this national observance was first proclaimed by John F. Kennedy in 1962 and includes Peace Officers Memorial Day on May 15, a day set aside to remember and honor those officers who made the ultimate sacrifice; and

WHEREAS, the members of the Dover Police Department serve the residents of Dover with dedication, professionalism, and a commitment to justice, working daily to maintain public safety and strengthen community relationships; and

WHEREAS, the City of Dover recognizes the invaluable service of all law enforcement officers and expresses its deepest gratitude to those who protect and serve our community;

NOW, THEREFORE, I, Robin R. Christiansen, Mayor of the City of Dover, Delaware, do hereby proclaim May 10-16, 2026 as **National Police Week** in the City of Dover and encourage all residents to recognize the dedication of law enforcement officers and to honor the memory of those who have given their lives in service to their communities.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Dover Police Chief Thomas Johnson, City of Dover Police Department.

Chief Johnson thanked the mayor, members of council, and administration, explaining that this proclamation comes up every year, and it is a privilege to lead the officers that make up the membership of the Dover Police Department.

PROCLAMATION – BUILDING SAFETY MONTH 2026
The City Clerk read the following Proclamation into the record:

WHEREAS, our Jurisdiction is committed to recognizing that our growth and strength depend on the safety and essential role our homes, buildings, and infrastructure play, both in everyday life and when disasters strike, and;

WHEREAS, our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians, building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers, and others in the construction industry, who work year-round to ensure the safe construction of buildings, and;

WHEREAS, these guardians are dedicated members of the International Code Council (ICC), a nonprofit that brings together local, state, territorial, tribal, and federal officials who are experts in the built environment to create and implement the highest-quality codes and standards to protect us in the buildings where we live, learn, work, and play, and;

WHEREAS, these modern building codes and standards include safeguards to protect the public from hazards such as hurricanes, snowstorms, tornadoes, wildland fires, floods, and earthquakes, and;

WHEREAS, Building Safety Month is sponsored by ICC to remind the public about the critical role of our communities' largely unknown protectors of public safety, our code officials, who assure us of safe, sustainable, and affordable buildings that are essential to our prosperity, and;

WHEREAS, "Built to Last," the theme for Building Safety Month 2026, encourages us all to get involved and raise awareness about building safety on a personal, local, and global scale, and;

WHEREAS, each year, in observance of Building Safety Month, people all over the world are asked to consider the commitment to improve building safety, resilience, and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local, state, tribal, territorial, and federal building safety and fire prevention departments, in protecting lives and property.

NOW, THEREFORE, I, Robin R. Christiansen, Mayor of City of Dover, Delaware do hereby proclaim the month of May 2026 as **Building Safety Month** in the City of Dover and encourage our citizens to join us as we participate in Building Safety Month activities.

On behalf of the Mayor and Council, Mayor Christiansen presented the proclamation to Eddie Kopp, Code Enforcement Supervisor for the City of Dover.

Mr. Kopp thanked the mayor and members of council for the proclamation. Mr. Kopp acknowledged all the departments that go into the ICC building's safety. Mr. Kopp explained that it is a lot of moving parts, but it takes all of them working together from start to finish.

STATE OF THE CITY MESSAGE - MAYOR ROBIN R. CHRISTIANSEN
Mayor Christiansen presented the State of the City address, as follows:

"Good evening, members of Council, community leaders, honored guests, and the residents of Dover,

I am honored to stand before you and deliver this year's State of the City address. Each year, this moment gives us the opportunity to reflect – not only on where we are – but on what we have done, where are we going, how will we get there and what we have failed to do.

Dover is a city with a remarkable identity. As the capital of the First State that started a nation. We carry a deep historical significance. But what defines us even more is our sense of community, our diversity, our resilience and our shared belief in progress for all our citizens.

Tonight, I am proud to say: the state of our city is one full of promise and hope. Our future is full of opportunities, but we still face many challenges. In the year to come, it will require the courage and resolve of both the mayor and council to make tough decisions, some which may be unpopular, but necessary for a city that is on the grow. We have seen steady growth in our local economy.

Small businesses throughout the city remain the backbone of Dover as we have worked to support them through outreach, partnerships and by creating an environment where businesses can open, expand and succeed. We continue to work not only with new businesses, but legacy businesses like Kraft-Heinz, Procter and Gamble, Playtex, which became Energizer and is now Essity and others.

Our downtown is the front door to our city. It's where residents gather, where small businesses grow and where visitors form their first impressions. Today, that front door is facing real and visible challenges – homelessness, panhandling and drug-related activity that are impacting public safety, economic vitality and quality of life.

Let me be clear: doing nothing is not an option. But neither is pretending this is a simple issue with a single solution. Many of the individuals we see are facing serious struggles – addiction, mental health challenges, human trafficking and housing instability. These are human issues and they deserve real responses far beyond the resources of the City.

Our approach must be balanced and focused. We will continue to support law enforcement in addressing illegal activity and ensuring our public spaces remain safe and accessible for everyone. At the same time, we are committed to strengthening partnerships with service providers to expand access to treatment, outreach and housing resources that help people get back on their feet.

We will also work closely with our business community and residents to ensure their voices are heard and their concerns are addressed. A safe, clean and welcoming downtown is not just an expectation – it is essential to the future of our city.

This is not about choosing between compassion and accountability. It requires both. And as your mayor, I am committed to leading with that balance to restore confidence, improve conditions and ensure our downtown reflects the pride we all have in this community.

Our downtown continues to evolve as a center of activity. New businesses, community events and public engagement have helped bring renewed energy to the heart of our city. At the same time, we are focused on strengthening our commercial corridors throughout Dover, ensuring that growth is not limited to one area, but shared across the entire community.

We recognize that economic development is not just about attracting new investment – it is about supporting the businesses and workers who are already here. That means continuing to foster opportunities, reducing barriers, and promoting smart, sustainable growth to benefit all the residents.

A strong city depends on a strong infrastructure. This past year, we have made important investments in maintaining and improving our roads, public spaces, and essential services. These efforts may not always be the most visible, but they are among the most important. We must continue this momentum. Kicking the can down the road is not an option, kicking the can down the road is not an option for a progressive, growing city. A reliable infrastructure supports our economy, improves our safety and enhances the everyday quality of life for all our taxpayers and utility users. We must be committed to long-term planning – ensuring that as Dover grows, our infrastructure grows with it. That includes not only maintaining what we have but preparing for the future. The safety of our residents remains our highest priority. The safety of all citizens, no matter where, no matter who and the safety of those who visit our beautiful community. I want to take a moment to recognize and thank the members of our Dover Police Department, Dover Fire Department, Ambulz, and Kent County Paramedics. Their dedication, professionalism and service to this community are essential and we are grateful for all that they do each day. Likewise, we recognize every employee of the city, City of Dover Central Services Department, City Clerk's Office, City Manager's Office, Customer Service, Finance, Human Resources, Information Technology, Library, Mayors Office, Parks and Recreation, Planning and Inspections, Public Works, Water/Waste Water, Fire Marshal Office, Emergency Services and of course the Dover Electric Department that keep the lights on every day. Each department does the heavy lift that is required to operate a modern city.

We will continue to invest in public safety – not only through resources and training but through community partnerships that build trust and strengthen relationships between our residents and those who serve and protect them. This is a partnership that must be renewed and nurtured daily. A safe city is a strong city, and we remain committed to that standard, which each of our citizens have come to expect and deserve. But higher levels of the state's judicial system and Attorney General must step to the forefront and assist us in our daily task of making Dover safe.

Dover does not succeed alone – it is community partners working daily in collaboration with other elected officials, city staff, all our citizens and stake holders. Our partnerships with Dover Air Force Base, our schools, local organizations and regional leaders, Central Delaware Chamber of Commerce and the Kent Economic Partnership play a critical role in our success. The presence of the Dover Air Force Base continues to be a cornerstone of our community, and we are proud of the relationship and history we share, not only locally but their missions which have worldwide impact. We are also working closely with educators and community groups to support our young people. They are the future of this city, and investing in them is one of the most important things we can do.

While there is much to be proud of, we must also be honest about the challenges ahead, and there are many. Housing affordability and homelessness continues to be a concern – not just here in Dover, but across the nation. We must work toward solutions that ensure residents have access to safe, affordable housing while maintaining the integrity of our neighborhoods. Again, this is not just a Dover issue but an effort that requires a collaboration of county, state and federal partners. We also recognize the need for continued workforce development. As industries evolve, so must the opportunities available to all our residents. That means strengthening pathways to employment, supporting job training and working with partners to meet the needs of a changing economy. This can only be achieved by working closely with our educational entities to meet the needs of today and tomorrow. Additionally, we must continue to manage growth responsibly. Dover is growing and will continue to grow - that is a positive sign – but growth must be thoughtful, balanced, and aligned with the needs of our community. Respectful of the past, addressing the needs of today, with an eye always on the future. Always on the future.

