



***New Castle City Building Department / 220 Delaware Street / New Castle, DE 19720-4816
Phone (302) 322-9813 Fax (302) 323-9814***

BUILDING OFFICIAL'S REPORT

February 2026

To: Members of New Castle City Council
Submitted by: Jeffrey Bergstrom, Building Official

Number of Building Permits Issued.....	15
Estimated Cost of Work.....	\$480,095.35
Fees Collected.....	\$4,430.01
Inspections Performed (by type)	
Site/Footing/Masonry.....	44
Framing/Structural.....	10
Plumbing/HVAC.....	27
Final/Certificates of Occupancy.....	3

cc: Building Report File
City Council

FEBRUARY 2026 BUILDING PERMITS

Permit No.	Owner Name	Property Location	Work Type	Zone	HDFee	DDD	Date	Cost	Paid Amount
26630	WAYNE & GENDOLYN DELCOGLIN	16 W 6TH ST	REPAIR REPLACE	R2			2/9/26	14,276.85	364.16
26631	CHARLES & ELIZABETH THOMAS	131 N KARTIN CIR	REPAIR REPLACE	R1			2/9/26	5,225.00	228.37
26632	DOUGLAS & ELIZABETH WALSH	113 E 2ND ST	REPAIR REPLACE	HR			2/9/26	19,928.00	448.92
26633	ROBERT AND DIANE TATTERSALL	519 DELAWARE ST	REPAIR REPLACE	R2	50	DDD	2/11/26	7,493.50	312.40
26634	TPG AG EHC III (LEN) MULTI S	558 ARROWGRASS LN	NEW BUILDING	R3			2/11/26	8,500.00	277.50
26635	TPG AG EHC III (LEN) MULTI S	560 ARROWGRASS LN	NEW BUILDING	R3			2/11/26	8,500.00	277.50
26636	CHRISTOPHER ZEBLEY	2 BALDT AVE	REPAIR REPLACE	R1			2/13/26	13,281.00	349.21
26637	HISTORICAL SOCIETY OF DELAWARE	42 THE STRAND	REPAIR REPLACE	HR			2/17/26	342,261.00	WAIVED
26638	ADVANCED DIRECTIVE INC	110 E 3RD ST	ALTERATION	HR			2/19/26	16,830.00	452.45
26639	THOMAS MADDOUX & LINDA MERRY	117 HARMONY ST	ALTERATION	HR			2/20/26	2,500.00	50.00
26640	ELEVEN TWENTY TWO CO	610 W 14TH ST	REPAIR REPLACE	R3			2/25/26	5,800.00	237.00
26641	TPG AG EHC III (LEN) MULTI S	563 ARROWGRASS LN	NEW BUILDING	R3			2/25/26	8,500.00	277.50
26642	TPG AG EHC III (LEN) MULTI S	564 ARROWGRASS LN	NEW BUILDING	R3			2/25/26	8,500.00	277.50
26643	TPG AG EHC III (LEN) MULTI S	568 ARROWGRASS LN	NEW BUILDING	R3			2/25/26	8,500.00	277.50
26644	PHILLIP BOGGS & DANIEL URBANCIK	124 E 2ND ST	REPAIR REPLACE	HR			2/25/26	10,000.00	600.00
Total 15								\$480,095.35	\$4,430.01

TO: Antonina Tantillo, City Administrator
FROM: Milt Draper,
Housing Code Official
DATE: March 6, 2026
RE: February 2026 Activity



118 Housing/property code violations were filed in February 2026.

118 PROPERTIES THROUGHOUT THE CITY WERE CITED IN FEBUARY 2026 FOR VARIOUS QUALITIES OF LIFE ISSUES:

- (8) STORAGE OF HOUSEHOLD ITEMS IN A RESIDENTIAL ZONE.
- (1) STORING AN INOPERABLE MOTOR VEHICLE IN A RESIDENTIAL ZONE.
- (8) WORKING IN THE CITY WITHOUT A LICENSE AND OR A BUILDING PERMIT.
- (4) MAINTAINING A RENTAL PROPERTY WITHOUT A RENTAL BUSINESS LICENSE.
- (2) PROPERLY MAINTAINING UNUSED OR UNOCCUPIED PROPERTY.
- (4) MAINTAINING EXTERIOR SURFACES OF A DWELLING IN GOOD REPAIRS.
- (12) VACANT/ABANDONED PROPERTIES are subject to vacant building fees.
- (6) VACANT/ABANDONDED PROPERTIES are not yet subject to vacant building fees.



