

THE MAYOR AND COUNCIL OF MIDDLETOWN

AGENDA

Monday, Nov. 2, 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**

A. Motion to approve the 2027 Hummer's Parade Permit application for Jan. 1, 2027.

B. 41 W. Main Street – Historic Review of planned exterior renovations.

C. 528 W. Main Street – Record 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.

D. 13 Pennington Street – Record Minor Subdivision and Lot Line Adjustment Plan for the adjustment of the lot line on Parcel 23-005.00-102 to fix the existing property line that runs through the existing building and to subdivide the remaining parcel into two lots for the construction of a single-family, semi-detached dwelling with associated improvements. R-2 zoned area. Tax Parcel Nos: 23-005.00-102 and 23-005.00-103.

E. 700 & 710 Hedgelawn Way – Record Major Land Development Plan for a 7,100-square-foot, one-story medical office building with associated parking and accessways in a C-3 zoned area. Tax Parcel Nos. 23-065.00-007 and 23-065.00-008.

F. 693 Industrial Drive – Conditional Use Permit request for a construction company and warehouse sales (Dependable Construction of Delaware, operating as Bargain Barn) in an M-I zoned area to include a construction company and sales of scratch and dent appliances, grills, lawn mowers. CU-22-26. Tax Parcel No. 23-010.00-041.

G. 128 Patriot Drive, Suite 3 – Conditional Use Permit request for an indoor golf simulator facility in an M-I zoned area. The facility will be a reservation-based, 24/7

facility with complete automation and security monitoring. CU-23-26.
Tax Parcel No. 23-041.00-015.

- H. Motion to adopt Ordinance 26-10-01 to amend Chapter 163: Vehicles, Abandoned in the Town of Middletown Code of Ordinances.
- I. Motion to adopt a first amendment to the Lease Agreement regarding the floating solar electric facility at the Town of Middletown Wastewater Treatment Facility.
- J. Motion to adopt a first amendment to the Solar Access Easement Agreement regarding the floating solar electric facility at the Town of Middletown Wastewater Treatment Facility.
- K. Motion to adopt Resolution 26-10-01 regarding certain employee contributions to the State of Delaware County and Municipal Pension Plan, to amend the Town of Middletown, Delaware Employee Money Purchase Plan to provide for mandatory employee contributions, and to provide for the pick-up of employee contributions pursuant to section 414(h)(2) of the Internal Revenue Code.
- L. Introduce Ordinance 26-11-01 to amend Chapter 45, Business Licenses, in the Code of Ordinances for the Town of Middletown.
- M. Introduce Ordinance 26-11-02 to amend Chapter 46 in the Code of Ordinances (Manual of Construction Specifications and Details for Roads, Open Space and Utilities) for the Town of Middletown.
- N. Motion to renew a contract for the collection and disposal of solid waste, recycling, and yard waste for the Town of Middletown.

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. Discussion of the content of documents, excluded from the definition of “public record” where such discussion may disclose the contents of such documents pursuant to 29 Del. Code §10004(b)(6).

12. Adjournment