As we look to the year ahead, our focus must remain clear. We must continue to strengthen our local economy and support business development. We must invest in infrastructure and city services that residents depend on. We must work to expand access to housing that is both affordable and sustainable. We must prioritize public safety and community trust. And we must increase opportunities for residents to engage with their local government.

The success of our city does not rest on one office, one department, or one group of individuals. It rests on all of us. Mayor, council, city staff and the citizens of Dover. It is reflected in the business owners who open their doors each morning, in the teacher who invests in their students, in the first responder who answers the call and in neighbors who look out for one another. That is what makes Dover special.

As Mayor, I am committed to leading with transparency, accountability and a clear vision for our future. We will face challenges with determination and purpose. We must move forward – together – as one community. We must move forward – together – as one community. The state of our city is strong – but more importantly, it is forward-moving because of the people who believe in our future. Thank you for your trust, your partnership and your belief in what Dover can continue to become for all our citizens. Let us continue to work together to build a stronger, more vibrant City of Dover, that we all can be proud to call home. I have always believed in Dover and will continue to do so, I hope you will continue to believe in Dover too. Thank you"

ANNEXATION/REZONING OF PROPERTY LOCATED AT 1624 NORTH LITTLE CREEK ROAD

Ms. Dawn Melson-Williams, Principal Planner, reviewed the Annexation/Rezoning of property located at 1624 North Little Creek Road.

Zoning Classification

Members considered a request for the Property located at 1624 N. Little Creek Road, consisting of 5.12 acres +/- and two unaddressed parcels of 3.15 acres +/- and 0.48 acres +/-, owned by United Worldwide Express, LLC. This property is currently zoned IL - Limited Industrial Zone and RHM - Residential Manufactured Home Zone (Kent County Zoning Classification) and the proposed zoning is IPM (Industrial Park Manufacturing Zone) and subject to the AEOZ (Airport Environs Overlay Zone): APZ II - Accident Potential Zone II (City of Dover Zoning Classification) (Tax Parcel: ED-00-068.20.01-15.00-000; Planning Reference: AX-26-02; Second District Council)

The Public Hearing was accomplished during the Council Meeting of March 09, 2026.

Ms. Arndt recused herself from the vote due to her relationship with DelDOT.

Adoption of Annexation Resolution No. 2026-04

Members considered Annexation Resolution No. 2026-04 for property located at 1624 North Little Creek Road, owned by United Worldwide Express, LLC.

By motion of Mr. Neil, seconded by Mr. Anderson, Council, by a unanimous roll call vote (Abstention, Arndt), adopted Annexation Resolution No. 2026-04, as follows:

A RESOLUTION APPROVING THE INCLUSION OF AN AREA WITHIN THE LIMITS OF THE CITY OF DOVER.

WHEREAS, the Charter of the City of Dover authorizes Council to extend the boundaries of the said City in accordance with Title 22, Chapter 1, Section 101 of the Delaware Code (22Del.C.§ 101); and

WHEREAS, the Mayor and Council deem it to be in the best interest of the City of Dover to include an area contiguous to the present City limits, and hereinafter more particularly described, within the limits of the City of Dover; and

WHEREAS, the Charter of the City of Dover provides that if an annexation is petitioned by all owners of all property considered for annexation, no election shall be required. For an annexation petition not requiring an election, such petition shall be processed in accordance with procedures established for amendments to the zoning map, specified in Dover Code, Appendix B – Zoning. All annexation petitions shall be processed concurrently with the rezoning of the property considered for annexation and shall be subject to public hearing before City Council. Public notice shall be completed in accordance with the provisions of the Dover Code relating to amendment of the zoning map.

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

1. That the following described area, situated in East Dover Hundred, Kent County, State of Delaware, along with all adjacent paths, sidewalks, roadways, and rights-of-way in their entirety, shall be annexed to and included within the limits of the City of Dover:

ED-00-068.20-01-15.00-000 – 1624 North Little Creek Road

BEGINNING at a point along the Southerly side of North Little Creek Road, also known as State Route No. 8, 80 feet wide, said point being a common comer of the lot herein being described and State Route No. 1, varying widths;

Thence, along the westerly side of State Route No. 1, the following three (3) courses and distances: 1) by a curve to the right having a radius of 5,884.23 feet, an arc length of 648.59 feet, chord bearing North 07 degrees 02 minutes 05 seconds West, 648.26 feet; 2) South 86 degrees 43 minutes 12 seconds West, 20.00 feet; 3) South 00 degrees 49 minutes 32 seconds East, 71.97 feet to a point at a corner of Tax Parcel 2-00-077.00-01-07.00-000;

Thence, thereby, the following two (2) courses and distances: 1) South 85 degrees 49 minutes 01 seconds West, 392.38 feet to a point; thence 2) South 31 degrees 50 minutes 26 seconds West, 33.84 feet to a point in the line for lands of the subdivision of Rojan Meadows;

Thence, thereby, the following three (3) courses and distances: 1) North 19 degrees 36 minutes 41 seconds West, 308.86 feet; 2) North 31 degrees 59 minutes 09 seconds East, 43.40 feet; thence 3) North 27 degrees 55 minutes 12 seconds East, 51.19 feet to a point at a corner for Tax Parcel 2-05-068.20-01-61.00-000;

Thence, thereby the following three (3) courses and distances: 1) South 36 degrees 19 minutes 34 seconds East, 79.07 feet; 2) North 88 degrees 55 minutes 26 seconds East, 144.00 feet; 3) North 05 degrees 37 minutes 26 seconds East, 245.00 feet to a point along Tax Parcel 2-05-068.20-01-62.00-000;

Thence, thereby, the following two (2) courses and distances: 1) South 82 degrees 22 minutes 34 seconds East, 65.00 feet; 2) North 05 degrees 37 minutes 26 seconds East, 236.42 feet to a point of curvature along the southerly side of North Little Creek Road, also known as State Route No. 8;

Thence, along North Little Creek Road by a curve to the left having a radius of 2,894.90 feet, an arc length of 102.82 feet, chord bearing South 84 degrees 29 minutes 01 seconds East, 102.82 feet to the point and place of Beginning.

Containing within the said described metes and bounds 5.12 acres of land, be the same, more or less.

ED-00-077.00-01-01-07.00-000 – Unaddressed Parcel south of North Little Creek Road

BEGINNING at a point on the Northwesterly side of Delaware State Route No. 1, varying widths, said point being a common corner of Tax Parcel 2-05-068.20-01-15.00-000, a distant of 172.58 feet from the physical centerline of State Route No. 1 and further located the following three (3) courses and distances from the Southerly side of North Little Creek Road, also known as State Route No. 8 (80 feet wide): 1) by a curve to the right having a radius of 5884.23, an arc length of 648.59 feet, chord bearing North 07 degrees 02 minutes 05 seconds West, 648.26 feet; 2) South 86 degrees 43 minutes 12 seconds West, 20.00 feet; 3) South 00 degrees 49 minutes 32 seconds East, 71.97 feet to the point and place of Beginning;

Thence, continuing along State Route No. 1 the following five (5) courses and distances: 1) South 00 degrees 49 minutes 32 seconds East, 82.66 feet; 2) South 88 degrees 07 minutes 03 seconds West, 115.00 feet; 3) South 02 degrees 34 minutes 03 seconds East, 404.14 feet; 4) South 87 degrees 45 minutes 58 seconds East, 125.01 feet to a point of curvature; 5) by a curve to the right having a radius of 21,539.48 feet, an arc length of 77.09 feet, chord bearing South 02 degrees 52 minutes 48 seconds West, 77.09 feet to a point at a corner of Tax Parcel 2-00-077.00-01-07.01-000;

Thence, thereby, North 85 degrees 02 minutes 34 seconds West, 241.97 feet to a point in the line for the subdivision of Rojan Meadows;

Thence, along the subdivision of Rojan Meadows the following two (2) courses and distances: 1) North 50 degrees 03 minutes 24 seconds West, 31.95 feet, 2) North 19 degrees 38 minutes 41 seconds West, 502.78 feet to a point at a corner of Tax Parcel 2-00-068.20-01-15.00-000;

Thence, thereby, the following two (2) courses and distances: 1) North 31 degrees 50 minutes 26 seconds East, 33.84 feet; 2) North 85 degrees 49 minutes 01 seconds East, 392.38 feet to the point and place of Beginning.

Containing within the said described metes and bounds 3.15 acres of land, be the same, more or less.

