

REGULAR CITY COUNCIL MEETING

The Regular City Council Meeting was held on August 10, 2026, at 6:30 p.m. with Council President Neil presiding. Council members present were Ms. Hall (via Webex), Mr. Boggerty, Mr. Anderson, Dr. Pillsbury, Ms. Arndt, Mr. Rocha, Dr. Sudler, and Mr. Lewis.

Staff members present were Police Chief Johnson, Ms. Marney, Ms. Duca, Ms. Melson-Williams, Fire Chief Carey, Deputy Solicitor Lehman, and Ms. Bennett. Mayor Christiansen was absent.

OPEN FORUM

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

William Faust, Jr., 136 Orchard Avenue, addressed concerns regarding the city's staffing issues and a constituent's statement that they had heard from a Council member that he was a troublemaker, anti-police officer, and anti-city worker. He stated that if anyone had an issue with his conduct or his writing, they knew how to contact him. He addressed Chief Johnson and stated that, since he had been cleared by the Attorney General, the public should be informed of the final results of the FOP investigation and any recommendations resulting from the investigation, as the citizens had paid for the investigation.

Heather Contant, Director of Delaware Municipal Electric Corporation (DEMEC), announced the Delaware Municipal Electric Corporation (DEMEC) Annual Dinner would be held on September 9, 2026. She extended a personal invitation to everyone to attend.

Darlene Hitchens, Dover, Delaware, expressed concerns about speeding problems in the city.

INVOCATION

The invocation was given by Councilman Boggerty.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilwoman Arndt.

ADOPTION OF AGENDA

Ms. Arndt moved for adoption of the agenda, seconded by Mr. Rocha and unanimously carried.

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 so requests, in which event the matter shall be removed from the Consent Agenda and considered a separate item.

Mr. Rocha moved for adoption of the consent agenda, seconded by Ms. Arndt, and carried by a unanimous roll call vote.

PROCLAMATION – DOVER LEMONADE STAND DAY 2026

The City Clerk read the following Proclamation into the record:

WHEREAS, young entrepreneurs are the future leaders, innovators, and business owners of our community, and providing opportunities for them to develop confidence, responsibility, financial literacy, and leadership skills is essential to their success; and

WHEREAS, Dover Lemonade Stand Day encourages children throughout the City of Dover to experience the rewards of entrepreneurship by creating and operating their own lemonade stands while learning the value of hard work, customer service, creativity, and community engagement; and

WHEREAS, this community-wide initiative, presented by Helena Rose's Lemonade Stand, invites children to participate in a fun and educational event that promotes small business development, civic pride, and family involvement; and

WHEREAS, Dover Lemonade Stand Day demonstrates that even the smallest business venture can inspire big dreams, helping young people discover their potential while bringing neighbors together in celebration of innovation and community spirit; and

WHEREAS, the City of Dover applauds the organizers, volunteers, parents, sponsors, and community partners whose dedication makes this event possible and whose commitment helps cultivate the next generation of entrepreneurs.

NOW, THEREFORE, I, Robin R. Christiansen, Mayor of the City of Dover, Delaware, do hereby proclaim August 15, 2026, as **DOVER LEMONADE STAND DAY** in the City of Dover, and encourage all residents to support the participating young entrepreneurs by visiting their lemonade stands, celebrating their accomplishments, and recognizing the importance of investing in our youth and their bright futures.

On behalf of the Mayor and Council, Dr. Pillsbury presented the proclamation to Helena Rose Molock.

Ms. Chiara Fox-Molock stated that Helena Rose's Lemonade Stand would be located all over Dover. She announced that on July 30th, 16 children at the Inner City Cultural League had received training on how to set up and run their own lemonade stand. She noted that the children would have their lemonade stands up all across the city on August 15th. She stated that any children who were interested in setting up a lemonade stand should contact them.

Ms. Helena Rose Molock, a fifth-grade student at Town Point Elementary, thanked the individuals and organizations that supported her efforts to bring Lemonade Day to Dover.

ANNEXATION/REZONING OF PROPERTY LOCATED AT 102 FOX HALL DRIVE

Ms. Dawn Melson-Williams, Principal Planner, reviewed the Petition to Annex and Rezone the Property located at 102 Fox Hall Drive. The Planning Commission recommended the annexation of the property with the zoning designation of R-20 (One Family Residence Zone), as submitted.

Ms. Melson-Williams explained that the request was to annex and rezone the property located at

102 Fox Hall Drive from RS-1 (Residential Single Family Zone), which is a zoning designation in Kent County, to R-20 (One Family Residence Zone). The proposed district is in Council District One (1).

