

**CITY OF NEWARK
DELAWARE
COUNCIL MEETING AGENDA**

January 27, 2025 – 7:00 P.M.

Per the hybrid meeting provisions as provided in 29 Del. C. §10006A, City Council will be meeting in person with remote access via Microsoft Teams at the following link: <https://newarkde.gov/publicmeetings>

New to Microsoft Teams? Click on the link above and click on “Continue in this Browser” to enter the meeting.

There may be a vote on each and every agenda item set forth herein.

SILENT MEDITATION & PLEDGE OF ALLEGIANCE

***1 PUBLIC PRESENTATION: (15-minute limit):**

- A. General Assembly Update – James DeChene, Lobbyist
- B. [The Newark Partnership](#) – Ali DeAngelis, Program Director

2. ITEMS NOT ON PUBLISHED AGENDA:

- A. Elected Officials who represent City of Newark residents or utility customers (5 minutes)
- B. University
 - (1) Administration (5 minutes per speaker) (5 minutes)
 - (2) Student Body Representative(s) (5 minutes per speaker)
- C. City Manager (2 minutes)
- D. Council Members (5 minutes)
- E. Public (5 minutes per speaker)

PUBLIC COMMENT – Public comment is a time for individuals to speak before Council on items related to City business. Individuals are limited to five minutes each in public comment for items regarding city business not on the published agenda. Individuals are also limited to five minutes per agenda topic for items on the published agenda that are open to public comment with the exception of public presentations which shall have one minute each for public comment. Individuals wishing to make public comment in either category should sign in on the list provided at the entrance of the Council chamber prior to the start of the meeting. At the appropriate time, individuals who have signed up for public comment will be called forward to the podium by the chair of the meeting to speak. Thereafter other members of the public may request to be recognized by the chair. Individuals should approach the podium, state their name and information about their residence (address or council district and/or non-City of Newark residents), and commence with their comments. Please be sure to speak into the microphone so your comments are recorded. Once you have completed your comments, please be seated. Please be courteous to those who are speaking during public comment by refraining from commenting from the audience while others are speaking. Council may or may not answer questions during public comment. Public comments may also be submitted on the items on the agenda via email to council@newark.de.us by 5:00 p.m. Any public comments submitted by email or that are written will be added to the record but not necessarily read into the record.

3. APPROVAL OF CONSENT AGENDA: (1 minute)

- A. [Receipt of December 2024 Alderman’s Report](#)
- B. [Receipt of Financial Statement Ending October 31, 2024](#)
- C. [Receipt of Financial Statement Ending November 30, 2024](#)
- D. [Receipt of the December 10, 2024 Conservation Advisory Commission Meeting Minutes](#)
- E. [Receipt of December 3, 2024 Planning Commission Meeting Minutes](#)
- F. [Receipt of the Planning Commission 2024 Workplan Quarterly Updates October – December 2024](#)
- G. [Recommendation to Waive the Bid Process in Accordance with the Code of the City of Newark for the Purchase of One Asphalt Roller and Tilt Trailer Based on Competitively Solicited Purchase Contracts in Association with Sourcewell and Amend the 2025-2029 Approved Capital Improvement Program CIP for Project H2503 \(Street Division\)](#)
- H. [Recommendation to Amend the 2025-2029 Approved Capital Improvement Program to Incorporate Grant Funding for CIP Project I2506 – Endpoint Detection and Response \(EDR\) Replacement](#)
- I. **First Reading** – [Bill 25-05 – An Ordinance Amending Chapter 32, Zoning, Code of the City of Newark, Delaware, By Adding Church, or Other Places of Worship, Seminary or Convent, Parish House or Sunday School Building as a By-Right Use Within the BB \(Central Business District\) Zoning District](#) – **Second Reading** – February 24, 2025
- J. **First Reading** – [Bill 25-06 – An Ordinance Amending the Comprehensive Development Plan by Changing the Designation of Property Located at 300 East Main Street](#) – **Second Reading** – February 24, 2025
- K. **First Reading** – [Bill 25-07 – An Ordinance Amending the Zoning Map of the City of Newark, Delaware, By Rezoning from RD \(Single Family Semidetached Residential\) to BB \(Central Business District \) 0.97 Acres Located at 300 East Main Street](#) – **Second Reading** – February 24, 2025
- L. **First Reading** – [Bill 25-08 – An Ordinance Amending the Comprehensive Development Plan by Changing the Designation of Property Located at 53 West Delaware Avenue](#) – **Second Reading** – February 24, 2025

CONSENT AGENDA – The Consent Agenda is comprised of proposed ordinances on for First Reading and those items that are considered routine and non-controversial and will be acted upon by a single vote of the Council. There shall be no separate discussion of proposed ordinances on for First Reading. For the remaining items, there will be no separate discussion unless a member of Council requests, in which event the matter shall be removed from the Consent Agenda and considered a separate item at that Council Meeting.