ED-00-077.00-01-07.01-000 – Unaddressed Parcel west of State Route 1

BEGINNING at a point on the Northwesterly side of Delaware State Route No. 1, varying widths, said point being a common corner of Tax Parcel 02-00-077.00-01-07.00-000, a distant of 150.00 feet from the physical centerline of State Route No. 1 and further located the following seven (7) courses and distances from the Southerly side of North Little Creek Road, also known as State Route No. 8 (80 feet wide): 1) by a curve to the right having a radius of 5884.23, an arc length of 648.59 feet, chord bearing North 07 degrees 02 minutes 05 seconds West, 648.26 feet; 2) South 86 degrees 43 minutes 12 seconds West, 20.00 feet; 3) South 00 degrees 49 minutes 32 seconds East, 154.63 feet; 4) South 88 degrees 07 minutes 03 seconds West, 115.00 feet; 5) South 02 degrees 34 minutes 03 seconds East, 404.14 feet; 6) South 87 degrees 45 minutes 58 seconds East, 125.01 feet to a point of curvature; 7) by a curve to the right having a radius of 21,539.48 feet, an arc length of 77.09 feet, chord bearing South 02 degrees 52 minutes 48 seconds West, 77.09 feet to the point and place of Beginning;

Thence, continuing along Delaware State Route No. 1, by a curve to the right having a radius of 21,539.48 feet, an arc length of 173.65 feet, chord bearing South 02 degrees 58 minutes 30 seconds West, 173.65 feet to a point along the subdivision of Rojan Meadows Open Space;
Thence, along the division line of the subdivision of Rojan Meadows Open Space, North 50 degrees 03 minutes 24 seconds West, 302.67 feet to a point at a corner of Tax Parcel 2-00-077.00-01-07.00-000;

Thence, thereby, South 85 degrees 02 minutes 34 seconds East, 241.97 feet to the point and place of Beginning.

Containing within the said described metes and bounds 0.48 acres of land, be the same, more or less.

2. That the above-described property shall be annexed into the City of Dover with a zoning classification as set by City Council and in accordance with the zoning map and environs then in force, effective upon such lands being included within the limits of the City of Dover.

3. That the certified copy of this resolution of annexation, together with a plot of the area annexed, shall be filed for record with the Recorder of Deeds of Kent County.

4. That the effective date of this resolution shall be the 10th day of March, 2026, at 12:01 a.m.

ADOPTED: May 11, 2026

Final Reading/Adoption of Rezoning Ordinance #2025-24
Members considered Ordinance #2025-24, rezoning of property located at 1624 North Little Creek Road, owned by United Worldwide Express, LLC.

Dr. Pillsbury moved that the Final Reading of Ordinance #2025-24 be acknowledged by title only, seconded by Ms. Hall, and unanimously carried (Abstention, Arndt). (The First Reading of the Ordinance was accomplished during the Regular Council Meeting of December 08, 2025.)

Dr. Pillsbury moved for approval of the rezoning, as recommended by the Planning Commission. The motion was seconded by Mr. Anderson and, by a unanimous roll call vote (Abstention, Arndt), Council adopted Ordinance #2025-24:

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER CHANGING THE ZONING DESIGNATION OF PROPERTY LOCATED AT 1624 N. LITTLE CREEK ROAD AND TWO ADJACENT PARCELS

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 the main property below from IL (Limited Industrial Zone) and RMH (Residential Manufactured Home Zone) and the other two parcels from RMH (Residential Manufactured Home Zone) to IPM (Industrial Park Manufacturing Zone) and subject to the AEOZ (Airport Environs

Overlay Zone): APZ II – Accident Potential Zone II.

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 the main property from IL (Limited Industrial Zone) and RMH (Residential Manufactured Home Zone) and the other two parcels from RMH (Residential Manufactured Home Zone) to IPM (Industrial Park Manufacturing Zone) subject to the AEOZ (Airport Environs Overlay Zone): APZ II – Accident Potential Zone II on that property located at 1624 N. Little Creek Road and two adjacent parcels (on the south side of North Little Creek Road and adjacent to State Route 1), consisting of 5.12$^{+/-}$ Acres, 3.15$^{+/-}$ Acres, and 0.48$^{+/-}$ Acres owned by United Worldwide Express, LLC.

(Tax Parcel: ED-00-068.20-01-15.00-000, ED-00-077.00-01-07.00-000, and ED-00-077.00-01-07.01-000; Planning Reference: AX-26-02; Second Council District)

ADOPTED: May 11, 2026

<u>REZONING REQUEST - FINAL READING OF PROPERTY LOCATED AT 1600 NORTH LITTLE CREEK ROAD AND AN ADJACENT PARCEL AT 0.509 AC NORTH LITTLE CREEK ROAD</u>

Ms. Dawn Melson-Williams, Principal Planner, reviewed the rezoning of property located at 1600 North Little Creek Road and an adjacent parcel at 0.509 AC North Little Creek Road.

<u>Final Reading/Adoption of Rezoning Ordinance #2026-07</u>

Members considered Ordinance #2026-07, rezoning of property located at 1600 North Little Creek Road and an adjacent parcel at 0.509 AC North Little Creek Road, owned by United Worldwide Express, LLC.

Ms. Arndt recused herself from the vote due to her relationship with DelDOT.

The Public Hearing was accomplished during the Council Meeting of March 09, 2026.

Dr. Pillsbury moved that the Final Reading of Ordinance #2026-07 be acknowledged by title only, seconded by Mr. Rocha, and unanimously carried with an abstention by Ms. Arndt. (The First Reading of the Ordinance was accomplished during the Regular Council Meeting of December 08, 2025.)

Mr. Rocha moved for approval of the rezoning, as recommended by the Planning Commission. The motion was seconded by Dr. Pillsbury and, by a unanimous roll call vote with an abstention by Ms. Arndt, Council adopted Ordinance #2026-07:

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER, CHANGING THE ZONING DESIGNATION OF PROPERTY LOCATED AT 1600 NORTH LITTLE CREEK ROAD AND AN ADJACENT PARCEL AT 0.509 AC NORTH LITTLE CREEK 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 properties below from C-PO (Commercial and Professional Office Zone) and subject to the AEOZ (Airport Environs Overlay Zone): APZ II - Accident Potential Zone II to the proposed zoning for both properties of IPM (Industrial Park Manufacturing Zone) and subject to the AEOZ (Airport Environs Overlay Zone): APZ II - Accident Potential Zone II.

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

2. 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 C-PO (Commercial and Professional Office Zone) and subject to the AEOZ (Airport Environs Overlay Zone): APZ II - Accident Potential Zone II to IPM (Industrial Park Manufacturing Zone) and subject to the AEOZ (Airport Environs Overlay Zone): APZ II - Accident Potential Zone II on the properties located at 1600 North Little Creek Road and an adjacent property at 0.509 AC North Little Creek Road (on the south side of North Little Creek Road between Fairfax Lane and State Route 1), consisting of 1.77 acres +/- and the adjacent parcel to the east consisting of 0.52 acres +/-. owned by United Worldwide Express, LLC.

(Tax Parcel: ED-05.068.20-01-61.00-000 and ED-05.068.20-01-62.00-000; Planning Reference: Z-26-01; Second Council District)

ADOPTED: May 11, 2026

ADOPTION OF MINUTES - REGULAR COUNCIL MEETING OF APRIL 27, 2026

The Minutes of the Regular Council Meeting of April 27, 2026, were unanimously approved by motion of Ms. Arndt, seconded by Dr. Boggerty, and bore the written approval of Mayor Christiansen. (Hall absent)

COUNCIL COMMITTEE OF THE WHOLE REPORT – APRIL 28, 2026

The Council Committee of the Whole met on April 28, 2026, at 6:00 p.m. with Council President Neil presiding. Members of Council present were Mr. Anderson, Mr. Boggerty, Ms. Hall, Mr. Lewis (arrived at 7:04 p.m.), Dr. Pillsbury, and Mr. Rocha. Ms. Arndt and Dr. Sudler were absent. Mayor Christiansen was also present. Civilian members present for their committee meetings were Dr. Jackson, Ms. Smack *(Safety, Advisory, Transportation),* Dr. Iriowen, Mr. Wilson (via WebEx) *(Utility),* Mr. Garfinkel (via WebEx), and Mr. Shevock (via WebEx) *(Legislative, Finance, and Administration)*.

ADOPTION OF AGENDA

Ms. Hall moved for adoption of the agenda, seconded by Dr. Pillsbury and unanimously carried.

SAFETY, ADVISORY, AND TRANSPORTATION COMMITTEE

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

Adoption of Agenda

Mr. Rocha moved for adoption of the agenda, seconded by Dr. Pillsbury and unanimously carried.

Group Violence Intervention (GVI) Presentation (Councilman Boggerty and GVI Delaware Members

Mr. Corey Priest, Group Violence Intervention (GVI), reviewed the presentation Strategy 101 – Group Violence Intervention.

This item was informational; committee action was not required.

Mr. Neil thanked the GVI members for their attendance and for doing life-changing work in the communities.

Responding to Mr. Neil, Mr. Boggerty explained that this is the type of thing that you can't overly publicize because of the nature of the function. He further explained that it is a trust thing, and there is not always interaction at the level they wish.

Responding to Mr. Rocha, Mr. Ford, a GVI member, explained that every identified group or gang individual on probation is assigned to a specialized caseload or a GVI caseload. He further explained that when they say the program is voluntary, that is on the social service side; the law enforcement side is not voluntary. He stated that when someone continues to engage in gun violence and the message has been delivered, which is done for every single person whose involvement is validated, they are considered a GVI individual and receive the highest level of law enforcement attention if the violence continues. He explained that the law enforcement component is not optional; it's optional for them to accept the services.