City Council Report
For February 2026

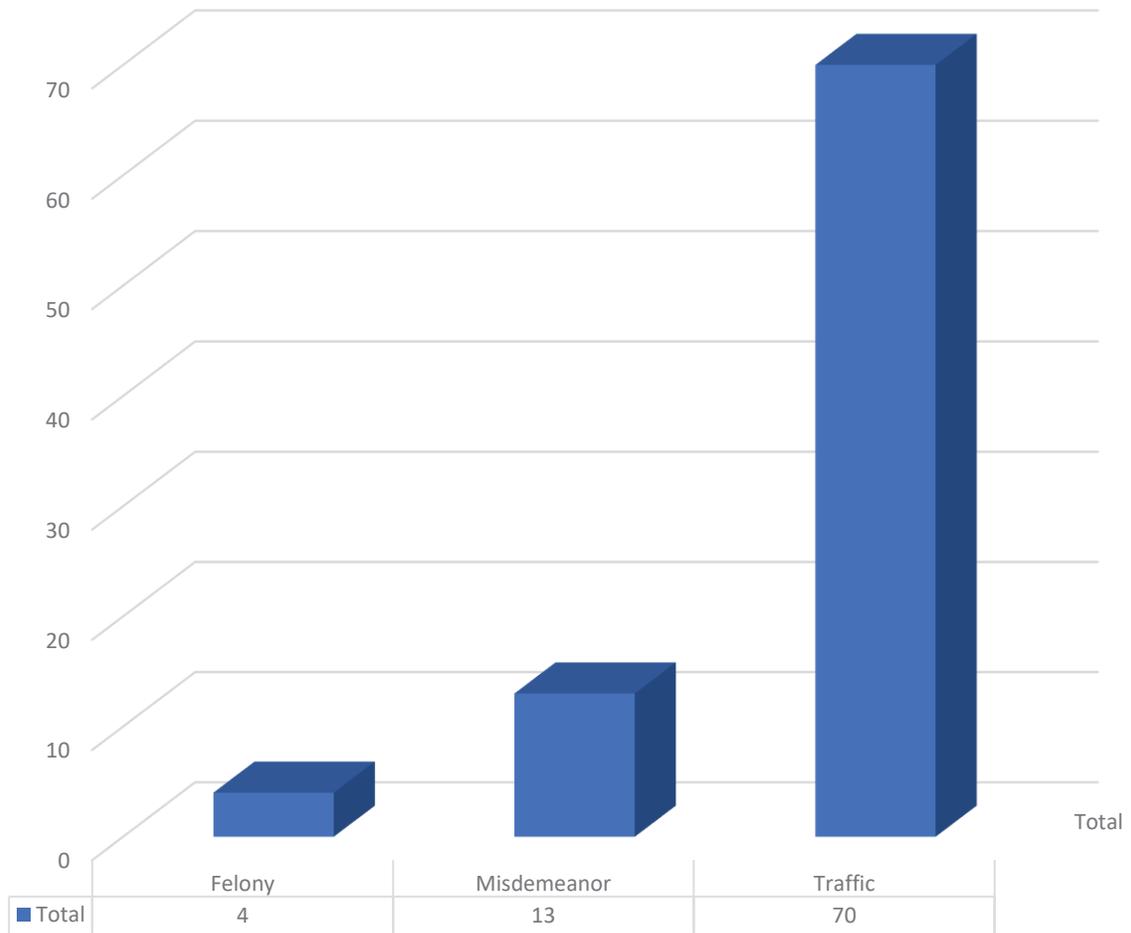
NEW CASTLE CITY POLICE DEPARTMENT
MONTHLY REPORT

March 10th, 2026

NEW CASTLE CITY POLICE DEPARTMENT MONTHLY REPORT

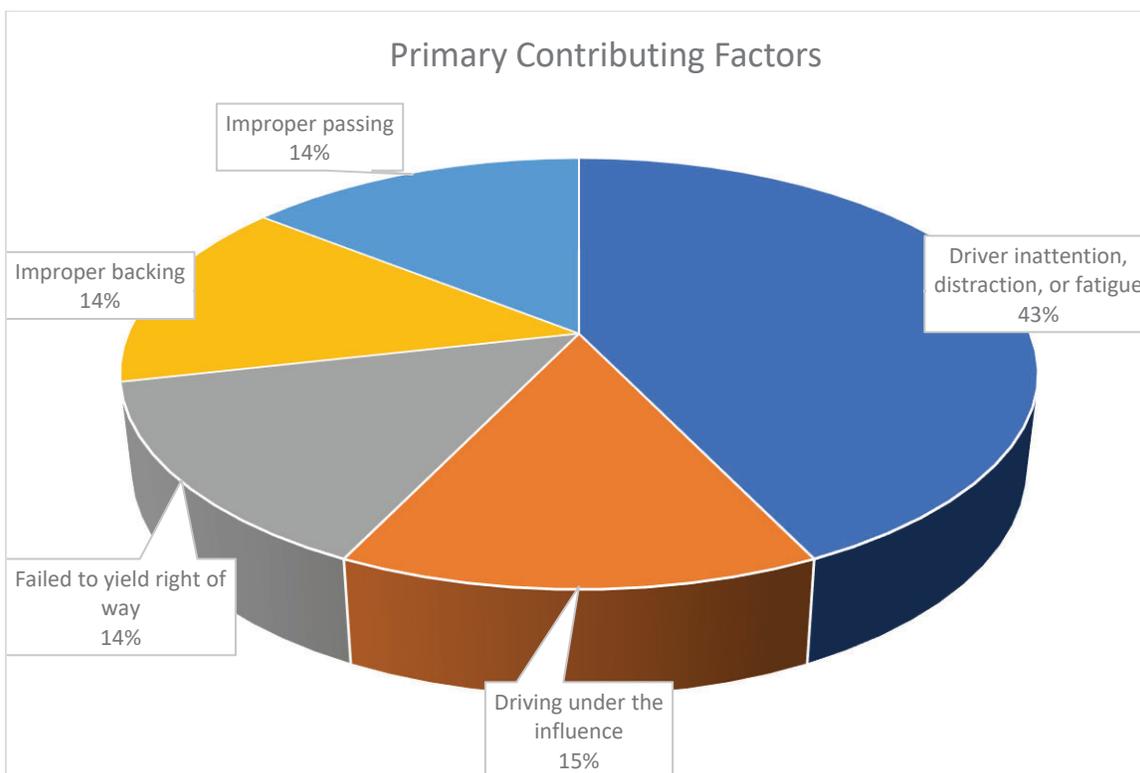
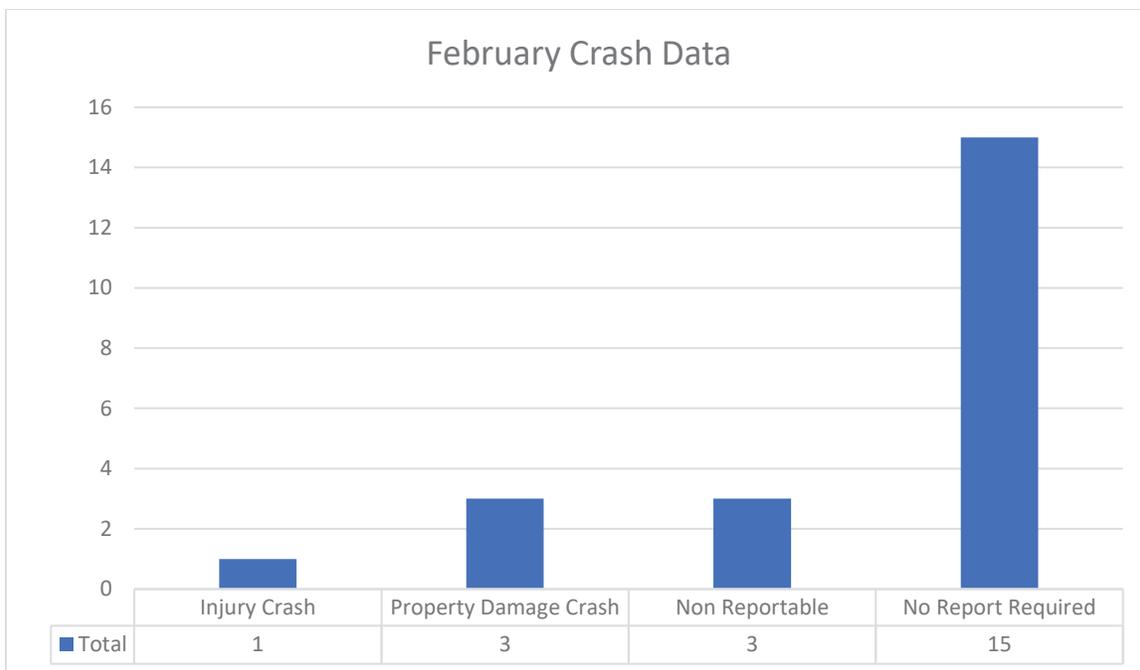
Total Complaints	Total Dispatched Calls	Crime Reports Written	Field Service Reports
348	205	84	130
Overdose/NARCAN	DUI	Shooting Outside City	Shooting Inside City
0/0	2	0	0

February Enforcement Data



**February 2026
Crime Statistics**

PART I CRIMES		
Crime	2026	2025
Kidnap	<u>1</u>	<u>0</u>
Rape	<u>3</u>	<u>2</u>
Assault/Aggravated	<u>1</u>	<u>4</u>
Burglary	<u>0</u>	<u>3</u>
Theft	<u>16</u>	<u>33</u>
Theft/Auto	<u>1</u>	<u>0</u>
All Other	<u>2</u>	<u>0</u>
	24	42
PART II CRIMES		
Crime	2026	2025
Other Assaults	<u>15</u>	<u>11</u>
Rec. Stolen Property	<u>0</u>	<u>1</u>
Criminal Mischief	<u>2</u>	<u>8</u>
Weapons	<u>1</u>	<u>2</u>
Other Sex Offenses	<u>0</u>	<u>1</u>
Drugs	<u>0</u>	<u>7</u>
Noise/Disorderly Premise	<u>2</u>	<u>7</u>
Trespass	<u>3</u>	<u>3</u>
Disorderly Conduct	<u>1</u>	<u>1</u>
Other	<u>169</u>	<u>158</u>
	193	199
PART III CRIMES		
Crime	2026	2025
Alarm	<u>68</u>	<u>69</u>
Animal Control	<u>0</u>	<u>2</u>
Recovered Property	<u>0</u>	<u>2</u>
Service	<u>120</u>	<u>92</u>
Suspicious Per/Veh	<u>23</u>	<u>11</u>
	211	176
	428	417



February Quality of Life Calls

Location / Incident Type	Total
Airport Plaza Shopping Ctr	3
Disorderly person	1
Suspicious person	1
Theft - Just Occurred	1
Boothurst	1
Suspicious person	1
Centerpoint Industrial Park	1
Suspicious vehicle	1
Deemers Landing Apartments	1
Barking Dog	1
Dobbinsville	2
Burglary - In Progress	1
Disorderly person	1
New Castle / Shawtown	7
Drug Violation	1
Gun Violation	1
Loud Music/Party	1
Suspicious person	1
Suspicious vehicle	3
Riveredge Industrial Park	1
Suspicious vehicle	1
South River Shop Plaza	1
Theft - Just Occurred	1
Van Dyke Plaza	1
Trespass - In Progress	1
Washington Park	1
Suspicious vehicle	1
Grand Total	19

Priority One Calls for Service February 2026

Response Time

In several incident types, multiple outliers affected the overall response time. Several common causes of these deviations are;

1. Responding officer not marked or does not transmit "on scene".
2. Officers delay their direct response to check the area around the location for suspects or victims known to have fled the scene.
3. Incidents are downgraded after entry but before dispatch.