Public Hearing – Zoning Classification

Members considered a request for the rezoning of property proposed for annexation located at 102 Fox Hall Drive, consisting of 1.6390 acres +/- and owned by Frances and Bruce Johnson. The property is currently zoned RS-1 (Residential Single-Family Zone)(Kent County Zoning Classification), and the proposed zoning is R-20 (One Family Residence Zone)(City of Dover Zoning Classification).

A public hearing was duly advertised for this time and place to consider the rezoning of the property located at 102 Fox Hall Drive, owned by Frances and Bruce Johnson.

Council President Neil declared the Public Hearing opened at 6:44 p.m.

There being no one present to speak, Council President Neil declared the Public Hearing closed at 6:44 p.m.

Adoption of Annexation Resolution No. 2026-09

Members considered Annexation Resolution No. 2026-09 for the property at 102 Fox Hall Drive, owned by Frances and Bruce Johnson.

By motion of Mr. Anderson, seconded by Dr. Pillsbury, Council, by a unanimous roll call vote, adopted Resolution No. 2026-09, 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:

ALL that certain lot, piece or parcel of land with the improvements erected thereon, situated in East Dover Hundred. Kent County and State of Delaware, lying on the south side of Fox Hall Drive, a short distance west of Kenton Road, being bounded on the north by Fox Flail Drive, on the east by lands of Clifton A. and Marie F. 1 Hutton. on the south by Mallard Pond Subdivision, on the west by the residue of Lot #4, being all of Lot #2, Lot #3 and the easterly half of Lot #4 of the Esther and Morris Zurkow Subdivision and being more particularly described in accordance with a recent survey by Earl D. Smith, Inc., Professional Land Surveyors dated August 14, 1996 as follows to wit:

BEGINNING at a found iron rod in the south line of Fox Hall Drive at a corner for this lot and lands of Clifton A. and Marie F. Hutton; said point of beginning commencing from the intersection of the centerline of Kenton Road with the south line of Fox Hall Drive in a southwesterly direction with the south line of Fox Hall Drive a distance of 441.80 feet: thence running from said point of beginning with lands of Clifton A. and Marie F. Hutton, South 26 degrees 25 minutes East 335.20 feet to a found pipe in the centerline of a ditch in line of Mallard Pond Subdivision: thence running with the centerline of said ditch and Mallard Pond Subdivision, South 69 degrees 06 minutes West 243.80 feet to a set pipe at a corner for this lot and the residue of lot 144; thence running with said residue of Lot #4, North 26 degrees 25 minutes West 247.49 feet to a set pipe in the south line of Fox Hall Drive; thence running with said south line of Fox Hall Drive on the following two (2) courses: (1) North 47 degrees 05 minutes East 161.05 feet to a set pipe: thence (2) running in a northeasterly direction with a 573.70 foot radius curve to the right an arc distance of 90.29 feet having a chord bearing North 51 degrees 43 minutes 34 seconds East 90.18 feet to the point and place of beginning and containing 1.6390 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 11th day of August 2026, at 12:01 a.m.

ADOPTED: AUGUST 10, 2026

Final Reading/Adoption of Rezoning Ordinance #2026-13

Members considered Ordinance #2026-13, rezoning property located at 102 Fox Hall Drive, owned by Frances and Bruce Johnson.

Mr. Anderson moved that the Final Reading of Proposed Ordinance #2026-13 be acknowledged by title only, seconded by Mr. Rocha, and unanimously carried. (The First Reading of the Ordinance was accomplished during the Council Meeting of June 8, 2026.)

Responding to Mr. Anderson, Ms. Melson-Williams stated that the property had a mixture of zoning classifications that were adjacent to it. She explained that R-20 was located further down the street and there were additional properties in the area that were zoned. Referring to the map in the packet, a picture of the zoning map, the properties immediately adjacent to the east were zoned RM-1 and then to the south were zoned RG-2. She noted that both of those areas were in different sizes and shapes and that the R-20 was one (1) of the eligible zoning districts for that area in the comprehensive plan.

Responding to Mr. Anderson, Ms. Melson-Williams stated that the comprehensive plan identified the residential low density land use category and that there were a limited number of zoning districts that would comply with that. She noted that those were the ones found in the one (1) family residence zone, ranging from R-20, which was a minimum 20,000 square foot lot down to R-8, which was an 8,000 square foot lot. She explained that the adjacent properties were zoned; the RG-2 and RM-1 were not considered residential low density in the comprehensive plan. They had probably residential medium density, which was a different kind of list to select from when it came to annexation. She noted that with the property being over an acre and a half of land, she felt that it was appropriate to suggest an R-20 zone, which was their largest minimum residential land use or zoning classification.