Responding to Mr. Rocha, Mr. Ford stated that they started in Wilmington, have expanded to Kent County, and will continue into Sussex County in June. He stated that, after speaking with Mr. Cook, they believe the next step is to start a very strong facility-prison in-reach program. Mr. Ford explained that they do a good job in the continual engagement of those who have been released and then reincarcerated because they have established strong community ties. He further explained that the next phase is to identify those who haven't had the message yet and try to intercede before they are released. He stated that it will be the next phase after Sussex opening.

Responding to Mr. Boggerty, Mr. Cook stated that one of the great things about the Group Violence Intervention program is that before they began to implement services, they sat before the Cabinet Council, and that meant all the cabinet secretaries were adhering to us building people back. He explained that they are rebuilding people who feel like their lives are in disarray. He further explained that one of the pieces of building back is housing. He stated that Delaware State Housing Authority has been a part of GVI since its inception in 2019, and since then, they have housed over 50 individuals with 24-month vouchers. He further stated that they follow a strategic process. If you live in Dover and you have been part of a gang organization, they attempt to change the environment in which someone lives, so that they can see things a little more clearly. He explained that they typically utilize a 24-month voucher and typically take someone from one area and place them into another area. Mr. Cook stated that if someone has housing available and would like to be part of GVI's housing coordination, they do extensive case management, assist with increasing the person's FICO score, assist with bank accounts, and place them into a credit mediation program. He further explained that they place them in a program called Stand By Me so that they can focus on home ownership. Mr. Cook stated one of the biggest things in the world to recognize is that someone no longer wants to be a gang member who has a 730-credit score and a bond for the first-time home buyers' program.

Responding to Cleveland Wilson, City of Dover resident, Mr. Cook stated that one of the things they do is targeted-based intervention. He further stated that it is specific to those who have been in the system and that they now have a violent propensity. He expanded to say that he continues to think about how they could expand the scope of their work and do more prevention. Mr. Cook stated that recently they have been transitioning into schools where the superintendents and principals may identify those children who are having problems and then sit down and give some preventative methods, as well as using their leaders in transition to work within the school for those needing services.

Responding to Mr. Faust, Mr. Priest stated that he has been incarcerated and feels that he is the beacon of hope for these guys that are coming through GVI, and that they can be successful because they see it happen with him, and now, they are closely connected to the work that he is doing. He stated he feels it gives them extra motivation to say I am not going back to level five (5). He further stated that that is the prime reason he stays in the role is that he wants them to know that you can have setbacks in life and still bounce back.

Discussion on the Annexation/Rezoning Request of Property Lands of United Worldwide Express, LLC at 1624 N. Little Creek Road and the Rezoning Request of Property Lands of United Worldwide Express, LLC at 1600 N. Little Creek Road and an Adjacent Parcel at 0.509 AC N. Little Creek Road

Ms. Linda Parkowski, Executive Director, Kent Economic Partnership, reviewed the letter from Scott Engineering. Drew Boyce, Century Engineering, LLC., contributed to the discussion about this item.

This item was informational; committee action was not required.

Responding to Mr. Lewis, Ms. Parkowski stated that they have completed a concept plan, but it is still considered exploratory because it has not been submitted to DelDOT CTP due to the study not being completed last summer, so they cannot add it to the DelDOT CTP for two years.

Responding to Mr. Lewis, Mr. Boyce stated that there are some low-lying areas within the footprint of the ramp location in the study, and it was identified that there would need to be mitigation for those impacts. Mr. Boyce further stated that there are a lot of things that get worked out in the final design that are identified through a high-level planning study that was done, but those aren't fully vetted yet. He stated that they identified and noted that when the project moves to the next phase, which would be project development and detailed design through DelDOT, and then those items will be analyzed in more detail, and then mitigation measures will be put in place.

Responding to Mr. Lewis, Mr. Boyce stated that the impacts of properties on that side would have to be mitigated and minimized, and based on the design, there will need to be some relocations associated with the project. Mr. Boyce further stated that it is not a small project by any means. Mr. Boyce explained that all those issues get worked out through the project development preliminary engineering design in the next phase. He stated that a community coming on board next to the area is looking at vertical alignments of how the ramp is coming in and how it fits into the terrain.

Responding to Mr. Rocha, Ms. Parkowski confirmed that they heard council's request at the last meeting and were able to meet with the owner of the property and work with DelDOT to move everything forward.

Mr. Neil stated that this is where the future of the growth of this city lies, and where the property taxes are going to come from in the future that we do not have and desperately need. Mr. Neil further stated that we need to approve this item in order to open up the chances for development that will occur in the future.

Responding to Belinda Main, Dover resident, Ms. Parkowski stated that this project is still in the concept phase and not close to the Kenton Road Project.

Responding to Belinda Main, Mr. Boyce stated that, as part of the process of putting in a new road or private property, there are rules that DelDOT must follow. He further stated that what they are asking the developer to do in this case is reserve and preserve the ability for the ramps to be put in in the future. Mr. Boyce explained that when this project hits CTP level and project development happens, and the design is finalized, the limits of right of way are determined, and that is another entire process of securing the right of way through an offer package prepared for the property to compensate for fair market value. He further explained that active negotiations must happen and a settlement must occur. He stated that all those things happen as part of that process. He further stated that a very high-level concept design is to try to minimize the impact on any individual property owners associated with any new development.

Loockerman Plaza Pedestrian / Bicycle Lane Improvement Project (Jason Lyon, Water/Wastewater Director, and Paul Moser, Delaware Department of

Transportation, Program Manager I)

Mr. Jason Lyon, Water/Wastewater Director, introduced Mr. Paul Moser, who reviewed the presentation entitled "Loockerman Plaza Sidewalk and Crosswalk".

This item was informational; committee action was not required.

Responding to Mr. Rocha, Mr. Moser stated that they can look into another crosswalk. He further stated that they are doing a traffic study, and due to it being a state-maintained road, it will need the DelDOT traffic section review, so it will be up to their approval process.

Responding to Mr. Lewis, Mr. Moser stated that he had concerns about whether the bike lane area is a good fit for this particular project due to it being a constrained area. He further stated that it could be a nice improvement, but he struggles to see that fitting in a meaningful way. Mr. Moser stated that there is a cross-section proposed that they call a protected bike lane. He further stated that it is a question that comes down to whether it is something that the city wants to maintain. Mr. Moser stated that they would come up with a stable and sustainable solution if it were something that everyone really wanted to do.

Responding to Mr. Lewis' concerns about the road not being wide enough for a bike lane, Mr. Moser stated that Mr. Lyon had stated early on in the process that parking is a big concern in Dover, so he assured everyone that they will be mindful of that issue during the process.

Mr. Anderson stated that he agrees with Mr. Lewis and that, due to the speed of that road, bike lanes don't make sense, and it is not something the city would want to maintain.

Responding to Mayor Christiansen, Mr. Moser stated that they could review the area where patrons come out of the bank and cross Loockerman Street for safety concerns.

Mr. Boggerty moved for adjournment of the Safety, Advisory, and Transportation Committee meeting, hearing no objection the meeting adjourned at 7:34 p.m.

UTILITY COMMITTEE

The Utility Committee met with Chairman Rocha presiding.

Adoption of Agenda

Ms. Hall moved for adoption of the agenda, seconded by Dr. Pillsbury and unanimously carried.

FY 24 Inflow & Infiltration Rehabilitation Project – Change Order (Jason Lyon, Water/Wastewater Director)

Mr. Jason Lyon, Water/Wastewater Director, reviewed the background and analysis of the change order for the FY 24 inflow and infiltration rehabilitation project.

Staff recommended approval of the change order request from Insituform Technologies, LLC, for up to $402,300, in accordance with the City of Dover Purchasing Policy and Procedures.

Responding to Mr. Lewis, Mr. Lyon explained that they are using money from the same fund to cover the shortfall. He further explained that when they construct a capital improvement plan, they separate it into projects. He stated, as an example, there is one for I&I, Inflow and Infiltration removal, and there is one for sanitary sewer upgrades. Mr. Lyon stated that the money is coming out of the enterprise fund for wastewater. He further stated that instead of utilizing the funds for the project, which was discouraged by DelDOT because of the infrastructure improvements, they are just going to use that money to backfill the current project. He then explained that the silver lining of the entire situation is that there was more infrastructure improved, and it is not coming from the general fund, water fund, or the electric fund.

Dr. Pillsbury moved to recommend acceptance of the change order, as recommended by staff. The motion was seconded by Mr. Lewis and carried by a unanimous roll call vote.

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

Mr. Rocha moved for adjournment of the Utility Committee meeting, hearing no objection the meeting adjourned at 7:40 p.m.

LEGISLATIVE, FINANCE, AND ADMINISTRATION COMMITTEE

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

Adoption of Agenda

Mr. Rocha moved for adoption of the agenda, seconded by Dr. Pillsbury and unanimously carried.