Incident Type	Total	Response Time
Accident PI	4	0:03:02
Burglary - In Progress	1	0:04:14
CPR in Progress	2	0:02:30
Domestic - In Progress	6	0:06:28
Mental Patient Violent	1	0:11:47
Shots fired	1	0:05:21
Suicidal Person w/Weapon-In Prog	1	0:04:39
Grand Total	16	0:05:07

GOOD WILL FIRE COMPANY FEBRUARY REVIEW 2026



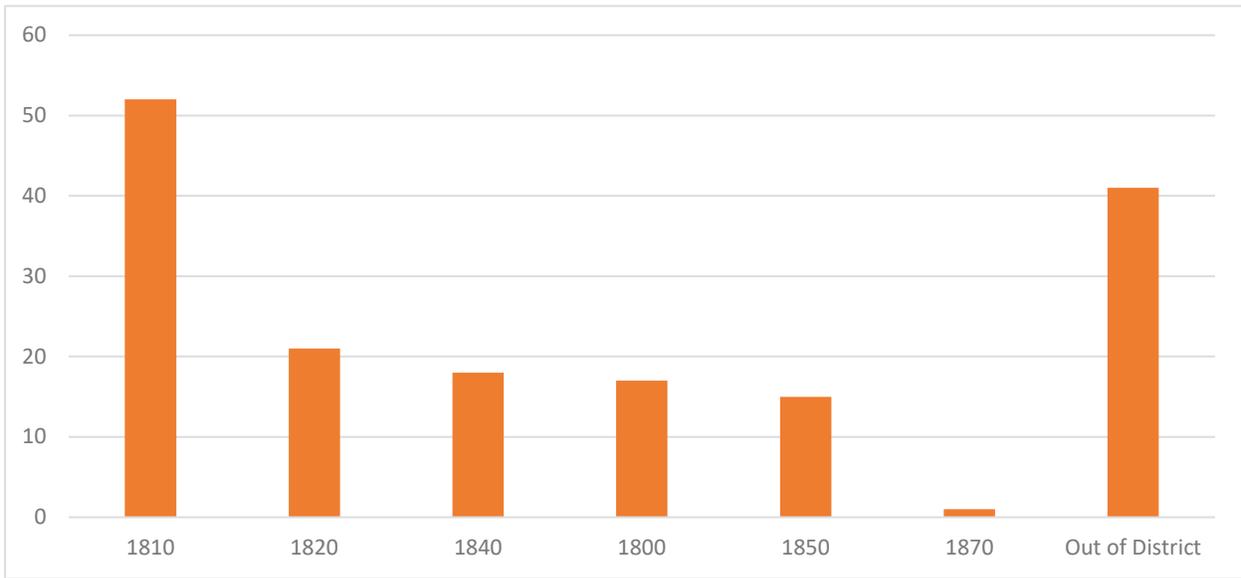
Map of Coverage Area



Coverage Area Continue

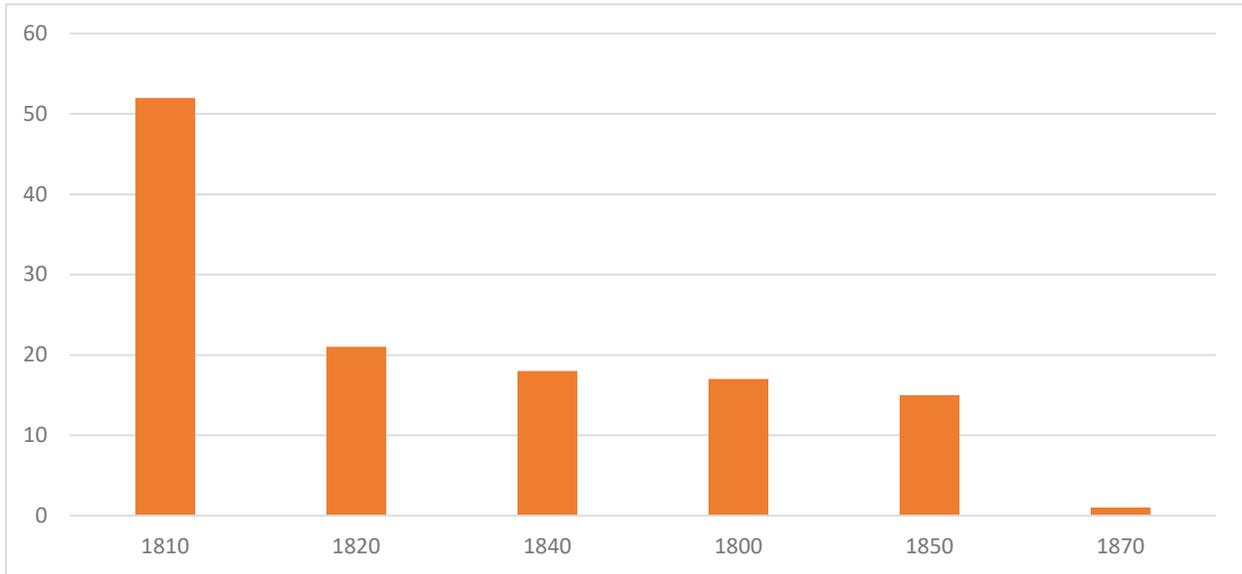
- Grid 1800: New Castle (Downtown area)
- Grid 1810: Van Dyke Village; Baldton; New Castle Manor; Boothhurst; Booker Circle; Penn Valley; Buttonwood; Castle Hills; Jefferson Farms; Boulden
- Grid 1820: Stockton; Wilmington Manor Gardens; Penn Acres South
- Grid 1833: Delaware River from 3rd St Boat Ramp to the High-Tension Power Lines
- Grid 1834: Delaware River from 3rd St Boat Ramp to the area of Buttonwood
- Grid 1840: Washington Park; Dobbinsville; Centerpoint Industrial Park; Quigley Blvd
- Grid 1850: Villages of Llangollen; Llangollen Estates; Riversedge; Wynthorpe; Beaverbrook Crest; Bayview Manor; Pines at Bayview
- Grid 1870: Riverbend
- Grid 18TRL: Jack A. Markell Trail (from Delaware St. to Boulden Blvd)

Ems Incidents for the Month



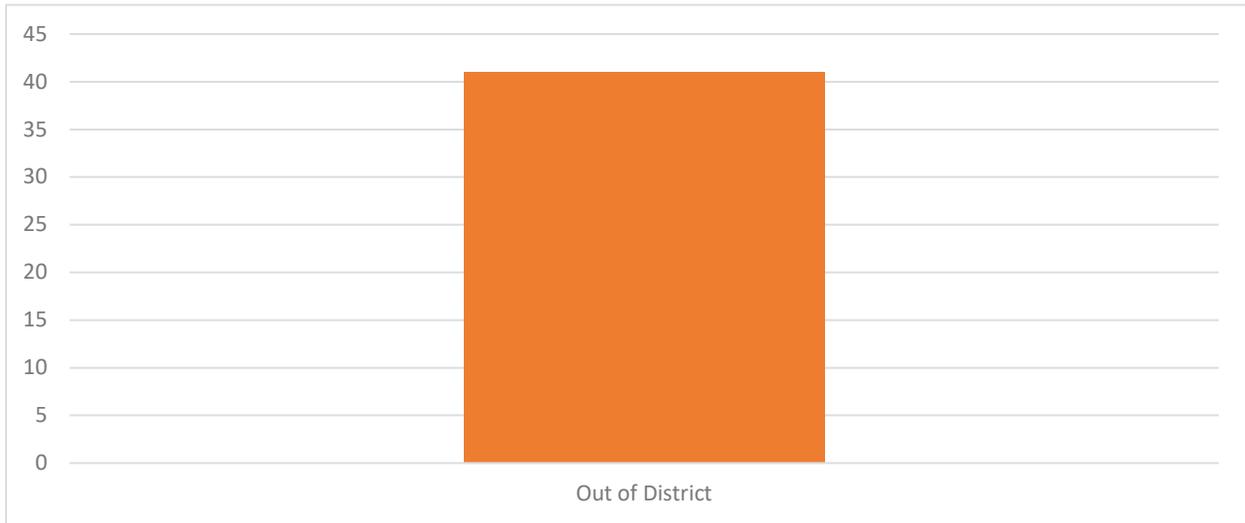
Scene Incident Zone	Number of Runs	Percent of Total Runs
1810	52	31.52%
1820	21	12.73%
1840	18	10.91%
1800	17	10.30%
1850	15	9.09%
1870	1	0.61%
Out of District	41	24.84%
Total	165	100.00%

