

THE MAYOR AND COUNCIL OF MIDDLETOWN

AGENDA

Monday, August 3, 2026

7:30 p.m.

**Town Hall Council Chambers
19 W. Green St., Middletown**

- 1. Call to Order**
 - 2. Pledge of Allegiance**
 - 3. Minutes Approval**
 - 4. Treasurer's Report**
 - 5. Bills Payable**
 - 6. Police Report**
 - 7. Middletown Main Street Update**
 - 8. Public Hearings**
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- A. Motion to approve a Public Assembly Permit for a community event on E. Lake Street Aug. 29, 2026, from 1 to 5 p.m.
 - B. Motion to approve a Public Assembly Permit for Middletown Main Street's Family Fun Fest on Saturday, Oct. 17, 2026, from 11 a.m. to 3 p.m. in Town Hall Parking Lot.
 - C. 306 N. Cass Street – Conditional Use Permit request for a financial planning and legal services business (The Ready Group) in an R-1A zoned area. CU-13-26.
Tax Parcel No. 23-005.00-011.
 - D. 601 S. Broad Street – Conditional Use Permit request for a home-based flooring business (Varnes Flooring) that would be office use only, no customers, in an R-1A zoned area. CU-15-26. Tax Parcel No. 23-011.00-068.
 - E. 613 Tower Lane – Record Major Land Development Plan for Lot S, Middletown Auto Park, for three (3) warehouse / 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.
 - F. 528 W. Main Street – Preliminary Major Land Development Plan for a 5,425-square-foot car wash to be developed within the existing Wawa parcel to include three (3) pay stations, vacuum stations and interparcel access, in a C-3 zoned area.
Tax Parcel No. 23-008.00-001.
 - G. Motion to ratify an agreement for police physical examination services.

- H. Motion to ratify an agreement for employee health assessments.
- I. Motion to ratify an addendum to an agreement with Axon Enterprise, Inc.

9. Unfinished Business

10. New Business (Public Comment Section)

11. Executive Session

- A. Discuss personnel matters in which the names, competency and ability of individual employees or students are discussed, pursuant to 29 Del. Code §10004(b)(9).
- B. Strategy sessions, including those involving legal advice or opinion from an attorney-at-law, with respect to collective bargaining or pending or potential litigation, but only when an open meeting would have an adverse effect on the bargaining or litigation position of the public body, pursuant to 29 Del. Code §10004(b)(4).

12. Adjournment