Silver Lake Dam Emergency Action Plan – Change Order (Jason Lyon, Water/Wastewater Director)

Mr. Jason Lyon, Water/Wastewater Director, reviewed the background and analysis of the change order for the Silver Lake Dam emergency action plan.

Staff recommended approval of the change order request from Remington & Vernick Engineers for $21,067, in accordance with the City of Dover Purchasing Policy and Procedures.

Mr. Shevock moved to recommend acceptance of the staff recommendation. The motion was seconded by Mr. Rocha and unanimously carried.

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

Proposed Dual Employment Policy (Naomi Poole, Human Resources Director)
Ms. Naomi Poole, Human Resources Director, reviewed the Proposed Dual Employment Policy.

This item was informational; committee action was not required.

Responding to Mr. Lewis, Ms. Poole explained that UKG is an all-inclusive human resources and payroll processing system. Mr. Poole further explained that UKG has a payroll timekeeping module that employees use to clock in and out and tracks hours that are worked from a city standpoint, and it would account for hours to ensure that hours don't overlap and, in the event of an audit, show proof that the employee was working their job as normal and that the hours don't conflict.

Responding to Mr. Lewis, Ms. Poole explained that there is no policy in place as of now, which is the purpose of this policy. Ms. Poole stated that they still need to figure out what it looks like if you need to take vacation or comp time to work the other job, and that the city needs to be careful, there are no implications from the city standpoint for someone working their second job and utilizing sick or vacation time to work that second job.

Responding to Mr. Lewis, Ms. Poole explained that there is a form included with the policy that she suggested Mr. Lewis review, and it could be the same thing he is referring to in regard to what the state uses.

Responding to Mr. Rocha, Ms. Poole stated that once this form is implemented, employees who are currently working will need to fill it out. Ms. Poole explained that currently, there are no employees who work two positions within the City of Dover; however, she wanted to capture all possibilities on the form. Ms. Poole further explained that there is an approval process that needs to happen to ensure that the second job does not conflict with the city job. She stated that it could be considered as an approval form and a full disclosure form, as well. She agreed with Mr. Rocha that it is more likely that the second job would be part-time, rather than two full-time positions.

Mr. Anderson stated that he doesn't believe that the city should be asking how much someone is making in the second job. He stated he doesn't believe the state or federal government asks for that information.

Review of Council President Duties (Councilman Lewis and Councilman Anderson)
Mr. Lewis and Mr. Anderson reviewed the history surrounding the Council President's duties.

This item was informational; committee action was not required.

Mr. Lewis discussed why he brought this item forward for discussion and that the charter should be looked at for possible revisions. Mr. Lewis stated that he is open to comments and possible suggestions if anyone would like to add anything. Mr. Lewis stated that moving forward, as stated in the charter that council president should not make any decisions unilaterally. He stated that all decisions come from the legislative body.

Responding to Mr. Lewis, Mr. Anderson stated that he agrees with 95% of what has been said. Mr. Anderson further stated that the position has evolved over 37 years, and there needs to be an understanding of what it is and how it operates, and if there are changes that need to be made, they can make them, but there needs to be a discussion. Mr. Anderson explained that the main functions that are important ministerial functions include leave and travel. Mr. Anderson further explained that the council president does not make policy; the council president only makes sure the policies that council votes on are carried out, and then if there is a problem, it needs to come back to council.

Mr. Lewis shared that he was able to share with the assistant city clerk the council president's duties from the city of Newark **(Attachment #1)**, as well as another city, for observational purposes. Mr. Lewis stated that he thinks council president needs to inform the body of what's going on, or any decisions that are being made that are not unilateral to the body. Mr. Lewis referred to the charter and explained council works as a body and that there are nine (9) people who administer the city.

Mr. Lewis stated that moving forward, he would like to see whoever the city council president is that they make sure that they are keeping the body abreast of anything that is going on.

Responding to Mr. Lewis, Mr. Anderson explained that when he was council president, he tried to make sure things were passed on, informing the body because it is vital to the operation of the city. Mr. Anderson stated that the council president is not the ruler.

Responding to Mr. Lewis, Mr. Neil stated if it isn't broken, don't fix it. Mr. Neil further stated that if it is not broken and you are doing what you are supposed to be doing, then it is not broken. Mr. Neil explained that no one has come up and told him it is a problem or that it is a problem with him. Mr. Neil further explained that he is following exactly what is required in the code. Mr. Neil stated that he has not heard that someone is suggesting that there is something broken.

Responding to Mr. Lewis, Mr. Anderson stated that whoever is council president needs to understand what is going on and the responsibilities and functions. Mr. Anderson stated that the document from the city of Newark is actually very similar to our council president's functions. Mr. Anderson explained that the code is very vague and doesn't say a lot or reflect a lot of the ministerial function of the daily operations of all the stuff that you sign. Mr. Anderson further stated that it is not something that should be brought to full council because council already approved that ministerial function.

Responding to Mr. Anderson, Mr. Lewis stated that council president is not king and that whoever may be council president needs to inform the body of what is going on. Mr. Lewis further stated that as far as personnel matters are concerned, he believes that it is something that all of council should be apprised of and take into consideration and vote. He explained that if it is taking a vacation day, he has no objection to that, but if it's a major or other personnel matter, he believes it needs to be brought to the full council because there is a limited number of employees that work for council and they work for all nine of us, not just one.

Responding to Mr. Lewis, Mr. Anderson stated that if it is an issue that is covered by the handbook, then that doesn't come back, and that's just done. Mr. Anderson further stated that if it is a change of policy, then that would require council action.

Responding to Mr. Lewis, Mr. Rocha stated that the staff council supervises and makes personnel decisions, and he finds it difficult on their behalf that nine individuals are bosses to an individual staff member. Mr. Rocha further stated that if it needs to be put into writing and if we have a problem with a member of staff, that council should have a conversation with the council president and empower that person to handle the situation. Mr. Rocha stated he does not think that council should be scolding an individual who is part of the staff, possibly nine different times. Mr. Rocha explained that he thinks if there is a grievance, it should be taken to the council president to handle, because there should be some form of structure between our staff and our council president, who represents council and is elected to represent the body.

Responding to Mr. Rocha, Mr. Lewis stated that he agrees with Mr. Rocha, but the problem is that the council president has to let the body know and schedule an executive session so that the body can direct him or her on how to proceed. Mr. Lewis stated that there was a previous instance where a council member addressed staff and did not have the authority to do so. Mr. Lewis suggested that a meeting should be called and council should do it collectively, not just have the council president address items on his own. Mr. Lewis stated that council president should address items based on what the group wants collectively.

Responding to Mr. Lewis, Mr. Rocha stated that in certain circumstances, he does agree; however, as far as day-to-day, he does not agree with it. Mr. Rocha stated that if the council president does not supervise staff day to day, then who is going to do it? Mr. Rocha stated that the city manager doesn't supervise council appointees' day-to-day, so provisions are put in place to empower the council president.

Responding to Mr. Rocha, Mr. Lewis stated that someone needs to supervise day to day, and it is the duty of the city manager, which is why we pay the city manager.

Responding to Mr. Lewis, Mr. Rocha explained that the three (3) employees who report directly to council do not fall under the city manager.

Responding to Mr. Rocha, Mr. Lewis stated that if council needs to take disciplinary action, it should be done as a collective group, not just the council president. Mr. Lewis stated that if one (1) of the five (5) that reports to council wants to take a vacation day or some minuscule issue arises, that is fine; if there is a personnel matter, that should come before the entire body. Mr. Lewis stated there are no kings here.

Responding to Mr. Lewis, Mr. Rocha stated that he agrees, but stated that those instances have been few and far between since he has been on council, but understands his perspective.

Responding to Mr. Rocha, Mr. Lewis stated that he has experienced it.

Mayor Christiansen stated that he was the first council president, served as the longest council president for 11 years, and it was a job that was a work in progress. Mayor Christiansen stated that he took the opportunity to lead people where they did not want to go, and they followed willingly. He further explained that his management style was that he worked with the council appointees daily and kept council abreast of what they needed to know, other than the minuscule staff day to day. Mayor Christiansen further stated that anybody you elect as council president will have a different management style, as everyone does across the board. Mayor Christiansen explained that if you elect someone as council president, you are expressing your confidence in that person and that they will do the right thing, even when nobody is watching. Mayor Christiansen further explained that you elect a council president who will always work in the best interest of council, but moreover, which is in the best interest of the city.

Mayor Christiansen stated that he always looks back on that as his success in working with many council and staff members. He further stated that if you elect someone council president, you should have the confidence that they will do and keep you in the loop on anything that you need to know when it is pertinent for you to know, and the issues that arise. He explained the council president should be the visual face and leader of the council, but also remember where the power that they have originates.

