

The regular meeting of Mayor and Council was held on the above date with Council members Aaron Blythe, Drew Chas, Jim Royston, Craig Sherman, Bruce Orr, and David Thomas with Mayor Kenneth Branner presiding. Town Manager Morris Deputy and Town Solicitor Scott Chambers were also present.

1. Call to Order**2. Pledge of Allegiance**

3. Minutes Approval: Moved by Mr. Sherman and seconded by Mr. Blythe to approve the minutes of June 1, 2026 as presented in printed form. Motion Carried Unanimously.

4. Treasurer's Report: Moved by Mr. Chas and seconded by Mr. Orr to approve the Treasurer's Report as presented in printed form. Motion Carried Unanimously.

5. Bills Payable: Moved by Mr. Chas and seconded by Mr. Blythe to pay the bills as funds become available. Motion Carried Unanimously.

6. Police Report: Chief William Texter

The MPD responded to 1,217 Calls for Service during the period of May 15, 2026 thru June 15, 2026.

- 1 District: Nothing significant to report.
- 2 District: Nothing significant to report.
- 3 District: 6/5/26 – Middletown – Drug/Gun Arrest
- 4 District: Nothing Significant to report.
- Dispositions: Traffic Summons: 198 (2 DUI), Criminal Arrests: 92 (Felony – 6, Misdemeanor – 59, Civil Penalty – 4, Violations – 23); Warnings – 93, Reports Written – 254; FSR – 227.
- Collaborative/Community Meetings: Various HOA meetings; Participated in the annual Special Olympics with University of Delaware; Upcoming Youth Academy; Information on the Citizens and Police Academy will be forthcoming.
- Speeding and stop signs are a continuous issue.
- Collisions are ongoing.
- An uptick in accidents involving e-bikes have occurred resulting in significant injuries. Legislation has made amendments to the laws. Any e-bike must abide by traffic laws. Any rider under the age of 18 must wear a helmet. A rider under the age of 16 cannot operate a class 3 e-bike which goes up to 28 miles an hour. A bike that operates faster than 28 miles an hour is considered a moped and must be registered and insured by law. Fines will be issued to parents if a child is riding without a helmet. E-bikes may be operated anywhere a bicycle may be used. MPD is working with highway safety to determine what areas are unsafe, as municipalities are allowed to enforce additional restrictions. Conversations with local youth have been initiated to make them aware of safety measures before enforcement is acted upon. Information will be posted on the Town's website with a link to the State code and laws. MPD will also have flyers.

Moved by Mr. Thomas and seconded by Mr. Royston to approve the Police Report as presented by Chief Texter. Motion Carried Unanimously.

7. Middletown Main Street Update: Kate Rokosz

The upcoming events are as follows:

- Middletown Main Street hosted a “Delaware on Main” meeting where Main Street directors from different towns came together to collaborate.
- Middletown Main Street received a Certificate of Accreditation from Main Street America.
- The Family Fun Fest is scheduled for July 18, 2026 from 3:00 p.m. to 7:00 p.m. located in the Town Hall parking lot. This event will have a DJ and over 30 vendors, offering family friendly activities.

Moved by Mr. Orr and seconded by Mr. Chas to approve the Middletown Main Street Update as provided by Kate Rokosz. Motion Carried Unanimously.

8. Public Hearings:

8-A. Motion to adopt the FY’27 Budget for the Town of Middletown.

Mayor Branner presented the proposed FY’26-27 Budget and Recap of the FY’26 budget.

Recap of the 2026 Operating Budget:

The Town is experiencing a recent uptick in Commercial and Industrial growth as the fiscal year ends. This includes the issuing of additional construction permits to STA Pharmaceutical, which continues with the construction of their complex. Four buildings are up and the fifth building should start soon. This uptick also includes the recent opening of First Watch, Honey Grow, and Freddy’s Steak Burgers. Other commercial businesses around Target have also started site work.

In addition to that, we have had settlement on two commercial properties west of Route 301 interchange. They will both be distribution centers for Amazon. Site work is beginning to start on both and they anticipate a late 2027 opening. We are also having discussions with companies looking at properties in other industrial complexes on the west side of Town.