Mr. Anderson moved for adoption of Ordinance #2026-13 as recommended by the Planning Commission. The motion was seconded by Mr. Rocha, and by unanimous roll call vote, Council adopted Ordinance #2026-13, as follows:

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER CHANGING THE ZONING DESIGNATION OF PROPERTY LOCATED AT 102 FOX HALL DRIVE.

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

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use of property below from RS-1 (Residential Single Family Zone) to R-20 (One Family Residence Zone).

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

1. That from and after the passage and approval of this ordinance the Zoning Map and Zoning Ordinance of the City of Dover have been amended by changing the zoning designation from RS-1 (Residential Single Family Zone) to R-20 (One Family Residence Zone) on that

property located at 102 Fox Hall Drive to the west of but not adjacent to Kenton Road, consisting of 1.6390 acres +/-, owned by Frances and Bruce Johnson.

(Tax Parcel: ED-00-076.05-01-06.00-000; Planning Reference: AX-26-03; First Council District)

ADOPTED: AUGUST 10, 2026

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

The Minutes of the Regular Council Meeting of July 27, 2026, were unanimously approved by motion of Mr. Rocha, seconded by Dr. Pillsbury, and bore the written approval of Mayor Christiansen.

MONTHLY REPORTS – JUNE 2026

By motion of Mr. Rocha, seconded by Ms. Arndt, 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
Police Chief's Report

APPOINTMENTS RECOMMENDED BY MAYOR CHRISTIANSEN

By motion of Mr. Rocha, seconded by Ms. Arndt, the following appointments were accepted by consent agenda:

Planning Commission – Three-Year Term

Joan E. Denney – Three-Year Term to Expire June 2029
Donna Lee Williams – Three-Year Term to Expire June 2027 (to fill the unexpired term of William Witham, Jr.)

Dover Public Library Advisory Commission – Five-Year Term to Expire July 2028

Annie L. Scott (to fill the unexpired term of Theresa L. Whalen)

APPOINTMENT RECOMMENDED BY COUNCIL

By motion of Mr. Rocha, seconded by Ms. Arndt, the following appointments were accepted by consent agenda:

**Appointment of Delaware Municipal Electric Corporation (DEMEC)
Representative and Alternate Representative (Sharon J. Duca, City Manager,
and Paul Waddell, Electric Director)**

CITY MANAGER'S ANNOUNCEMENTS

Ms. Sharon Duca, City Manager, announced that the Department of Water and Wastewater would be working at various locations throughout the city to identify water service line materials as required by the federal government. She stated that Hyper-Reach notifications would be sent to affected properties. She clarified that the work would only affect a limited number of properties

that still required service line identification. Residents with questions were encouraged to contact the department at 302-736-7025.

MAYOR'S ANNOUNCEMENTS

Mayor Christiansen was absent.

COUNCIL MEMBERS' ANNOUNCEMENTS

Mr. Lewis announced that the Baila Con Dover Latin Festival would be held on August 29th from 11:30 a.m. to 7:00 p.m. at Legislative Hall. He also announced that the 10th Annual Dinner in honor of Robert Earl Thorne, Sr. and all U.S. veterans would be held on August 22nd at Luther Village Apartment Complex, located at 101 Babs Drive. He noted that the dinner was sponsored by one (1) of his constituents in the Second District, Ms. Faye White, and that all veterans in the community were invited to attend.

Ms. White thanked the Council and the veterans for their support and noted that this would be the 10th year of the event. She asked veterans to arrive at 4:00 p.m., with the honorees scheduled to walk in at 5:00 p.m. She expressed her appreciation for the veterans' dedication and service and for the Council members who had supported her throughout the years. She stated that she was honored to continue the event and invited everyone to attend, noting that her door was always open.

Mr. Anderson announced the city's school supply drive and encouraged residents to donate and share the information with their networks. He thanked Council members and residents for their support of community events, including the farmers market, and encouraged residents to attend upcoming events. He also mentioned an upcoming youth-focused event at the Pitts Center.

Mr. Neil announced that there would be no additional Council meetings in August, as the two (2) meetings scheduled for the month had been canceled. He noted that, as a result, the Council would not be able to wish Mayor Christensen a happy birthday on September 4 and would not meet again until later in September.

The meeting adjourned at 6:57 p.m.

ANDRIA L. BENNETT, CMC
CITY CLERK

All ordinances, resolutions, motions, and orders adopted by City Council during their Regular Meeting of August 10, 2026, are hereby approved.

ROBIN R. CHRISTIANSEN
MAYOR