In District Responses



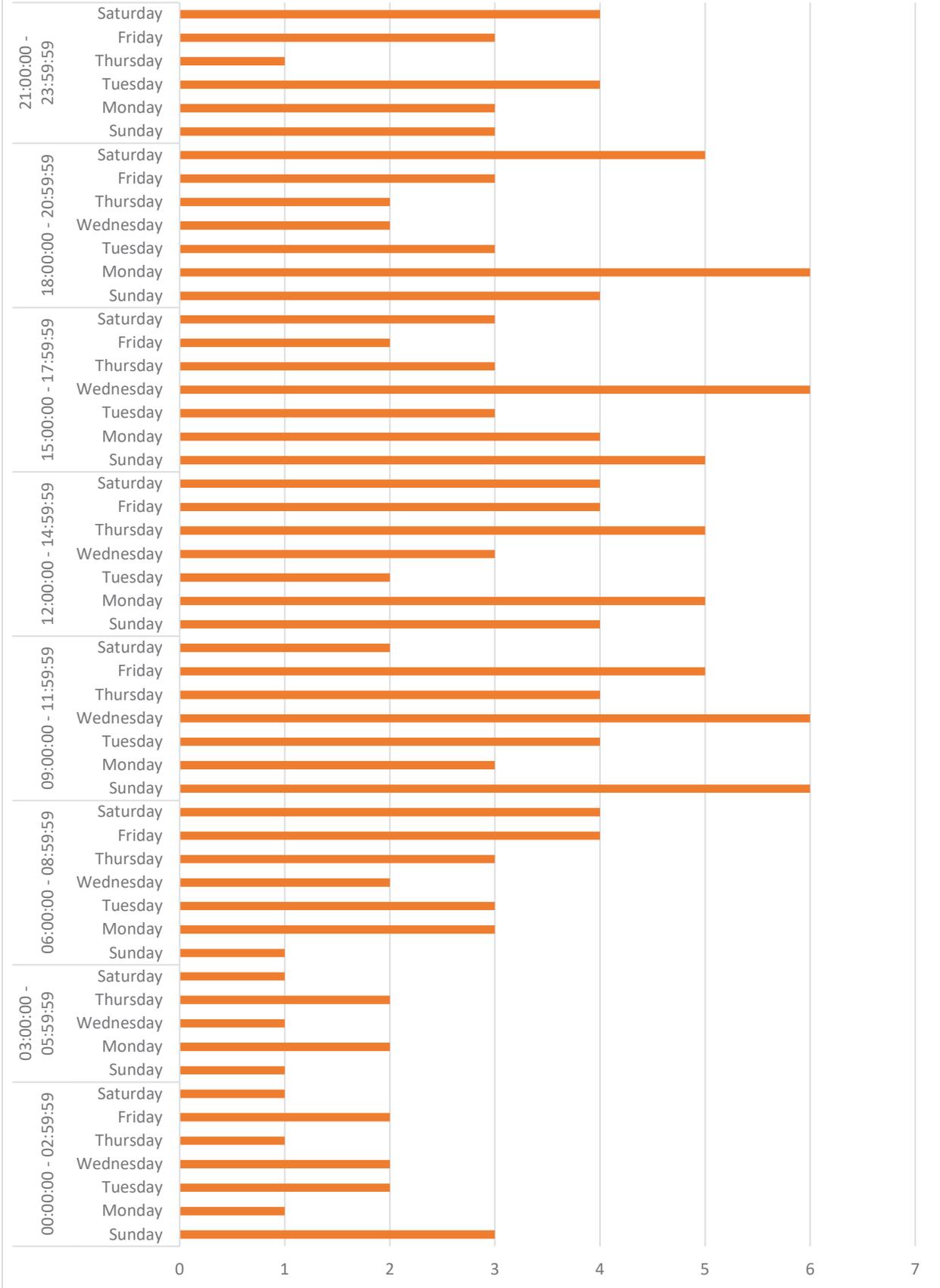
Scene Incident Zone	Number of Runs	Percent of Total Runs
1810	52	31.52%
1820	21	12.73%
1840	18	10.91%
1800	17	10.30%
1850	15	9.09%
1870	1	0.61%
Total	124	75.16%

Out of District Responses



Scene Incident Zone	Number of Runs	Percent of Total Runs
Out of District	41	24.84%
Total	41	24.84%

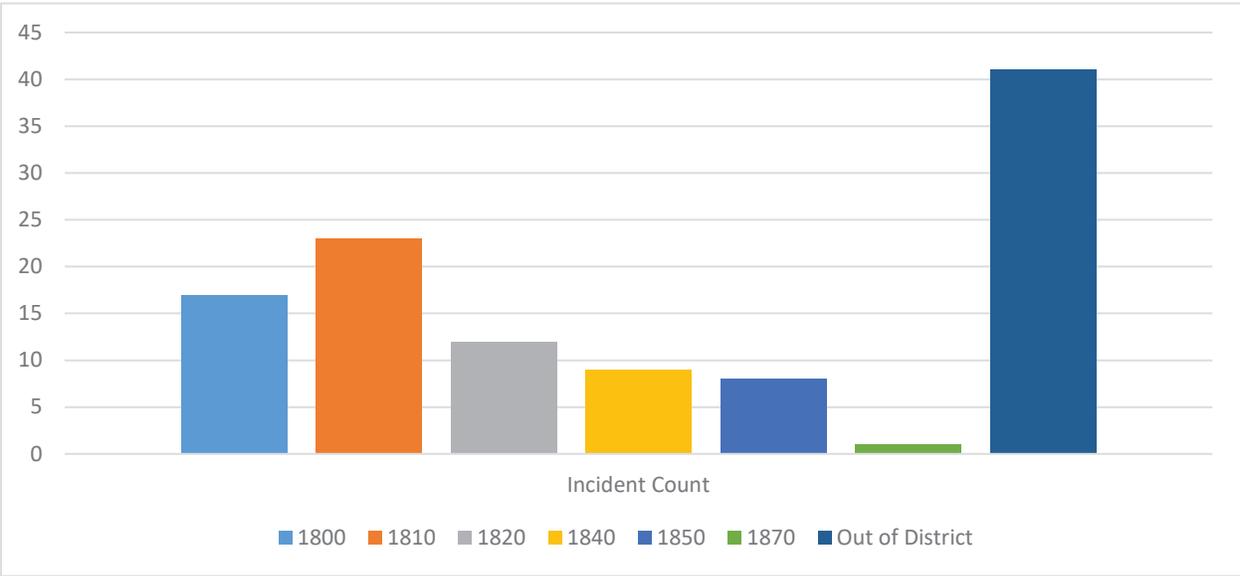
Sum of Number of Runs by Incident Three Hour Range Of Day 24



Incidents by Response Disposition

Disposition Incident Patient Disposition	Number of Runs	Percent of Total Runs
BLS Transport (911 calls - if you are a BLS Provider)	121	73.33%
Cancellation	23	13.94%
Patient Refusal	7	4.24%
Public Service	6	3.64%
Transfer of Care	3	1.82%
Agency Assist	2	1.21%
DOPA	1	0.61%
Standby-No Patient Contacts	1	0.61%
Termination of Resuscitation (TOR)	1	0.61%
Total	165	100%

Fire Incidents for the Month

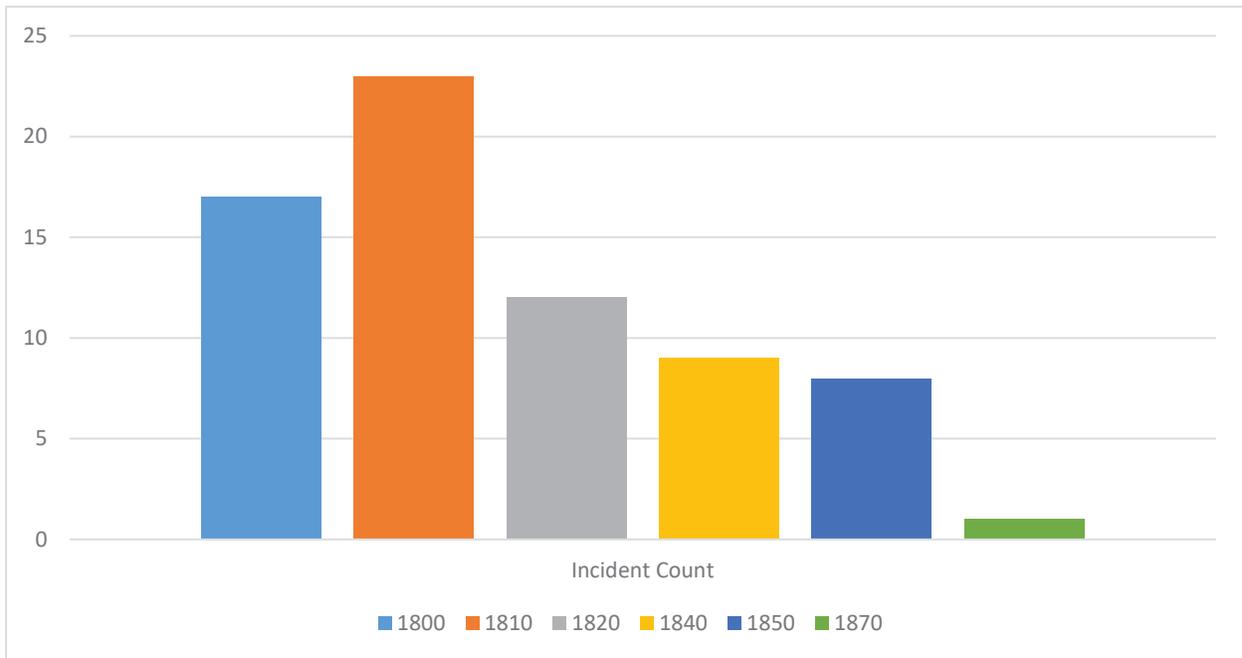


Response Zone	Incident Count	Percent of Total
1800	17	15.32%
1810	23	20.72%
1820	12	10.81%
1840	9	8.11%
1850	8	7.21%
1870	1	0.90%
Out of District	41	36.94%
Total	111	100.00%

