

**CITY OF NEWARK
DELAWARE
COUNCIL MEETING AGENDA**

October 13, 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.

RETURN TO PUBLIC SESSION

SILENT MEDITATION & PLEDGE OF ALLEGIANCE

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

- A. Aetna Hose Hook and Ladder

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 (3 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 three minutes each in public comment for items regarding city business not on the published agenda. Individuals are also limited to three 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. [Approval of the September 15, 2025 Council Meeting Minutes](#)
- B. [Approval of the September 22, 2025 Council Meeting Minutes](#)
- C. [Approval of Nuisance Abatement Plan for 121½ E. Cleveland Avenue](#)
- D. [Approval of Nuisance Abatement Plan for 127 E. Cleveland Avenue](#)
- E. [Receipt of Comprehensive Development Plan VI Plan for Planning](#)
- F. [Receipt of Comprehensive Development Plan VI Steering Committee Membership Roster](#)

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) None**

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

***6. SPECIAL DEPARTMENTAL REPORTS:**

- A. **Resolution 25-__:** [Approving Issuance of up to \\$1,000,000 Principal Amount General Obligation Bond, Series 2025-A-DWSRF, or Such Other Designation as the City Shall Determine, to the Delaware Department of Health and Social Services, Delaware Drinking Water State Revolving Fund, as Registered Owner, To Finance the Lead Service Line Assessment and Remediation Project of the City of Newark; Setting Forth the Form and Details of the Bond; Determining that the Bond will be Sold by Private Sale and Authorizing Execution of a Financing Agreement; Pledging the Full Faith, Credit and Taxing Power of the City; and Authorizing other Necessary Action \(See Items 6B & 6C\) – Public Works and Water Resources Director Tim Filasky \(15 minutes 6A, 6B & 6C Combined\)](#)

- B. **Resolution 25-__**: [Approving Issuance of up to \\$2,600,000 Principal Amount General Obligation Bond, Series 2025B-DWSRF, or Such Other Designation as the City Shall Determine, to the Delaware Department of Health and Social Services, Delaware Drinking Water State Revolving Fund, as Registered Owner, to Finance the Water Mains Condition Assessment Project of the City of Newark; Setting Forth the Form and Details of the Bond; Determining that the Bond will be Sold by Private Sale and Authorizing Execution of a Financing Agreement; Pledging the Full Faith, Credit and Taxing Power Of The City; and Authorizing Other Necessary Action \(See Items 6A & 6C\)](#)
- C. **Resolution 25-__**: [Approving Issuance of up to \\$1,300,000 Principal Amount General Obligation Bond, Series 2025 WPCRF, or Such Other Designation as the City Shall Determine, to the Delaware Department of Natural Resources and Environmental Control, Delaware Water Pollution Control Revolving Fund, as Registered Owner, to Finance the Silverbrook Pump Station Rehabilitation Project of the City of Newark; Setting Forth the Form and Details of the Bond; Determining that the Bond will be Sold by Private Sale and Authorizing Execution of a Financing Agreement; Pledging the Full Faith, Credit and Taxing Power of the City; and Authorizing Other Necessary Action \(See Items 6A & 6B\)](#)
- D. [Discussion of Potential Application for the Delaware State Housing Authority Affordable Housing Assistance Grant](#) – Planning and Development Director Renee Bensley (30 minutes)

***7. FINANCIAL STATEMENT:** None

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

- A. [Recommendation to Approve a Change Order to Contract 23-08 – South Well Field Water Treatment Plant Resin/GAC PFAS Treatment System \(Capital Project W2206\)](#) – Public Works and Water Resources Director Tim Filasky (5 minutes)

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

- A. **Bill 25-16** – [An Ordinance Amending the Comprehensive Development Plan by Changing the Designation of Property Located at 160 South Main Street \(See Items 9B & 10A\)](#) – Planning and Development Director Renee Bensley (60 minutes 9A, 9B & 10A Combined)
- B. **Bill 25-17** – [An Ordinance Amending the Zoning Map of the City of Newark, Delaware, By Rezoning from BN \(Neighborhood Shopping\) to BB \(Central Business District\) 0.73 +/- Acres Located at 160 South Main Street \(See Items 9A & 10A\)](#)
- C. **Bill 25-21** – [An Ordinance Amending Chapter 2, Administration, Article IX, Personnel Rules, Code of the City of Newark, Delaware, by Amending the Minimum Standards of a Police Officer](#) – Chief of Police Mark Farrall (10 minutes)
- D. **Bill 25-22** – [An Ordinance Amending Chapter 11, Electric, Code of the City of Newark, By Amending the Provisions Regarding Failure to Pay Electric Bill](#) – Deputy Director of Finance Daina Montgomery (15 minutes)
- E. **Bill 25-23** – [An Ordinance Amending the Comprehensive Development Plan by Changing the Designation of Property at 305 Ashley Road](#) – Planning and Development Director Renee Bensley (10 minutes)

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

- A. [Request by Elkton Plaza Associates LLC and 160 South Main LLC for the Major Subdivision of approximately 1.887 +/- Acres Located 136 and 160 South Main Street to Demolish the Existing Restaurant on 160 South Main Street to make way for a Proposed Mixed-Use Building and to Construct a Two-Story Residential Addition on top of the Existing Northern Section of 136 South Main Street \(Agreement & Resolution Attached\) \(See Items 9A & 9B\)](#)
- B. [Request of Emanuelle Celicout for a Special Use Permit for a Customary Home Occupation for Massage Therapy located at 56 Fremont Road, Newark, Delaware](#) – Planning and Development Director Renee Bensley (15 minutes)

***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 – October 6, 2025

Attest:

Sworn by:

City Secretary

Notary Public

(Seal)