Expenses were managed efficiently by our department supervisors in FY’26 thanks to various operational efficiencies and strategic planning. Additionally, the Town was able to complete other capital and maintenance projects prior to the recent increases in construction material prices. We will continue these efficiencies as we enter into FY’26-27, where expenses are being carefully planned, line item by line item, as recommended by Moody’s and S&P when our bond rating was updated this year.

Even with everything I mentioned above, we still came in under budget for FY’26.

Recap of FY’26 Capital Budget: \$5,397,604

Our employees and partners continued to work on critical projects during FY’26; following are some of them:

- **Police Department**
 - Seven fleet purchases and minor building improvements.
 - Expansion to the police building while awarding a contract for its design.
 - Continuing to recruit and hire new officers as candidates apply for positions; one officer recently graduated from the academy.
 - Currently negotiating a new contract with our Police FOP.
- **IT Department**
 - Installed new interior cameras within Town Hall, Public Works, Wastewater Plant, Water Plant, and the Police Station.
 - Installed exterior cameras as a commitment to the public in areas of concern. These new installations include Cole Boulevard, Duke Park, Charles Price Memorial Park, Silver Lake Park, and St. Anne’s Park.
 - Refreshed Town Hall with Desk Top Data.
- **Municipal Services**
 - Completed the Municipal Street Aid Package of approximately one million dollars.

- Finalized the design of the Industrial Drive guardrail project; which has started construction.
- Repaved all of Silver Lake Park walking trails.
- Purchased a crack seal trailer for our streets.
- Worked on several stormwater management projects.
- Waste/Wastewater Department
 - Purchased a new crane truck.
 - Repaired and overhauled six wastewater life stations.
 - Completed the start-up of our SBR WWTP and has been in full operation for two months.
 - Completing a study on our obsolete water reservoir.
 - Completing construction of additional office space at Public Works.
- Electric Department
 - Completed phase one sub-station that goes to Middletown Shopping Center on Lake Street.
 - Purchased additional breakers for our Industrial Drive sub-station.
 - Completed the rebuild of the Lake Street sub-station which serves the historic section of Town. This provides greater flexibility in restoring power to residents.
 - Construction began on our three-megawatt floating solar project at the wastewater treatment lagoon. This will provide benefits to other member utilities of DEMEC and will supply the grid with three to four megawatts of electricity. The proposed dedication for this project is July 17, 2026.

Recommendation for FY'27 and Summary of Operation and Capital Budgets.

The proposed FY'27 Operating Expenditures Budget is \$70,134,275, which is about 5.3% higher than the FY'26 Operating Budget. The total Capital Budget is \$6,451,400, which is necessary and is in additional to our total Operating Budget.

Income for FY'26-27 from property and transfer taxes are expected to increase versus last year's budget, as we experience a continued increase in both residential and commercial growth. This will only strengthen our tax and utility base even more. However, new homes and our new distribution centers, continue to be built more efficiently, thus helping control our costs providing utility services, but this also increases our costs to treat and dispose of wastewater.

The Town's full-time employee count increased to 174 full-time employees and 34 part-time employees for a total of 208 employees. We will continue to handle our employment needs through transfers from other departments, attrition, and outside when applicable.

In addition, the Town was able to actively manage a significant portion of our employee healthcare cost increases by remaining with the Delaware Valley Health Trust. They are a risk sharing pool that is owned and operated by over 125 public utility entities in Pennsylvania and Delaware. Continuing this partnership allows the Town to offer one of the most competitive benefit packages among state municipalities.

As I mentioned earlier, our total 2026-2027 Capital Budget is \$6,451,400. Some projects that we have are multi-year projects that total approximately \$8,000,000 and are financed. The FY'27 Budget is only impacted by \$5.4MM because we are using approved low interest SRF (State Revolving Fund) Loans; our Bond Anticipatory Note; our Reserve Accounts (Capital Development Fees) and Equipment Lease Lines for Police vehicles and other essential equipment. This kind of financing allows us to keep costs down to our residents.