Breakdown by Incident Type

Primary Incident Type	Count	Percent of Total
Fire - Outside Fire - Other Outside Fire	1	0.90%
Fire - Outside Fire - Utility Infrastructure Fire	1	0.90%
Fire - Structure Fire - Structural Involvement	1	0.90%
Fire - Structure Fire - Confined Cooking / Appliance Fire	5	4.50%
Hazardous Situation - Hazard Non-Chemical - Electrical Power Line Down / Arching / Malfunction	3	2.70%
Hazardous Situation - Hazard Non-Chemical - Electrical Hazard / Short Circuit	1	0.90%
Hazardous Situation - Hazardous Materials - Gas Leak / Gas Odor	2	1.80%
Hazardous Situation - Hazardous Materials - Carbon Monoxide Release	1	0.90%
Hazardous Situation - Investigation - Odor	3	2.70%
Hazardous Situation - Investigation - Smoke Investigation	2	1.80%
Medical - Illness - Breathing Problems	4	3.60%
Medical - Illness - Cardiac Arrest	3	2.70%
Medical - Illness - Chest Pain (Non-Trauma)	4	3.60%
Medical - Illness - Convulsions / Seizures	2	1.80%
Medical - Illness - Heart Problems	1	0.90%
Medical - Illness - Sick Case	2	1.80%
Medical - Illness - Unconscious Victim	2	1.80%
Medical - Injury / Trauma - Fall	1	0.90%
Medical - Injury / Trauma - Motor Vehicle Collision	6	5.41%
Medical - Injury / Trauma - Hemorrhage / Laceration	1	0.90%
Medical - Injury / Trauma - Other Traumatic Injury	2	1.80%
Public Service - Citizen Assist - Citizen Assist / Service Call	6	5.41%
Public Service - Citizen Assist - Lift Assist	2	1.80%
Public Service - Alarms (Non-Medical) - Fire / Smoke Alarm	4	3.60%
Public Service - Disaster / Weather - Weather Response	2	1.80%
Public Service - Other - Move-up	1	0.90%
Rescue - Structure - Elevator / Escalator Rescue	1	0.90%
No Emergency - False Alarm - Intentional False Alarm	3	2.70%
No Emergency - False Alarm - Malfunctioning Alarm	6	5.41%
No Emergency - False Alarm - Accidental Alarm	8	7.21%
No Emergency - False Alarm - Other False Call	2	1.80%
No Emergency - Good Intent - No Incident Found Upon Arrival / Location Error	1	0.90%
No Emergency - Good Intent - Smoke from Nonhostile Source (Smoke Scare)	3	2.70%
No Emergency - Good Intent - Investigate Hazardous Release (Nothing Found)	2	1.80%
No Emergency - Cancelled	22	19.82%
Total	111	100.00%

In District Incidents for the Month

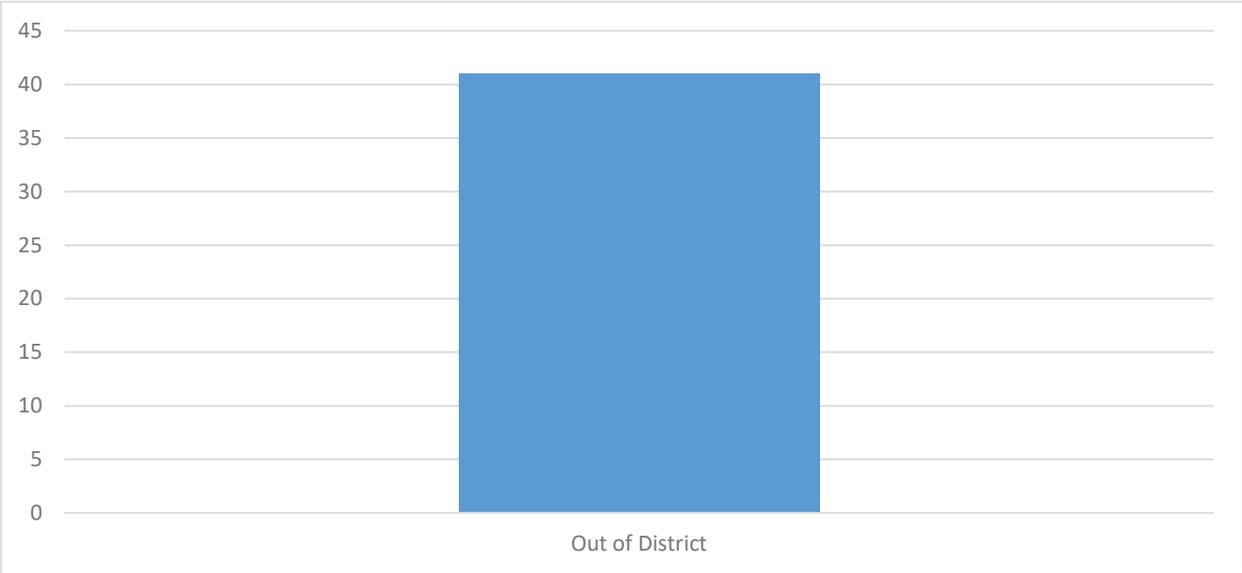


Response Zone	Incident Count	Percent of Total
1800	17	15.32%
1810	23	20.72%
1820	12	10.81%
1840	9	8.11%
1850	8	7.21%
1870	1	0.90%
Total	70	63.06%

Breakdown by Incident Type

Primary Incident Type	Count	Percent of Total
Fire - Structure Fire - Confined Cooking / Appliance Fire	3	4.29%
Hazardous Situation - Hazard Non-Chemical - Electrical Power Line Down / Arching / Malfunction	3	4.29%
Hazardous Situation - Hazardous Materials - Carbon Monoxide Release	1	1.43%
Hazardous Situation - Investigation - Smoke Investigation	1	1.43%
Medical - Illness - Breathing Problems	4	5.71%
Medical - Illness - Cardiac Arrest	3	4.29%
Medical - Illness - Chest Pain (Non-Trauma)	4	5.71%
Medical - Illness - Convulsions / Seizures	2	2.86%
Medical - Illness - Heart Problems	1	1.43%
Medical - Illness - Sick Case	2	2.86%
Medical - Illness - Unconscious Victim	2	2.86%
Medical - Injury / Trauma - Fall	1	1.43%
Medical - Injury / Trauma - Motor Vehicle Collision	3	4.29%
Medical - Injury / Trauma - Hemorrhage / Laceration	1	1.43%
Medical - Injury / Trauma - Other Traumatic Injury	2	2.86%
Public Service - Citizen Assist - Citizen Assist / Service Call	5	7.14%
Public Service - Citizen Assist - Lift Assist	2	2.86%
Public Service - Alarms (Non-Medical) - Fire / Smoke Alarm	4	5.71%
Public Service - Disaster / Weather - Weather Response	1	1.43%
Rescue - Structure - Elevator / Escalator Rescue	1	1.43%
No Emergency - False Alarm - Intentional False Alarm	3	4.29%
No Emergency - False Alarm - Malfunctioning Alarm	6	8.57%
No Emergency - False Alarm - Accidental Alarm	7	10.00%
No Emergency - False Alarm - Other False Call	2	2.86%
No Emergency - Good Intent - Smoke From Nonhostile Source (Smoke Scare)	2	2.86%
No Emergency - Good Intent - Investigate Hazardous Release (Nothing Found)	2	2.86%
No Emergency - Cancelled	2	2.86%
Total	70	63.06%

