

**CITY OF NEWARK
DELAWARE
COUNCIL MEETING AGENDA**

February 24, 2025 – 6:30 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.

MOTION TO ENTER EXECUTIVE SESSION

EXECUTIVE SESSION

- A. Executive Session pursuant to 29 Del. C. §10004 (2) for the purpose of preliminary discussions on site acquisitions for any publicly funded capital improvements, or sales or leases of real property

(Executive Session to conclude at 7:00 p.m. with Council meeting to resume immediately after.)

RETURN TO PUBLIC SESSION

- A. Potential vote to give direction to the City Manager

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): None**

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 January 2025 Alderman’s Report](#)
- B. [Receipt of the February 10, 2025 Council Meeting Minutes](#) – Link added 2/20/2025
- C. **First Reading – [Bill 25-11 – An Ordinance Amending Chapter 27, Subdivisions, Code of the City of Newark, Delaware, By Adding Definitions and Updating Addressing Standards for Buildings in the City of Newark](#) – Second Reading – March 24, 2025**
- D. **First Reading – [Bill 25-12 – An Ordinance Amending Chapter 32, Zoning, Code of the City of Newark, Delaware, By Amending Definitions and Adding Hospitals as a By-Right Use Within the BB \(Central Business District and BC \(General Business\) Zoning Districts](#) – Second Reading – March 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. [Appointment of Gilbert Nichols to the District 1 Position on the Parking Advisory Committee for a Term to Expire on October 15, 2026](#)
- *5. **ITEMS NOT FINISHED AT PREVIOUS MEETING:** None
- *6. **SPECIAL DEPARTMENTAL REPORTS:** None
- *7. **FINANCIAL STATEMENT:** None
- *8. **RECOMMENDATIONS ON CONTRACTS & BIDS OVER CONSENT AGENDA LIMIT:**
- A. [Recommendation to Award a Contract Stemming from Request for Proposal \(RFP\) 24-04 Municipal Planning Services and Amend the FY2025 Operating Budget to Transfer Unused Contractual Services Funds from FY2024 to FY2025](#) – Planning and Development Director (20 minutes)
- *9. **ORDINANCES FOR SECOND READING & PUBLIC HEARING:**
- A. [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](#) – Planning and Development Director (15 minutes)
- B. [Bill 25-06 – An Ordinance Amending the Comprehensive Development Plan by Changing the Designation of Property Located at 300 East Main Street](#) – Planning and Development Directors **(30 minutes for 9B & 9C)**
- C. [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](#) – Planning and Development Director
- D. [Bill 25-08 – An Ordinance Amending the Comprehensive Development Plan by Changing the Designation of Property Located at 53 West Delaware Avenue](#) – Planning and Development Director (15 minutes)
- E. [Bill 25-09 – An Ordinance Amending Chapter 20, Motor Vehicles, Code of the City of Newark, Delaware, By Requiring Non-Consensual Towing Fee Limits for Tow Companies Not to Exceed the Amount Permitted By State of Delaware Contract](#) – Planning and Development Director (20 minutes)
- F. [Bill 25-10 – An Ordinance Amending Chapter 2, Administration, Code of the City of Newark, Delaware, By Adopting an Amended Pension Plan for Employees of the City of Newark, Delaware](#) – Assistant City Manager (10 minutes)
- *10. **RECOMMENDATIONS FROM THE PLANNING COMMISSION AND/OR PLANNING & DEVELOPMENT DEPARTMENT:**
- A. [Request of 15 Elktion Road Associates for the Amendment of the Major Subdivision Agreement for 0.335 +/- Acres at 1 South Main Street to Convert the Use of the Second Floor from 5,500 Square Feet of Office Space to Six Residential Apartments](#) - Planning and Development Director **(Agreement & Resolution Attached)(20 minutes)** – Link added 2/20/2025

***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 – February 14, 2025

Attest:

Sworn by:

City Secretary

Notary Public

(Seal)