Highlights of recommendation for Capital Improvements in FY'27 Budget:

IT Department

- | | |
|--|-----------|
| ● Purchase Additional Infrastructure (Access Controls) | \$380,000 |
| ● New Servers | \$114,000 |

Electric Department

- | | |
|---|-----------|
| ● Relay and Meter Upgrade | \$250,000 |
| ● SCADA Industrial Drive Upgrade | \$250,000 |
| ● Improve Sub-Station Infrastructure (Midd. Shop Cent.) | \$835,000 |

Water/Wastewater Department

• Purchase Control Valve Replacement, Control Panel Upgrades, Water Plant Generator, and Construct a Small Pole Barn	\$136,500
• Upgrade Booster Station	\$380,000
• Overhaul Filter #2	\$200,000
• Wastewater Plant Generator Install	\$15,000

Municipal Service Department

• Post and Rail Fence around Charles Price Park	\$85,000
• Street Rehab on Cleaver Farm Road	\$1,000,000
• Improve Playground and Playset (Cricklewood)	\$135,000
• Purchase John Deer Gator & Lawn Mowers w/ Ventrac	\$81,000
• Municipal Street Repair Package	\$1,500,000
• Stormwater Pond Maintenance	\$100,000
• Additional Street Maintenance (State of DE Municipal Street Aid)	\$600,000
• Purchase CAT Loader (New Snow Plow)	\$16,800

Police Department

• Desktop Refresh	\$60,000
• Vehicle Replacements (6 Tahoe's/1 Silverado)	<u>\$512,460</u>

Total Capital Costs**\$6,451,400**

There will be no recommended, planned, or budgeted tax increases for FY'27. Our tax rate is currently at \$0.05/\$100. After the state mandated reassessment, our consultants study recommendation was the existing tax rate (\$0.30/\$100) at that time should drop to \$0.05/\$100 to stay whole for Town residents. We have accepted this recommendation to drop our rate and we have decided to continue the \$0.05 rate for FY'26-27. This means our rate will continue whole without an increase and our final rate will be \$0.05/\$100 assessment.

The customer charge for electric increased slightly, but the rate charges decreased and the electric rates will be revenue neutral.

Residential, business, and commercial customer charges for water, sewer, street maintenance fee, and trash will increase slightly this year. The average resident will see a minor increase of approximately \$14 per month. This will help recover the cost to the Town as a result of increases in operating costs and supplies. Funds may be reallocated to different accounts due to accounting standards.

The Inspection and Permit fees have been reviewed and adjusted to cover our cost of service for FY'26-27. These incremental increases, based on our existing ordinance, will allow us to maintain the pace of growth within Town.

We will continue our annual contribution to the Volunteer Hose Company of \$500,000 which also includes free utilities. This is because of an increase in ambulance runs and fire calls within Town, and the overall cost to meet the needs to provide excellent fire and ambulance service to the residents of Middletown.

Any other expenses that are needed to meet our budget will be done by transferring funds from the Capital Developers Account, rather than by impacting residents thru additional utility increases during the year. With worldwide inflation currently over 6%, we know times are trying and we will do whatever we can to help our residents, by keeping our rates low.

Even with these rate increases, Middletown still offers the lowest overall utility and tax rates in the State. Our average utility and tax bill is about \$300 less per month than comparable municipalities that offer the same services, and about \$200 less per month than those who live in unincorporated areas of New Castle County.

The following Budget for FY'26-27 is proposed:

Total Expenditures (including Capital)	\$76,585,675
Use of Reserves for Revenue (Transfer from Capital Developers Account to balance Budget)	\$2,394,955
Balanced FY'27 Operating Budget	\$76,585,675

Moved by Mr. Chas and seconded by Mr. Blythe to adopt the proposed FY'26-27 Budget as presented. Motion Carried Unanimously.

9-B. Motion to adopt Resolution 26-07-01 to set all utility rates, customer charges and fees pursuant to the FY'27 Budget.

Morris Deputy: The Resolution details the rates per the budget just adopted.

Moved by Mr. Orr and seconded by Mr. Chas to adopt Resolution 26-07-01 to set all utility rates, customer charges and fees pursuant to the FY'27 Budget adopted as recommended by the Town Manager. Motion Carried Unanimously.

9-C. Motion to approve the placement of teal bows on Main Street for "Turn the Towns Teal" campaign.

Moved by Mr. Royston and seconded by Mr. Thomas to approve the placement of teal bows on Main Street for "Turn the Towns Teal" campaign.

9-D. 613 Tower Lane – Preliminary Major Land Development Plan for Lot S, Middletown Auto Park, for three (3) warehouses/flex space buildings with a combined 37,194 square feet and associated parking and improvements, in an M-I zoned area. Tax Parcel No. 23-010.00-049.