Out of District Incidents for the Month

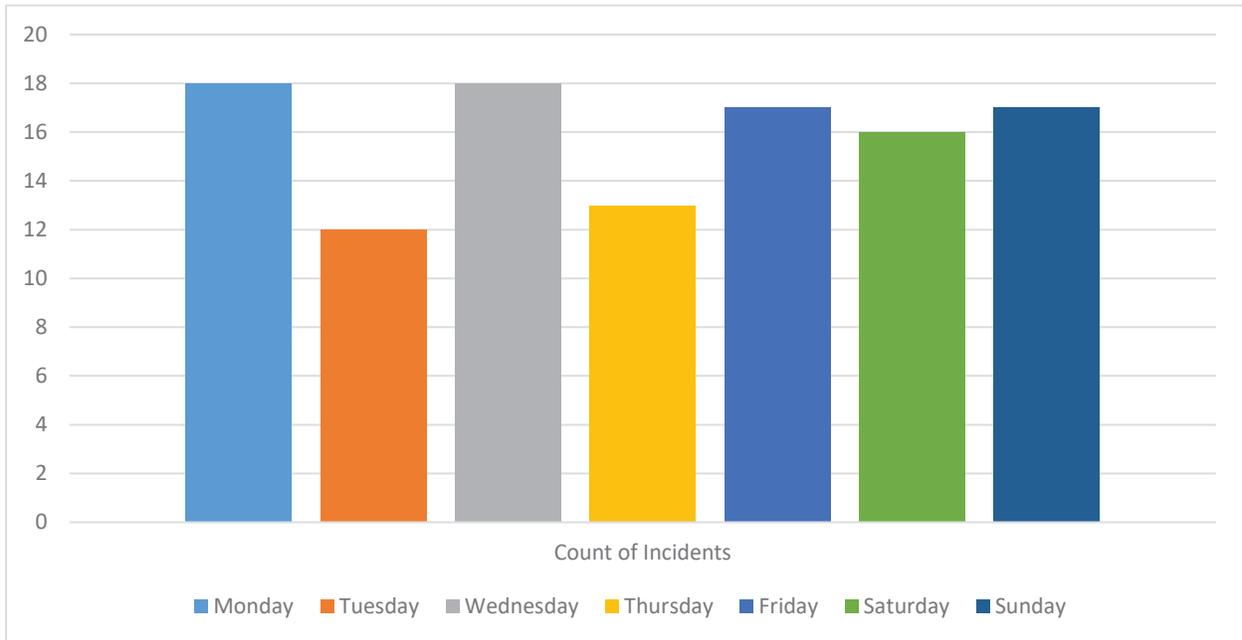


Response Zone	Incident Count	Percent of Total
Out of District	41	36.94%
Total	41	36.94%

Breakdown by Incident Type

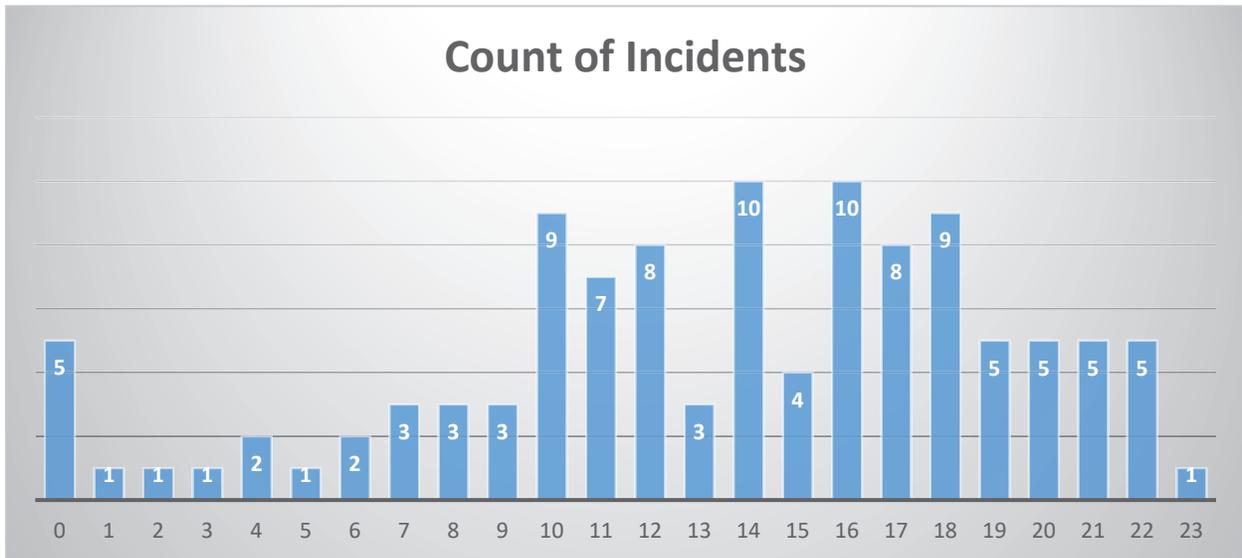
Primary Incident Type	Count	Percent of Total
Fire - Outside Fire - Other Outside Fire	1	2.44%
Fire - Outside Fire - Utility Infrastructure Fire	1	2.44%
Fire - Structure Fire - Structural Involvement	1	2.44%
Fire - Structure Fire - Confined Cooking / Appliance Fire	2	4.88%
Hazardous Situation - Hazard Non-Chemical - Electrical Hazard / Short Circuit	1	2.44%
Hazardous Situation - Hazardous Materials - Gas Leak / Gas Odor	2	4.88%
Hazardous Situation - Investigation - Odor	3	7.32%
Hazardous Situation - Investigation - Smoke Investigation	1	2.44%
Medical - Injury / Trauma - Motor Vehicle Collision	3	7.32%
Public Service - Citizen Assist - Citizen Assist / Service Call	1	2.44%
Public Service - Disaster / Weather - Weather Response	1	2.44%
Public Service - Other - Move-up	1	2.44%
No Emergency - False Alarm - Accidental Alarm	1	2.44%
No Emergency - Good Intent - No Incident Found Upon Arrival / Location Error	1	2.44%
No Emergency - Good Intent - Smoke From Nonhostile Source (Smoke Scare)	1	2.44%
No Emergency - Cancelled	20	48.78%
Total	41	36.94%

Incidents by Day of the Week



Day of Week	Count of Incidents	Percentage of Total Incidents
Monday	18	16.22%
Tuesday	12	10.81%
Wednesday	18	16.22%
Thursday	13	11.71%
Friday	17	15.32%
Saturday	16	14.41%
Sunday	17	15.32%
Total	111	100.00%

Incidents by Hour



PSAP Call Time	Count of Incidents	Percentage of Total Incidents
0	5	4.50%
1	1	0.90%
2	1	0.90%
3	1	0.90%
4	2	1.80%
5	1	0.90%
6	2	1.80%
7	3	2.70%
8	3	2.70%
9	3	2.70%
10	9	8.11%
11	7	6.31%
12	8	7.21%
13	3	2.70%
14	10	9.01%
15	4	3.60%
16	10	9.01%
17	8	7.21%
18	9	8.11%
19	5	4.50%
20	5	4.50%
21	5	4.50%
22	5	4.50%
23	1	0.90%
Total	111	100.00%

Arbor Day Proclamation

Proclaiming April 24, 2026 as Arbor Day in the City of New Castle

WHEREAS, in 1872, at the suggestion of J. Sterling Morton, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed on April 10, 1872, with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Valarie Leary, Mayor of the City of New Castle, Delaware, do hereby proclaim, April 24, 2026 as Arbor Day in the City of New Castle Delaware and I urge all citizens to celebrate Arbor Day and support efforts to protect our trees and woodlands; and

Further, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated this 10th day of March 2026

Valarie Leary, Mayor

2025 Tree Advisory Commission Annual Report

My name is Ed Ryan, and I am Chairman of the Tree Advisory Commission. I joined the TAC in December 2024 and assumed the role of Chairman in April 2025.

Thank you for the opportunity to report to you about the work of the Tree Advisory Commission in 2025.

The Tree Advisory Commission (or TAC) meets once a month to review City Tree Work Permit Applications that are received from city residents and property owners. Residents can request that “City Trees” (between the road and the sidewalk in front of their property) be pruned, removed, or newly planted. In 2025, TAC reviewed 35 applications.

If an application is approved, TAC sends a recommendation for tree work to the Public Works Department. The Director of Public Works, and the City Administrator decide whether they can do the work themselves or if they need to put out a request for bids.

TAC never approves a request for the removal of a tree unless it is necessary; causing property damage, has outgrown its location, or is presenting a safety concern.