Belinda Main, City of Dover, stated that she understands the responsibilities of council president, but also stated that the council president is like the football coach, and everyone is on one team. Ms. Main further stated that the council president can not coach if the council members can not pull themselves together as a team and communicate. She explained that members of council argue and fight, and the constituents are the team cheerleaders on the sidelines, asking council to listen to them. Ms. Main stated that if constituents bring issues to the council president, that person should bring them to the team to find a solution. Ms. Main further stated that a lot of council are not doing their jobs, so how can council president do the job? She stated everyone needs to pull together.

Project Authorizations and Budget Amendments – Stoney Creek Alley Camera Installation, Floor Scrubber Replacement, and Library Green Roof Replacement (Sharon Duca, Acting City Manager)
Ms. Sharon Duca, Acting City Manager, reviewed the background and analysis regarding the project authorizations and budget amendments for the Stoney Creek alley camera installation, a floor scrubber replacement, and the library green roof replacement.

Staff recommended authorizing the projects and associated budget amendment totaling $127,500, in accordance with the Budget Administration – Guidelines for Operating Departments Procedure.

Mr. Lewis moved to recommend acceptance of the staff recommendation. The motion was seconded by Ms. Hall and carried by a unanimous roll call vote.

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

Proposed Ordinance #2026-09 – Amending Chapter 102 – Taxation, Article I. – In General, Sec. 102-1 – Valuation and assessment (Sharon Duca, Acting City Manager)
Ms. Sharon Duca, Acting City Manager, reviewed Proposed Ordinance #2026-09.

Staff recommended forwarding Proposed Ordinance #2026-09 to council for approval.

Dr. Pillsbury moved to recommend acceptance of the staff recommendation. The motion was seconded by Mr. Shevock and unanimously carried.

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

Proposed Ordinance #2026-10 – Amending Appendix B – Zoning, Article 3 – District Regulations, Section 19 – Manufacturing zone (M), Section 20 – Industrial park manufacturing zone (IPM), Section 20A – Industrial park manufacturing zone – Business and Technology Center (IPM2), Section 20B – Industrial park manufacturing zone – Industrial aviation and aeronautics center (IPM3), and Article 12 – Definitions regarding Clean Hydrogen (Sharon Duca, Acting City Manager and Dawn Melson-Williams, Principal Planner)
Ms. Sharon Duca, Acting City Manager, reviewed Proposed Ordinance #2026-10.

Staff recommended forwarding Proposed Ordinance #2026-10 to council for approval.

Responding to Mr. Rocha, Dr. Andrew Cottone, hydrogen technical expert, stated that these institutions are safe, but they need to be managed within the strict regulations that already exist. He further stated our nation and our region know how to handle hydrogen, and Dover and Delaware should follow the hydrogen standards that already exist. He explained that anything natural gas can do, hydrogen can do, and in a lot of ways, it is safer because it can disperse faster. He further concluded that Dover should make sure any company running that type of business is following existing safety standards.

Responding to Mr. Rocha, Dr. Cottone stated that he could not speak to the standards adopted by the state, but that he knows the industry standards are largely wider than governmental standards.

Responding to Mr. Rocha, Ms. Duca stated that there are national industry standards, and the state of Delaware is looking at this technology coming into the state. Ms. Duca further stated that the state climatology report has been looking at this, and there is support for clean hydrogen. Ms. Duca explained that working with the state is going to be key in the path moving forward. Ms. Duca further explained that it will likely be working on a state level as opposed to a city level moving forward.

Responding to Mr. Anderson, Dr. Cottone confirmed that there is not going to be a large storage of hydrogen on the site, so that would mitigate the risk for residents or people outside the area. He stated that Delaware can generate hydrogen, and companies would export it immediately, so there would not be a need to store it. He explained that Delaware has a major advantage and the ability to capitalize.

Responding to Mr. Lewis, Dr. Cottone explained that in Delaware, because of the advantages, hydrogen can be produced and sold for $5 a kilo. He further explained that how hydrogen is used today, it is critical to semiconductors, in cellphones, and coating the chips, and the clean hydrogen default gives off high-purity hydrogen that is just about ready to go into the semiconductor industry. Dr. Cottone explained that there is no such thing as energy transition, only energy addition. He further explained that if Delaware wants to capture this hydrogen transition, they are going to have to get ahead of it today so that in 5 or 10 years, when engineering catches up, Delaware will be positioned to lead the hydrogen economy. He stated that Delaware has an opportunity to lead the United States.

Ms. Hall moved to recommend acceptance of the staff recommendation to forward Proposed Ordinance #2026-10 to council for approval. The motion was seconded by Mr. Rocha and unanimously carried.

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

FY26 Weyandt Hall Stairwells/Basement Flooring Project – Change Order (Sharon Duca, Acting City Manager)

Ms. Sharon Duca, Acting City Manager, reviewed the background and analysis regarding the FY26 Weyandt Hall stairwells and basement flooring project change order.

Staff recommended approval of the budget amendment request for the $13,500, in accordance with the City of Dover Purchasing Policy.

Responding to Mr. Lewis, Ms. Duca explained that this funding will not affect the budget this year or next year in any way because it comes from an existing project that will no longer need the funding this year.

Mr. Lewis moved to recommend approval of the FY26 Weyandt Hall stairwell and basement flooring project change order as recommended by staff. The motion was seconded by Ms. Hall and unanimously carried.

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

Mr. Anderson moved for adjournment of the Legislative, Finance, and Administration Committee meeting, hearing no objection the meeting adjourned at 8:51 p.m.

Mr. Neil moved for adjournment of the Council Committee of the Whole meeting, hearing no objection the meeting adjourned at 8:52 p.m.

MONTHLY REPORTS – MARCH 2026

By motion of Ms. Arndt, seconded by Mr. Boggerty (Hall absent), the following monthly reports were accepted by consent agenda:

City Council's Community Enhancement Fund Report
City Manager's Report
Controller/Treasurer's Budget Report (December, January, February, March)
Fire Chief's Report
Police Chief's Report

APPOINTMENTS/REAPPOINTMENTS RECOMMENDED BY CITY COUNCIL

By consent agenda, Ms. Arndt moved for approval of the following appointments. The motion was seconded by Mr. Boggerty and carried by unanimous roll call vote. (Hall absent)

2026/27 Annual Staff Appointments
Interim Building Inspector - Sharon J. Duca
Assistant City Clerk - Arielle M. Rivera
Assistant Treasurer - Andria L. Bennett
Assistant Treasurer - Arielle M. Rivera
Assistant Treasurer - Robin Dickerson
Fire Marshal - Jason Osika
City Solicitor - Daniel Griffith

APPOINTMENTS/REAPPOINTMENTS RECOMMENDED BY MAYOR CHRISTIANSEN

By consent agenda, Ms. Arndt moved for approval of the following appointments and

deferrals, as recommended by Mayor Christiansen. The motion was seconded by Mr. Boggerty and carried out by a unanimous roll call vote. (Hall absent)

Correction - Board of Adjustment – Three-Year Term to Expire July 2029
William "Bill" Holmes (to fill the unexpired term of Christian Swalm)

2026/2027 Committee Appointments/Reappointments

SETTING OF PUBLIC HEARING – ELECTRIC FUND BUDGET

A public hearing on the Electric Revenue Fund Budget is required for compliance with the City of Dover Electric Revenue Bonds Resolutions prior to the adoption of the budget. Staff recommended that the public hearing be set for June 08, 2028, at 6:30 p.m.

By consent agenda, Ms. Arndt moved to set a public hearing for June 09, 2025, at 6:30 p.m. for the 2026/2027 City of Dover Electric Revenue Fund Budget. The motion was seconded by Mr. Boggerty and carried out by a unanimous roll call vote. (Hall absent)

RESOLUTION NO. 2026-06 – AUTHORIZING SIGNATURES FOR BANKING SERVICES ON BEHALF OF THE CITY OF DOVER, DELAWARE – CONTROLLER/TREASURER, ASSISTANT CONTROLLER/TREASURER, AND ASSISTANT TREASURERS

By consent agenda, Ms. Arndt moved for approval of Resolution No. 2026-06. The motion was seconded by Mr. Boggerty and carried out by a unanimous roll call vote (Hall absent), Council adopted the following Resolution:

A RESOLUTION AUTHORIZING SIGNATURES FOR BANKING SERVICES ON BEHALF OF THE CITY OF DOVER, DELAWARE.