Matt Brickley with Morris & Ritchie Associates, is presenting this project.

- Three buildings to be developed in the Middletown Auto Park with proposed parking to include bike and handicap parking.
- These building will mirror the adject property (Lot O).

Moved by Mr. Chas and seconded by Mr. Blythe to approve 613 Tower Lane – Preliminary Major Land Development Plan for Lot S, Middletown Auto Park for three (3) warehouses/flex space buildings. Motion Carried Unanimously.

9-E. 765 Middletown-Warwick Road – Preliminary Major Land Development Plan for Phase 3 of the Westown Town Center Parcel 3, to amend the Record Plan approved in 2018. This plan proposes 100,614 square-feet of building area within buildings B, C, D, and F. Building E, depicted on the original plan as a credit union, has been removed. Buildings G, H, and I have been constructed. Tax Parcel No. 23-049-00-038.

Michael Kaszyski with Atwell, presented this project.

- The plan was last recorded in 2018 with 85,424 square-feet.
- The buildings will be re-oriented to be able to provide additional parking.
- The current plan proposes 100,000 square-feet.
- The owner has received letters of intent for approximately 50% of the Town Center.
- The larger buildings are sized for specific tenants and their needs.

Mr. Blythe questioned the arrows on the plan as it pertains to the driving direction on Commerce Drive. Mr. Kaszyski responded it would be two-way, but will verify the intention of the arrows on the plan. Mr. Blythe also questioned if the area in the rear of the property, on the west end of Commerce Drive was for trucks to load in/out. Mr. Kaszyski confirmed it would be for trucks to load and is not a main entrance into the center.

Mr. Chas questioned if there was a plan to have any utility interconnections to the properties to the west. Mr. Kaszyski replied the original plan did not include any interconnections but if there was a need for it in the future, and all parties involved came to an acceptable agreement, he believes his client would entertain the idea.

Mayor Branner questioned if the entrance off Route 301 shown on the plan, that was for the drive-thru is staying as is. Mr. Kaszyski confirmed. Mayor Branner mentioned that he was asked to initiate discussions on the possibility of utility interconnections, specifically on water and wastewater if the property to the west was to ever be developed. Mr. Kaszyski replied that they would entertain notes on the plan that speak to future interconnections discussed between both parties.

Mr. Orr mentioned emails regarding addresses set by the County and asked if it has been sorted out. Mr. Kaszyski replied that the County has made some adjustments to the addresses and they have all been set.

Mayor Branner mentioned that Planning and Zoning recommended unanimously that Mayor & Council grant approval for this Preliminary Plan. Final approval will come at a later date.

Moved by Mr. Blythe and seconded by Mr. Royston to approve the Preliminary Major Land Development Plan for Phase 3 of the Westown Town Center Parcel 3, to amend the Record plan approved in 2018.

9-F. 436 Green Giant Road – Preliminary Major Land Development Plan for the Green Giant Elementary School, a two-story, 94,153 +/- square-foot building in an R-1B zoned area. Tax Parcel No. 23-054.00-005.

Christopher Duke with Becker Morgan Group presented on the plan. Keith Hopkins with the Appoquinimink School District was also present.

- The school will be located west of St. Annes and Abbey Creek and east of Chapel Creek and southeast of Freestone Village.
- The site will be situated on approximately 28 acres.
- The parcel is zoned R-1B, which allows an elementary school as a permitted use.
- To the east of the plan is a site to be saved for a proposed future early childhood center.
- The school will be approximately 90,000 square-feet serving about 840 students from grades 1-5.
- There will be two access points off Green Giant Road.
- The front of the school will be reserved for visitors and student drop-offs.
- The playground area will be at the lower left corner of the school.
- The rear of the school will be reserved for bus drop-offs and staff parking.
- The light blue area shown at the on the plan indicates where stormwater management will be and the design is currently being worked on.
- There are trees and protected resources along the property of Abbey Creek to include wooded areas, floodplain and wetlands that will not be disturbed as part of this development plan.