Based on our application review:

- TAC recommended that 10 trees be pruned, and another 10 trees be removed due to public/private safety concerns,
- TAC approved 10 applications for new trees, which have already been planted or will be scheduled for planting once trees from the approved tree list become available,
- TAC denied 5 applications.

A major focus of TAC is to identify areas for future tree planting to complete Historic New Castle’s tree canopy. TAC uses the guidelines from the Arbor Day Foundation for “Right Tree in the Right Place”. These are cultivars, smaller canopy trees that will grow to 20-30 feet instead of 70-100 as currently seen in the city.

In 2025, TAC planted approximately 30 trees:

- 9 trees on Delaware Street between 6th and 7th Streets,
- 9 trees on 5th Street near the Library,
- 12 trees in various locations on East 2nd and East 3rd Street, and on West 4th Street.

2025 Tree Advisory Commission Annual Report

Our focus of future tree planting will be streets to the west of Delaware Street. Depending on the willingness of residents, the availability of trees on the TAC Recommended Tree List, and the amount of money allotted by the city, the goal will be to plant or replace 25 – 30 trees per year.

On going, TAC will be facing significant new challenges to reaching our stated goals. Specifically. In 2025, approximately 800 donor financed, or volunteer hours were devoted to fixing sidewalks as a result of tree removal, preparing new tree pits, planting trees, and maintaining new trees.

In adherence with Tree City U.S.A. standards, a certified Arborist should be available for consultation and new tree pruning. Currently those services are provided by Norman Lehr, Gateway Nursery Certified Arborist, also at donor expense.

This donor funding will not be continued going forward, which means that TAC will incur additional expenses from, or allocation changes to our current budget.

TAC currently has no open positions. TAC members have completed FOIA training and do not have a need for additional training at this point.

City of New Castle Board of Health
Annual Report to City Council
January 23, 2026

In accordance with Ordinance 545, the New Castle Board of Health is providing this report of our 2025 activities.

In 2025, the Board of Health met 5 times (4 regular meetings and 1 special meeting). We continue to look for ways to add value to our community and our activities reflect that approach. The following list highlights our activities in 2025:

- We decided to highlight mental health awareness in 2025. We kicked that off in May with a proclamation from Mayor Leary recognizing May 2025 as Mental Health Awareness month in the City of New Castle
- We tied green ribbons on the light posts on Delaware Street in recognition of Mental Health Awareness month
- A 3-part series on Mental Health Awareness was initiated in The Weekly in May with an article about mental health. An article on accessing emergency services and what to expect came out in late summer/early fall and the final article on how to help a loved one struggling with substance abuse has just been completed and is in the queue for publishing in The Weekly.
- As part of our regular meetings, we always look at what infectious diseases are trending in our area. In 2025, we decided to share that information with the New Castle public in The Weekly after each of our meetings. We've missed one or two because there wasn't anything significant to share (it was a very quiet summer) or information was sparse during the government shutdown. We are planning to continue this activity when it makes sense to do so.
- It was reported last year that we wanted to have a small health fair related to mental health issues in late summer or fall. Ms. Tantillo and Councilperson Mattaway encouraged us to think more broadly and with their significant support we participated in a very successful City Health Fair at the Goodwill Fire Hall in September of 2025. The health fair coincided with the Blood Drive.
- During the Health Fair, we collected some data using our newly developed Health Survey. The survey was completed with help from Ms. Tantillo and her interns. Data collected at the Health Fair were collected on paper forms and inputted into the computer to be collated. As a result of this first foray into data collection, the survey was adjusted slightly to make it more usable, and more data will be collected online in the near future.

We still have not been able to attend CERT training. It is being offered the first 2 Saturdays in March in 2026 in case some of those interested can attend. Currently, no other dates for this training are noted on the State CERT web page. In regard to FOIA training, Tish Gallagher and Jamie Majewski have had FOIA training. David Bechtel, Susan McLaughlin, and Jackie Metz have not yet been FOIA trained. Some of the members would like to update their CPR training and we will probably explore options for that this year. It may be something we can open to the community as well.

Currently, we do not feel that we need more training on how to deliberate or be more effective.

We receive great logistical support from Ms. Tantillo and the staff in the city office and deeply appreciate their help and guidance.

The Board of Health does not interact with a professional advisor. It is important to note that, currently, the Board has significant breadth and depth of pertinent education and experience in the health field.

We currently have no openings on the Board, and the members work together well.

The Board of Health has received no complaints since our last report to City Council.

Our plans/goals for the upcoming year include the following:

- **Health Fair 2026.** Planning is currently underway for a repeat Health Fair sometime in 2026.
- **Health related articles in The Weekly.** Once we collect some more data from the survey, we will use the results to guide us in what topics are of interest to our population. The data (and the trends in infectious diseases) will help determine what articles we prepare and what activities we propose in the coming years.
- **Public education related to dog parks.** In 2025, one Board member expressed concerns about potential health issues related to having a dog park in our community. The concerns were mainly: people being bitten while using the park and who is going to clean up the park if owners don't pick up after their own pups. Like many concerns we have, we believe the answer is public education and we want to do some of this when the dog park nears completion. At this point, we don't know what form this public education will take. It could be done as part of the health fair, in an article in The Weekly, as a gathering of those interested in using the dog park, or some combination of these approaches. Proposed topics include basic dog park

etiquette, recognizing dog body language, and how to safely respond to worrisome dog body language and/or behavior.

- **Infectious diseases.** Continue to share information about infectious disease trends that have the potential to impact our community.
- **PFA (“forever chemicals”).** The City is pursuing a grant to educate the New Castle public about these substances. We hope to be involved in that activity in some way if the grant is awarded.
- **Possible CPR training for Board members.** We may be able to open this opportunity to others as well.

We do not know of any grant funding requests currently.

For FY 2027 our budget request includes \$900 for meeting room and stenographer, \$600 for supplies (posters/handouts, etc. for Health Fair and dog park presentation), and \$400 for professional development opportunities.

Thank you for the opportunity to share our activities and goals with you and thank you for your ongoing support!

Respectfully submitted,
The City of New Castle Board of Health
David Bechtel
Tish Gallagher
Jamie Majewski
Susan McLaughlin
Jackie Metz

Date: March 1, 2026

To: The City Council of the City of New Castle

From: Margo Reign, Chair Planning Commission

RE: 2025 Annual Report from City of New Castle Planning Commission to City Council.

1. Please provide highlights of the Board/ Commission's 2025 activity and efforts.

From January to July the Planning Commission researched, held hearings, and listened to the input of residents regarding tourist homes/ short-term rentals concerns and the need for updated regulations. An ordinance was drafted by our city solicitor and approved at the July 11, 2025 meeting to be recommended to City Council as Ordinance 555 – An ordinance to amend the City of New Castle Municipal Code, Chapter 230, Regarding Home Occupations in the Historic Residence Zoning District.

At the August 25, 2025, meeting there was a discussion of Ordinance 556 updating the regulations to allow for in-home occupations in the historic district. The Planning Commission voted to approve recommending the ordinance to City Council. In addition, the Planning Commission also recommended that Home Based Businesses be allowed in the R-1 Zone.

Approvals

- Recommendation of Special Exception in the DG Zone for Self Storage Units located at 300 W 7th Street for New Castle Self Storage LLC, at the December 15, 2025 meeting.
- Preliminary Subdivision Plan of lots 1 – 6 at 1004 Gray Street – approved at the November 24, 2025 meeting.
- Approval of extension of the conditionally approved site plan at 427 W 7th Street, known as The Battery at the April 28, 2025 meeting.

New commission members:

Reverend Aaron Moore joined the PC in October 2025.

Educational activities

- During the year, several chapters of the Comprehensive Plan were reviewed at various meetings so all commissioners would be familiar with the contents and in consideration of the 5-year review. After reviewing all the chapters, a list of things to address in the 2030 ten-year review were made and no changes were recommended for the 5-year review.
- Commissioners Batty, Franklin, Majewski, Reign, and Rivera attended FOIA training given by Max Walton in the fall of 2025.

2. Would you like to request additional education for your Board/Commission? Have all of your members taken the FOIA class through University of Delaware? If so when and if not please provide the names of individuals who need training. Kristen Zumar, Tamara Stoner and Marc-Anthony Williams still need FIOA training. We are discussing additional training available.