***4. APPOINTMENTS TO BOARDS, COMMITTEES AND COMMISSIONS:** (5 minutes)

- A. [Reappointment of Sydney Goldberg to the At-Large Position on the Election Board with a Term to Expire on January 15, 2028](#)
- B. [Reappointment of Nikki Lane to the Newark Housing Authority with a Term to Expire on January 15, 2028](#)

***5. ITEMS NOT FINISHED AT PREVIOUS MEETING:** None

***6. SPECIAL DEPARTMENTAL REPORTS:**

- A. [Recommendation to Enter into an Agreement with Newark Charter School for a Proposed Project at Folk Memorial Park](#) – Parks & Recreation Director (30 minutes)
- B. [December 31, 2024 Pension Plan and OPEB Update](#) – Finance Director/DT Investments (15 minutes)
- C. [Recommendation to Enter into an Agreement with New Castle County for Sanitary Sewer Transmission and Treatment](#) – Public Works and Water Resources Director (15 minutes)

***7. FINANCIAL STATEMENT:** None

***8. RECOMMENDATIONS ON CONTRACTS & BIDS OVER CONSENT AGENDA LIMIT:**

- A. [Recommendation to Waive the Bid Process in Accordance with the Code of the City of Newark for the Purchase of One Dump Truck based on Utilizing State of Delaware Contracts for CIP HEQSF \(Street Division\)](#) – Director of Public Works & Water Resources (10 minutes)
- B. [Recommendation to Waive the Bid Process in Accordance with the Code of the City of Newark on Utilizing State of Delaware Awarded Contracts for the Purchase and Upfit of Replacement Vehicles](#) – Deputy Chief Feeney (10 minutes)
- C. [Recommendation to Waive the Bid Process in Accordance with the Code of the City of Newark for the Purchase of 2025 Postage Services from Mailroom Systems, Inc.](#) – Chief Communications Officer (5 minutes)

***9. ORDINANCES FOR SECOND READING & PUBLIC HEARING:**

- A. [Bill 24-27 – An Ordinance Amending the Comprehensive Development Plan by Changing the Designation of Property Located at 339, 341, and 349 East Main Street \(See Items 9B & 10A\)](#) – Planning and Development Director (60 minutes for 9A, 9B & 10A combined)
- B. [Bill 24-28 – An Ordinance Amending the Zoning Map of the City of Newark, Delaware, By Rezoning from BL \(Business Limited\) to BB \(Central Business District\) 0.712 Acres Located at 339, 341, and 349 East Main Street](#)
- C. [Bill 25-01 – An Ordinance Amending Chapter 20, Motor Vehicles, Code of the City of Newark, Delaware, to Implement a No Left Turn Restriction onto and off of Rose Street at the Intersection of Cleveland Avenue, Monday through Friday, 7:00 a.m. to 6:00 p.m.](#) – Police Chief (10 minutes)
- D. [Bill 25-02 – An Ordinance Amending Chapter 20, Motor Vehicles, Code of the City of Newark, Delaware, to Implement a Four-Way Stop at the intersection of Hullihen Drive/Hullihen Court and Old Oak Road](#) – Police Chief (10 minutes)
- E. [Bill 25-03 – An Ordinance Amending Chapter 20, Motor Vehicles, Code of the City of Newark, Delaware, to Implement Stop Signs at Both Intersections of Lenape Lane and Minquill Drive](#) – Police Chief (10 minutes)

***10. RECOMMENDATIONS FROM THE PLANNING COMMISSION AND/OR PLANNING & DEVELOPMENT DEPARTMENT:**

- A. [Request of 339 Main Street LLC for the Major Subdivision To Construct a 5-story Mixed Use Building with Retail Space and Parking on the 1st Floor and 32 Three-Bedroom Units on the 2nd through 5th Floors at 339, 341, and 349 East Main Street \(Agreement and Resolution Attached\) \(See Items 9A & 9B\)](#)

***OPEN FOR PUBLIC COMMENT** – The above agenda is intended to be followed, but is subject to changes, deletions, additions, and modifications, as permitted under the Freedom of Information Act of the State of Delaware. The agenda is posted (7) seven days in advance of the scheduled meeting in compliance with 29 Del. C. Section 10004 (e)(2). Copies may be obtained at the City Secretary's Office, 220 South Main Street, or online at www.newarkde.gov.

Agenda Posted – January 17, 2024

Attest:

Sworn by:

City Secretary

Notary Public

(Seal)