- There will be two entrances to provide sufficient circulation for busses and vehicles during peak hours of student drop-off and pick-up.
- The right entrance will be for student drop off and visitors. Vehicles will enter counter clockwise to end up at the front of the school. There will be approximately 1,000 feet of queuing space and 40 vehicles single stacked. If double stacked, there will be space for 80 vehicles.
- 38 visitor parking spaces will be available in the front of the building.
- Busses and staff will use the left entrance and travel down towards the rear of the school.
- Bus parking will hold space for 16 busses and will be double striped for vehicle parking when busses are not on site.
- Approximately 92 staff parking spaces will be available in the rear of the school.
- The current condition of Green Giant Road is not currently suited for the proposed traffic increased. The plan is to widen the road by providing 11-foot lanes and 5-foot shoulder lanes.
- There is a hair pin turn along Green Giant Road. Coordination with DelDOT will determine a more suitable turning radius.
- There will be shared use paths along the front of the site that will connect to similar shared use paths to Abbey Creek and Chapel Creek.
- The sidewalk has been relocated as suggested at the concept design presentation, to reduce conflicts for pedestrians.
- Utilities are available through existing infrastructure on along Green Giant Road with some utility poles being relocated in coordination with other road improvement.
- Sewer discharge will be to the Abbey Creek pump station
- This site falls within the Westtown Transportation Improvement District and the school will pay into the fund based on the size of the property.
- A rendering provided by R G Architects was displayed.
- Construction is to begin on the site April 2027 and open for the 2029 school year.

Mayor Branner questioned whether the features shown in the plan were traffic islands or painted markings. Mr. Duke replied they were striped markings. Mayor Branner stated the markings do not work well and asked if DelDOT approved. Mr. Duke stated they are working with DelDOT on the design and there is still an opportunity to submit comments to them.

Mr. Chas acknowledged the sidewalk on the school side but questioned if there should be a sidewalk on the opposite side. Mr. Duke replied they can explore that option, but he does not see where there would be a conflict. Mr. Chas also questioned whether the amount of available parking would be sufficient for events held at the school, given that the facility is being designed to accommodate 840 students. Mr. Duke confirmed the total parking on site will approximately 203 available spaces. Mr. Hopkins replied that just as other schools in the district, there should not be an issue due to the use of the overflow parking and bus lot to be used.

Mr. Orr asked for clarity on how a tractor trailer would access the loading zone. Mr. Duke replied that the bus loop should be used going counterclockwise. Mr. Orr also questioned whether a buffer would be provided where the residential properties back up to the school. Mr. Duke replied the Town submitted comments regarding landscaping. Mayor Branner added typically, a buffer with plantings is installed to provide separation between the properties.

A resident questioned if the school had an access point to the St. Annes Development. Mr. Duke replied there is no connection. Mayor Branner also replied that entrance to the school is below the rear entrance of St. Annes.

Mr. Orr stated the materials shown in the rendering differ from those used in the past. Mr. Hopkins replied the building will still utilize masonry materials and be constructed to the same durability standards to ensure longevity. He explained the school's design was intentionally developed to reflect a country feel to complement the surrounding rural area.

A resident asked about the early childhood center shown on the plan. Mr. Hopkins stated that there are currently no plans to actively pursue construction of the early childhood center, although he acknowledged that there is a significant need for more centers within the district. He explained the project would require funding through a referendum before it could move forward. Currently, the early childhood center remains a placeholder on the plan for potential future development.

Moved by Mr. Chas and seconded by Mr. Royston to approve 436 Green Giant Road – Preliminary Major Land Development for the Green Giant Elementary School, a two-story, 94,153 +/- square-foot building. Motion Carried Unanimously.

9-G. 28 Anderson Street – Minor Subdivision Plan for the subdivision of the parcel into three lots for construction of a single-family semi-detached dwelling on lots 1 & 2. Lot 3 will be reserved for future development. Located on 0.21 +/- acres in a C-2 zoned area. Tax Parcel No. 23-006.00-241.

Denis Hulme with Woodin and Associates presented on the plan.

- Single lot to be divided into three lots.
- Lot 1 and 2 will be two semi-detached units with a common wall.
- The third lot will be reserved and combined with the property to the east of the plan to be built as lots 1 and 2 with a common wall.
- The owner is also completing a similar project at 21-23 Anderson and making improvements to Anderson and Cox Street.

Billy Carey questioned what was going to be done with the property across the street that is currently on the market for sale. Mayor Branner stated the property being voted on at this meeting is 28 Anderson Street. Mr. Carey asked what was going to be done with lot 3. Mayor Branner replied that it belongs to the developer for future use. Lot 3 is not on the agenda at this meeting. Mr. Hulme stated there are four lots total with two separate plans totaling four single-family dwellings. Mayor Branner confirmed lots 3 and 4 are not being voted on at this meeting.