3. **Do you feel you need more training or guidance on how to better deliberate and or be more effective. If so please elaborate.**
4. **What additional logistical support and guidance can the City's Administration provide you to better support your Board/Commission?**
5. **Does your Commission or Board interact with a professional advisor. If so, who is the advisor and how does s/he work with (or guide or help) the board/committee.** Our professional support comes from Chris Roger, City Planner and Lisa Hatfield, City Solicitor.
6. **Do you have any current openings on your Committee/Commission or Board?** Yes.
7. **Are the meeting dates and times ones that are functional for all committee members?** Yes
8. **Does the board/ commission receive complaints directly? If so, how do you respond to them? If you receive complaints directly, please share them with the City Administrator.** The Chair has not received any direct complaints.
9. **What are the plans and goals of the Board/ Commission for 2026?** To develop a plan for how to tackle the 2030 Comprehensive Plan update and consider issues that the Planning Commission can investigate and make recommendations to City Council.
10. **Do you have any grant funding requests for outside grants and/or budget needs? If so please opine.** Please accrue money to cover the cost of the 2030 Comp Plan,
11. **Please share your Fiscal Year 2027 Budget request.** Please budget for at least two meetings to be held at the senior center and training funds.
12. **Is there anything that you would like to share not captured in the above?**

Ordinance No. 562

AN ORDINANCE TO AMEND THE CITY OF NEW CASTLE MUNICIPAL CODE, CHAPTER 230 (ZONING CODE), REGARDING BOARD OF ADJUSTMENT HEARINGS

Whereas, the Council of The City of New Castle (“City Council”) possesses the authority to adopt, amend, modify, or repeal The City of New Castle Municipal Code (“City Code”); and

Whereas, Title 22, Section 326 of the Delaware Code obligates municipal Boards of Adjustment to schedule hearings within a “reasonable time” but does not specify a specific deadline by which a hearing must be held; and

Whereas, the City Code’s thirty (30) day timeframe within which to schedule a Board of Adjustment hearing is not required under Delaware law and is inherently unreasonable given the required minimum public posting; and

Whereas, The City Council has determined that it is in the best interests of the City and its residents to amend the City Code to mirror the expectations in the Delaware Code concerning the timeframe to schedule Board of Adjustment hearings and to issue a decision following said hearings.

NOW, THEREFORE, making the express finding that the provisions of this Ordinance enhance and promote the health, safety, and welfare of the City of New Castle, be it ordained by the Council of the City of New Castle Council as follows:

SECTION 1: City Code Chapter 230, Zoning Code, Section 230-55.B, Hearings; appeals; notice, is hereby amended as follows (with deleted text identified by bold, strikethrough and new language identified by bold, underlined text):

- B. The Board of Adjustment shall fix a reasonable time for the hearing of appeal, giving public notice as required by § 230-62 of this chapter, ~~and hold the public hearing within 30 days~~

~~from the date of filing of the notice of appeal.~~ At the hearing, any party may appear in person or by agent or attorney. The Board shall then decide the appeal within a reasonable time 45 days from the time of the hearing.

SECTION 2: If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3: In the event any existing Ordinances or parts of Ordinances are in conflict herewith, the provisions of this Ordinance shall control.

SECTION 4: This Ordinance shall become effective immediately upon its adoption by City Council.

First Reading

Second Reading

Signed this _____ day of _____, 2025

_____, President of City Council

Attest: _____
_____, City Clerk

Approved: _____
_____, Mayor

RESOLUTION NO. 2026-15

**A Resolution Approving
a Subdivision Plan for
NCCo. Tax Parcel Nos. 21-001.00-253, -254, and -007
(6, 8, and 10 Arbutus Avenue)**

WHEREAS, the Feathers Group, LLC, care of Chris Feathers, has applied to the City of New Castle for subdivision approval for properties located at 6, 8, and 10 Arbutus Avenue, known as New Castle County Tax Parcel Numbers 21-001.00-253, -254, and -007; and

WHEREAS, the purpose of this subdivision is to re-subdivide the existing three parcels into six parcels as shown on that certain Subdivision Plan prepared by Master Plan Engineering & Consulting, last dated February 11, 2026, which is attached here as “Exhibit A”; and

WHEREAS, the Building Official has determined that the application is in conformity with the Subdivision and Zoning Regulations of the City of New Castle and recommends to City Council that the Subdivision Plan be approved; and

WHEREAS, the Planning Commission has also reviewed the application and, during a public meeting on February 2, 2026, determined that it is in conformity with the Subdivision and Zoning Regulations of the City of New Castle and recommended to City Council that the subdivision final plat be approved.

NOW, THEREFORE BE IT RESOLVED that the application of the Feathers Group, LLC, care of Chris Feathers, for subdivision approval for properties located within the municipal limits of the City of New Castle at 6, 8, and 10 Arbutus Avenue, known as New Castle County Tax Parcel Numbers 21-001.00-253, -254, and -007, as shown on that certain Subdivision Plan prepared by Master Plan Engineering & Consulting, last dated February 11, 2026, said Plan and related material being attached here as “Exhibit A” reflecting such subdivision, is approved and such Plan shall be entitled to be recorded in the Office of the Recorder of Deeds, in and for New Castle County, State of Delaware. The applicant shall promptly record the subdivision final plat and inform the Building Official of recordation.

BE IT FURTHER RESOLVED that said approval is granted upon the following conditions:

a) The property owner, its successors and assigns, agree to comply with applicable subdivision and zoning code regulations of the City of New Castle should they elect to build or alter improvements on any lot. Recording of this subdivision final plat does not ensure or guarantee constructability. Complete building permit applications meeting all applicable City, State and Federal regulations must be submitted to and approved by the City prior to obtaining building permits.

PASSED this 10th day of March 2026

VOTE: _____

Suzanne Souder, City Council President

Nermin Zubaca, Councilperson

Joseph F. Day, III, Councilperson

Brian Mattaway, Councilperson

Andrew H. Zeltt, Councilperson

Attest:

iane el ado City Cler

RESOLUTION NO. 2026-16

**A Resolution Approving
a Site Plan for
NCCo. Tax Parcel No. 21-014.00-400
(427 W. Seventh Street, “The Battery”)**

WHEREAS, JAKSN LLC has applied to the City of New Castle for Site Plan approval for the property located at 427 W. Seventh Street, known as New Castle County Tax Parcel Number 21-014.00-400, and known further as “The Battery”; and

WHEREAS, the purpose of this Site Plan is to develop a multifamily use including 152 apartment units and 2,085 square feet of retail space and other associated amenities, as shown on that certain plan set prepared by MidAtlantic Engineering Partners, LLC last dated January 22, 2026, which is attached here as “Exhibit A” (the “Project”); and

WHEREAS, the Planning Commission has reviewed the application and determined that it is in conformity with the Zoning Code of the City of New Castle as well as with all other federal, state, county, and City regulations and recommends to City Council that the Site Plan be approved.

NOW, THEREFORE BE IT RESOLVED that the application of JAKSN LLC for Site Plan approval for the property located within the municipal limits of the City of New Castle at 427 W. Seventh Street, known as New Castle County Tax Parcel Numbers 21-014.400, as shown on that certain plan set prepared by MidAtlantic Engineering Partners, LLC, last dated January 22, 2026, said plan set being attached here as “Exhibit A” reflecting such Site Plan, is approved and such plan shall be entitled to be recorded in the Office of the Recorder of Deeds, in and for New Castle County, State of Delaware. The applicant shall record the Site Plan within 45 days of the date of this Resolution and inform the Building Official of recordation. Failure to record the Site Plan within the aforementioned time frame shall render this Resolution null and void.

BE IT FURTHER RESOLVED that said approval is granted upon the following conditions:

a) The property owner, its successors and assigns, agrees to comply with applicable subdivision and zoning code regulations of the City of New Castle should it elect to build or alter improvements on any lot. Recording of this Site Plan does not ensure or guarantee constructability. Complete building permit applications meeting all applicable City, State and Federal regulations must be submitted to and approved by the City prior to obtaining building permits.

b) As required under the City of New Castle's Zoning Code, upon satisfactory completion of the required improvements as shown on the approved Site Plan, the developer shall submit to the Building Official four copies of the as-built site plan, certified by the engineer, before occupancy of any building, for the review and approval for conformity with the approved Site Plan. The as-built Site Plan shall indicate any deviations from the site improvements shown on the final approved Site Plan.

c) The developer shall construct the driveway improvements addressed in the First Amended and Restated Cross Access and Maintenance Easement Agreement to New Castle County's satisfaction, which shall be memorialized via written confirmation from New Castle County to the City, before obtaining any certificate of occupancy for the Project from the City.

PASSED this ___ day of ____ 2026

VOTE: _____

Suzanne Souder, City Council President

Nermin Zubaca, Councilperson

Joseph F. Day, III, Councilperson

Brian Mattaway, Councilperson