WHEREAS, the City of Dover's investment policy includes the investment of funds up to $100,000 per banking institution, investments in the State of Delaware Investment Pool, and the purchase and sale of investment grade corporate bonds, and U.S. Treasury and agency securities; and

WHEREAS, the banking institutions, brokerage firms, trust companies, and other various financial institutions require an Authorizing Resolution for the opening of accounts, and for purchasing, selling, transferring, assigning, and handling securities;

WHEREAS, by the Mayor and Council of the City of Dover, that the Controller/Treasurer and Assistant Treasurers are hereby authorized to open accounts with banking institutions and purchase, sell, transfer, assign, and handle securities, and that they are authorized to sign all related forms;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Dover, that the Controller/Treasurer and Assistant Treasurers are hereby authorized to open accounts with banking institutions and purchase, sell, transfer, assign, and handle securities and that they are authorized to sign all related forms;

BE IT FURTHER RESOLVED that the transactions in these accounts be carried out with any one signature; and

That the following are the office holders authorized for these purposes, until further notice:

Patricia M. Marney	Controller/Treasurer
Tammy Kelledes	Assistant Controller/Treasurer
Robin Dickerson	Assistant Treasurer
Andria L. Bennett	Assistant Treasurer
Arielle M. Rivera	Assistant Treasurer

ADOPTED: May 11, 2026

RESOLUTION NO. 2026-07 – APPROVING THE 2026 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN

By consent agenda, Ms. Arndt moved for approval of Resolution No. 2026-07. The motion was seconded by Mr. Boggerty and carried out by a unanimous roll call vote (Hall absent), Council adopted the following Resolution:

A RESOLUTION APPROVING THE 2026 COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN

WHEREAS, the City of Dover is entitled to $303,961 through the United States Department of Housing and Urban Development Community Development Block Grant program; and

WHEREAS, the City of Dover has prepared the 2026 Action Plan, in accordance with the United States Department of Housing and Urban Development guidelines, that serves as the primary planning document for identifying and meeting the housing and community development needs for the low and moderate-income residents of Dover; and

WHEREAS, the City of Dover is in favor of utilizing the Community Development Block Grant funds for community development purposes in accordance with the National Community Development objectives of benefiting low and moderate-income families, eliminating slums and blight, and meeting other community development objectives; and

WHEREAS, the United States Department of Housing and Urban Development requires the City of Dover to submit a Consolidated Plan and an Action Plan for Application for Federal Assistance, including the proposed use of funds and including certain certifications and policies to obtain its $303,961 entitlement, for eligible activities;

NOW, THEREFORE, BE IT RESOLVED THAT THE MAYOR AND COUNCIL OF THE CITY OF DOVER approve the 2026 Community Development Block Grant Action Plan and application for Federal Assistance included in the Action Plan, along with certifications and policies attached, and authorize its forwarding to the United States Department of Housing and Urban Development for consideration.

ADOPTED: May 11, 2026

CITY MANAGER SELECTION COMMITTEE APPOINTMENTS

By consent agenda, Ms. Arndt moved for approval of the City Manager Selection Committee appointments. The motion was seconded by Mr. Boggerty and carried by unanimous roll call vote. (Hall absent)

A. Tricia K. Arndt
B. Andre M. Boggerty
C. Gerald L. Rocha

SELF-BUILD SOLAR AT MCKEE SITE

Mr. Paul Waddell, Electric Director, briefed the members on the Self-Build Solar at the McKee Site.

Responding to Mr. Anderson, Mr. Waddell stated that the project did not require any studies from PJM Interconnection or Delmarva Power because the system was considered a behind-the-meter system and was under 10 megawatts (MW). He stated that he verified that with Delmarva Power. He explained that the solar system would feed directly into the City's transmission lines, reducing the City's load from Delmarva. He added that this would help shield the City from real-time market costs and would increase capacity, which could reduce capacity market expenses.

Responding to Dr. Sudler, Mr. Waddell stated that it was difficult to provide exact projections because the savings would depend on the cost of energy at the time, which fluctuated. He explained that on some days the savings could be greater, while on other days the impact could be smaller. He stated that the city expected to save a couple of hundred thousand dollars annually on solar renewable energy credits (S-RECs) and also anticipated six (6) figure annual savings on energy purchases. However, he noted that the overall customer benefit would vary depending on real-time energy market prices.

Responding to Dr. Sudler, Mr. Waddell stated that he could not provide an example of possible savings because the project size had not yet been finalized. He explained that the system was expected to be between three (3) and four (4) megawatts, but additional engineering work was needed to determine the exact size. He added that if the project were a 40 to 50 megawatt system, it would have had a much larger and more immediate impact on consumers.

Responding to Dr. Sudler, Mr. Waddell stated that he had looked into using green energy funding for advanced metering infrastructure (AMI), but it did not qualify under that type of funding. He explained that advanced metering infrastructure (AMI) was considered grid modernization rather than a green energy project.

Responding to Ms. Hall, Mr. Waddell stated that the city was required to have approximately 22.5% of its annual energy consumption come from renewable sources, such as solar, geothermal, wind, or biomass. He also stated that about 3% had to come specifically from solar energy, and the city was meeting those requirements. He explained that the renewable portfolio standards (RPS) program required the purchase of renewable energy credits (RECs) to meet the goals. He stated that SunPark was the city's only source of solar renewable energy credits, which were used to meet the solar requirement. He further explained that renewable energy credit (REC) costs were capped at $25 per unit, and when prices exceeded that amount, the city used an Alternative Compliance Payment (ACP) instead of purchasing the credits. He stated that this allowed the money to remain with the city and within the State rather than being spent on credits from other states. He added that the funds were placed into the city's green energy fund that would benefit the community while still meeting annual requirements.

Responding to Ms. Arndt, Mr. Waddell stated that the city's initial plan was to own the solar panels and contract out the maintenance. He explained that the exact maintenance structure and costs had not yet been determined. He noted that the setup would likely be similar to SunPark, where one entity owned the system and another company handled maintenance and response actions through a real-time supervisory control and data acquisition (SCADA) monitoring system. He stated that additional information on materials, lead times, operating costs, and economic conditions was still needed. He also explained that The Energy Authority (TEA) had been assisting with the project and expected that if the city met the July 4 deadline for the investment tax credit, the city could receive back approximately 30% of the construction costs. He added that those funds could potentially be used for other programs, savings initiatives, or future green energy improvements.

Responding to Ms. Arndt, Mr. Waddell stated that, to meet the July deadline for the tax credits, the project could qualify for a “safe harbor” provision. He explained that one option was purchasing and receiving a transformer, but that was unlikely because the delivery time would take at least a year. He stated that another option was completing 100 hours of labor on some aspect of the construction project. He noted that a site visit had already taken place with Mr. Rocha, himself, and representatives from The Energy Authority (TEA) to review the proposed project. He explained that if 100 hours of labor directly related to the solar field were completed by July 4, the investment tax credit could be locked in until 2030. He added that the project would then need to be fully constructed by 2030, with an estimated completion date around the end of 2027.

Mr. Rocha stated that he had met with representatives from The Energy Authority (TEA) and completed a site visit and walkthrough. He noted that the project would benefit the city and that the property currently had little use, so it would make sense for them to use the solar panels instead of letting it go unused. He added that he was in full agreement and supported moving the project forward.

Mr. Waddell stated that he was not requesting free rein to the green energy fund. He explained that any spending would still follow the city’s purchasing policy and would require council approval when necessary. He added that all actions would be done transparently and that funds would only be used as needed for surveying or other work directly supporting completing the 100 hours of labor required to secure the investment tax credit.

Ms. Linda Parkowski, Executive Director of the Kent Economic Partnership, stated that there had been prior discussions about decommissioning the parcel and noted that it was located along the rail line. She explained that the 17-acre site in Downtown Dover could be highly valuable for future job creation. She stated that council should consider whether the solar field should be placed elsewhere to preserve the land for economic development or used for the green energy fund instead. She added that some of the county’s largest projects had been located along the rail line and emphasized that the city has valuable property there.

Responding to Dr. Sudler, Mayor Christiansen stated that the Kent County Metropolitan Planning Organization (MPO), in conjunction with the Kent County Economic Partnership, has done an extensive study that has been completed, and the results were available online, with hard copies being available as well. He added that he could provide him with a hard copy if he would like.

Dr. Sudler stated that he was concerned about its impact on future growth and infrastructure development versus spending green energy funding. He noted that it could have been an opportunity for the city to strengthen its partnership with the county, ensure alignment, and explore additional opportunities with the county. He stated for the record that he remained concerned about the rail system, job creation, and workforce development, and how they could best utilize the rail system.

Responding to Mr. Boggerty, Mr. Waddell clarified that the solar panels would have a job creation element, construction, and a maintenance aspect.

Responding to Mr. Boggerty, Mr. Waddell stated that he was not aware of other available sites, but explained that the city had spent about two (2) years studying how to best use the green energy fund for solar projects. He further stated that smaller installations were possible, but they would be more expensive to break that 69 line and tie that half megawatt into the transmission lines. He explained that it would be more cost-effective to have it in one (1) large spot, and have it be city-owned property within the city limits, and have access to the 69 line already.

Mr. Boggerty stated that he supported any mechanism that would help reduce costs and move closer to green energy as much as possible. He noted that there were pros and cons to both sides and that he would support the movement towards the solar panels.

Responding to Mr. Neil, Mr. Waddell stated that in order to gain the 30% investment tax credit (ITC), they have to have the hundred hours of work done by July. He noted that if they could get the 100 hours' worth of work done by July, they could take until 2030 to build out the solar project. He further noted that there would be room, but he would need access to some funds in order to do what he needed to do in order to do to get that 100 hours' worth of work done.