Mr. Carey asked if an environmental study was completed on the lot. Mayor Branner does not believe one is required. Mr. Hulme agreed. Mr. Carey stated 55-gallon drums and various 5-gallon buckets have been present with chemicals present. Mayor Branner ensured that the Inspections Department would assess those concerns when permits are approved. Adrienne Miller, Supervisor of the Inspections Department, who was present in the audience, confirmed that the matter will be evaluated as part of the permitting process.

Moved by Orr and seconded by Mr. Sherman to approve 28 Anderson Street – Minor Subdivision Plan for the subdivision of the parcel into three lots for construction of a single-family semi-detached dwelling on lots 1 & 2. Lot 3 will be reserved for future development.

9-H. 224 Wiggins Mill Road – Concept Plan for Greenough at the Estates of St. Annes. Tax Parcel No. 23-053.00-001.

Richard Forsten presented the plan. Mike Kaszyski, Civil Engineer for the plan is also present.

- This property is approximately 16.8 acres, known as the Issacs Farm House.
- This farmhouse was retained by the Issacs family when the St. Annes development was originally created.

- The deed restrictions for St. Annes does allow for this proposed development.
- There is a stub street that contains a water and sewer line.
- There will be meetings with the Homeowners Association at St. Annes to gather their feedback regarding the proposed development.
- There is a driveway that extends to Wiggins Mill Road. This driveway is not intended to be used to enter the development.
- The proposed entrance will be the stub street. The idea is to use the driveway from Wiggins Mill Road as an emergency service entrance.
- The proposed layout includes 33 lots to mimic the look of the houses within the Estates at St. Annes in the immediate area, with front loaded garages.
- A builder has not been solidified as this is just a concept plan.
- Stormwater management is existing.

Mr. Orr suggested modifying the driveway layouts on specific lots as shown in the presentation.

Mr. Blythe emphasized the importance of providing designated areas within the development for snow storage and ensuring there is adequate space for snow plow operations.

Mr. Sherman wanted to confirm that the existing driveway off Wiggins Mill Road would be designated for emergency vehicle access only. Mr. Forsten confirmed the driveway would serve as an emergency access road and stated he would coordinate with the Fire Chief regarding the preferred design of the roadway and any security measures necessary to restrict access to emergency personnel only.

Mayor Branner mentioned the original stone that is in the driveway. Mr. Forsten stated the Issac family will be taking the stone and the home will eventually be demolished. Mayor Branner suggested the driveway be paved with blacktop, nothing it would provide better maneuverability for trucks.

Mr. Royston asked if construction vehicles would enter from the existing road on Wiggins Mill Road or through the St. Annes development. Mr. Forsten replied there has not been much thought to that process, but thinks it might be best to use Wiggins Mill Road provided they can have DelDOT approve the changes. Mayor Branner mentioned that it will be tough getting construction vehicles and equipment to enter from Wiggins Mill Road due to how narrow it is, but it would be a decision of DelDOT.

9-I. 835 Middletown-Warwick Road – Conditional Use Permit request for a Water Wings Swim School in a C-3 zoned area. The indoor swim facility will offer structured swim lessons, water safety education, stroke development, private lessons and parent-and-child classes for children and adults, year-round. CU-12-26. Tax Parcel No. 23-065.00-018.

The applicant has withdrawn their Conditional Use Permit Request.

9-J. 100 S. Broad Street – Conditional Use Permit request for a personal injury and workers' compensation law firm (Law Office of Heather A. Long) in an R-1A zoned area. CU-14-26. Tax Parcel No. 23-009.00-026.

Diane Friend is requesting approval on behalf of Heather A. Long.

- The property is not being transformed into a new use, but continuing as a professional use.
- The office will serve clients through scheduled appointment times during normal business hours. There will be rare occasions where appointments are outside of normal business hours.

- The law office will not generate extensive traffic.
- The proposed improvement consists of adding an ADA accessible entrance along Green Street to better serve clients.
- A modest sign is proposed to be consistent with the appearance of the property. No neon or up-lighted signage will be used.