Responding to Mr. Waddell, Mr. Neil suggested that they delay the decision until next month to allow time to gather additional information and revisit the item at that time.

Responding to Mr. Neil, Mr. Waddell stated that he was not prepared to complete 100 hours immediately and would need time to complete other work first, so the 100 hours of work could take him until July to complete. He explained that if the project cost around $6 million, the 30% of $6 million was a lot of money and that would come back to the city. He added that using a portion of the green energy fund to complete the required work could help secure the investment tax credit (ITC), which would support a four (4) megawatt solar field, reduce costs for rate payers, and potentially return about $2 million to the city.

Responding to Dr. Sudler, Mr. Waddell stated that the work counted toward the 100 hours would depend on the type of preliminary activities included. He explained that engineering work was needed first so he could determine what tasks could be completed, such as road work and possible fence line work. He added that The Energy Authority (TEA) was expected to provide clarification on what the 100 hours would include, and that an engineering survey of the property was one of the required components.

Responding to Dr. Sudler, Mr. Waddell stated that in order for them to hold their place in line for the investment tax credit (ITC), they had to complete the 100 hours of work.

Responding to Mr. Waddell, Dr. Sudler suggested that they hold their decision and allow Kent County to return with a presentation explaining its position and how it would be more beneficial to the city to consider a different option, and how it would impact both the city and county constituents. He stated that this could be an opportunity for the city and county to partner more closely to better serve the constituents, because the issue was about future savings, growth, and infrastructure.

Ms. Parkowski suggested that they confer with a broker and get an analysis of what the land value would be, since there were 17 acres along the rail and not many parcels within the City of Dover along the rail that were left. She noted that a solar field did not need the rail. She explained that the reason was that they have Delmarva Corrugated Packaging, and there was a rail line that ran right along that and created several good-paying jobs. She wanted council to think about what the highest and best use for that land in the future was and get an opinion from a broker.

Responding to Mr. Boggerty, Mr. Waddell stated that the only other option that the city could do the project with the same incentives and cost savings would be Shutte's Park.

Mr. Anderson stated that he agreed with Dr. Sudler, Ms. Parkowski, Mr. Boggerty, and Mr. Rocha and would like to entertain a motion that hopefully council could all agree upon.

Mayor Christiansen asked that the City Clerk's Office secure a hard copy of the rail study that was done by Dover Kent County in conjunction with the Kent County Economic Partnership. He further asked that Mr. Anderson incorporate in his motion the ability for himself and the Acting City Manager, Ms. Duca, or her designee to speak with a broker about the potential costs. He noted that there was a cost anytime anyone appraised the property, and they needed to know if council had a way they could do that.

Mr. Anderson moved that council authorize Mr. Waddell to proceed with the 100 hours of construction for the Self-Build Solar Project and report back in 90 days with an analysis, and allow the mayor and city manager to reach out to the Kent Economic Partnership to conduct a broker analysis. The motion was seconded by Mr. Neil.

Responding to Mr. Rocha, Mr. Anderson stated that the motion included authorizing him to proceed and to use the staff-recommended funds.

Responding to Ms. Hall, Mr. Waddell stated that if he had access to the funds, he could meet the 100 hours of work requirement, which would lock in the investment tax credit (ITC). He noted that he would need to meet the July deadline to meet the 100 hours of work.

Responding to Dr. Sudler, Mr. Anderson suggested that they reach out to the Kent Economic Partnership since they have brokers that were already under contract. He noted that they would have Kent Economic Partnership help council with that.

Arielle Rivera, Assistant City Clerk, read the motion for clarification of council. Mr. Anderson moved that council authorize Mr. Waddell, Electric Director, to proceed with the 100 hours of construction for the Self-Build Solar Project and report back in 90 days with an analysis, and allow the mayor and city manager to reach out to the Kent Economic Partnership to conduct a broker analysis.

Mr. Anderson moved that council authorize Mr. Waddell to proceed with the 100 hours of construction for the Self-Build Solar Project and report back in 90 days with an analysis, and allow the mayor and city manager to reach out to the Kent Economic Partnership to conduct a broker analysis. The motion was seconded by Mr. Neil and carried out by a unanimous roll

call vote.

2026/27 APPOINTMENTS RECOMMENDED BY THE COUNCIL PRESIDENT

By motion of Ms. Arndt, seconded by Mr. Boggerty, the 2026/2027 Council President Annual Appointments were unanimously deferred to the Regular Council Meeting of June 08, 2026

FIRST READING - PROPOSED ORDINANCE #2026-09 – AMENDING CHAPTER 102 – TAXATION, ARTICLE I. – IN GENERAL, SEC. 102-1 – VALUATION AND ASSESSMENT (SHARON DUCA, ACTING CITY MANAGER)

Mayor Christiansen reminded the public that copies of the proposed ordinance were available on the City's website at www.cityofdover.gov under "Government," or by contacting the City Clerk's Office at 302-736-7008 or cityclerk@dover.de.us. Final action by Council on the proposed ordinance will take place during the Council Meeting of June 08, 2026.

In accordance with Section 1-9 of the Dover Code, Council acknowledged the First Reading of the proposed Ordinance #2025-25 as read by the City Clerk, by title only, as follows:

> ORDINANCE #2026-09 – AMENDING CHAPTER 102 – TAXATION, ARTICLE I. – IN GENERAL, SEC. 102-1 – VALUATION AND ASSESSMENT

FIRST READING REFERRAL – PROPOSED ORDINANCE #2026-10 – AMENDING APPENDIX B - ZONING, ARTICLE 3 – DISTRICT REGULATIONS, SEC. 19 – MANUFACTURING ZONE (M), SEC. 20 – INDUSTRIAL PARK MANUFACTURING ZONE – BUSINESS TECHNOLOGY CENTER (IPM2), SECTION 20B– INDUSTRIAL PARK MANUFACTURING ZONE – INDUSTRIAL AVIATION AND AERONAUTICS CENTER (IPM3), ARTICLE 12 – DEFINITIONS REGARDING CLEAN HYDROGEN

Mayor Christiansen introduced the first reading and referral of proposed ordinance 2026-10. He explained it is recommended for referral to the Planning Commission for a public hearing on June 15, 2026, and that a public hearing before City Council be set for July 13, 2026, at 6:30 p.m., at which time the final reading and council action will take place.

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

> ORDINANCE #2026-10 – AMENDING APPENDIX B - AMENDING APPENDIX B - ZONING, ARTICLE 3 – DISTRICT REGULATIONS, SEC. 19 – MANUFACTURING ZONE (M), SEC. 20 – INDUSTRIAL PARK MANUFACTURING ZONE – BUSINESS TECHNOLOGY CENTER (IPM2), SECTION 20B– INDUSTRIAL PARK MANUFACTURING ZONE – INDUSTRIAL AVIATION AND AERONAUTICS CENTER (IPM3), ARTICLE 12 – DEFINITIONS REGARDING CLEAN HYDROGEN

ACTING CITY MANAGER'S ANNOUNCEMENTS

Ms. Sharon Duca noted that the street program for this year continues on Bicentennial Boulevard. She explained that the crews are currently working on the concrete, and once that is completed, they will move to Carver Road. Ms. Duca stated that the water quality improvement program continues on Queen Street, between Division and Loockerman Streets. She also stated that the Kenton Road roundabouts at Chestnut Grove Road and Central Church Road are scheduled to start on May 18, 2026.

MAYOR'S ANNOUNCEMENTS

Mayor Christiansen thanked everyone who participated in Dover Days. He stated that more fun events are coming and they will be announced in the future. Mayor Christiansen announced the cancellation of the council meetings the week of May 25th due to the Memorial Day holiday. Mayor Christiansen strongly urged everyone to attend the Memorial service at 11:00 a.m. at the triangle to lay the wreath and also the Veterans' 850 Ceremony at 2:00 p.m. at the Kent County monument.

COUNCIL MEMBERS' ANNOUNCEMENTS

Ms. Arndt acknowledged that May 3rd through 9th was Municipal Clerk's week and explained that she had not realized until it had passed. Ms. Arndt, on behalf of herself and the rest of council shared her appreciation and thanked the clerk's office for all they do for council.

Mr. Neil recognized that Ms. Arndt would be celebrating her birthday on May 26th. Mr. Neil reminded everyone that the NASCAR All-Star race is coming up this weekend.

Mr. Anderson stated that Saturday is Armed Services Day, and he wanted to thank all who are serving our great country. Mr. Anderson further stated that, with Memorial Day approaching, he wanted to take a moment to remember those who gave the last full measure of devotion. Mr. Anderson announced the upcoming budget meetings for those who wish to attend and give input. He suggested the budget will be posted online for the members of the public.

Meeting adjourned at 8:26 p.m.

ANDRIA L. BENNETT, CMC
CITY CLERK

All ordinances, resolutions, motions, and orders adopted by City Council during their Annual Meeting of May 11, 2026, are hereby approved.

ROBIN R. CHRISTIANSEN
MAYOR

/AB