Mr. Blythe asked how many employees would work for the law firm. Ms. Friend replied there will be five full-time employees, one remote, and two part-time seasonal employees.

Moved by Mr. Chas and seconded by Mr. Blythe to approve 100 S. Broad Street – Conditional Use Permit request for a personal injury and workers’ compensation law firm (Law Office of Heather A. Long) in an R-1A zoned area. CU-14-26. Mr. Sherman abstained from voting due to a professional relationship with Heather A. Long. Motion Carried.

8-K. Motion to approve Ordinance 26-06-01 to amend Chapter 115 in the Town of Middletown Code of Ordinances to amend the 2021 International Plumbing Code Section 603.2 (Separation of water service and building sewer).

Morris Deputy: This ordinance amends the design standards in the plumbing code and its various standards for the design location of water and sewer services.

Moved by Mr. Thomas and seconded by Mr. Royston to approve Ordinance 26-06-01 to amend Chapter 115 in the Town of Middletown Code of Ordinances to amend the 2021 International Plumbing Code Section 603.2

8-L. Motion to approve Ordinance 26-06-02 to amend application procedures, term limits and other requirements of the Town of Middletown’s appointed boards, commissions, and committees.

Morris Deputy: This motion establishes policies and procedures governing the Town’s boards and commissions, including the Planning and Zoning Commission, Board of Adjustment, Police Accountability Committee, and Election Board. The policy outlines member terms, application procedures, expectations and responsibilities for individuals appointed to these committees.

Moved by Mr. Blythe and seconded by Mr. Sherman to approve Ordinance 26-06-02 to amend application procedures, term limits and other requirements of the Town of Middletown’s appointed boards, commissions, and committees.

8-M. Motion to approve Ordinance 26-06-03 for the Rezoning of 20 N. Cox Street from R-1A to R-2. Tax Parcel No. 23-006.00-239.

Morris Deputy: This Ordinance would rezone the corner lot at 20 N. Cox Street as discussed for a semi-detached home.

Mr. Orr asked whether this would be the fourth lot to be developed in conjunction with the project at 28 Anderson Street. Mr. Deputy confirmed.

Moved by Mr. Sherman and seconded by Mr. Orr to approve Ordinance 26-06-03 for the Rezoning of 20 N. Cox Street from R-1A to R-2.

8-N. Motion to ratify a utility easement agreement for 205 Grears Corner Road.

Morris Deputy: This utility easement agreement is for the installation of electric poles to service Abbey Creek and Chapel Creek.

Moved by Mr. Royston and seconded by Mr. Chas to ratify a utility easement agreement for 205 Grears Corner Road.

8-O. Motion to approve a professional services contract to administer the MS4 program for FY'27.

Morris Deputy: This request is to continue the Town's contract with KCI Technologies to manage our MS4 permit with EPA for an additional year for FY'27. The proposed fee is \$54,220 which is 2.11% higher than the FY'26 proposal.

Moved by Mr. Orr and seconded by Mr. Sherman to approve a professional services contract to administer the MS4 program for FY'27.

8-P. Introduce Ordinance 26-07-01 to amend Chapter 118 of the Town of Middletown Code of Ordinances to include dumpsters and temporary storage containers.

This Ordinance will be acted on at a future meeting per Mayor Branner.

9. Unfinished Business: None

10. New Business (Public Comment Section)

Vice-Mayor Blythe thanked the Volunteer Hose Company and the Middletown Police Department for their assistance during this year's fireworks event. He also expressed his appreciation to the public for their patience and support during the weather-related delay. Mayor Branner thanked Vice-Mayor Blythe on behalf of Town Council for overseeing the fireworks.

11. Executive Session

Moved by Mr. Orr to seconded by Mr. Chas to move into Executive Session to discuss personnel matters in which names, competency and ability of individual employees are discussed, pursuant to 29 Del. Code §10004(b)(9).

A. Discuss personnel matters in which the names, competency and ability of individuals employees are discussed, pursuant to 29 Del Code §10004(b)(9).

No votes were taken on this item.

Moved by Mr. Blythe and seconded by Mr. Thomas to exit the Executive Session and return to the regular meeting. Motion Carried Unanimously.

Moved by Mr. Blythe and seconded by Mr. Royston to adjourn. Motion Carried Unanimously.

The Meeting adjourned at 10:53 p.m.