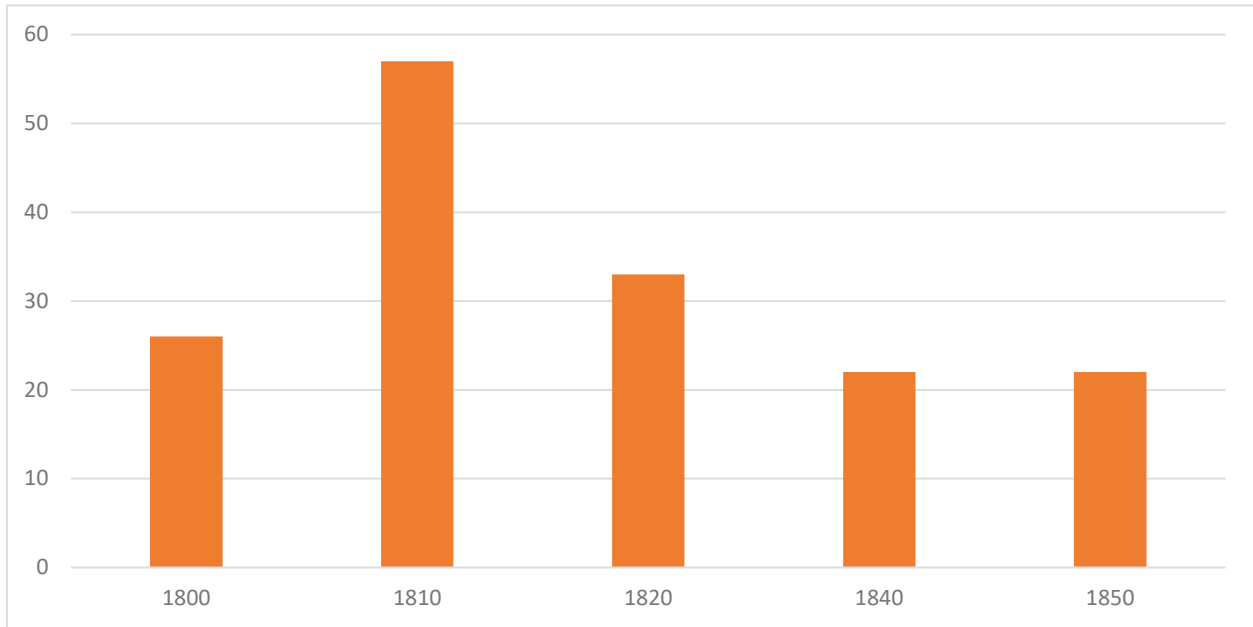
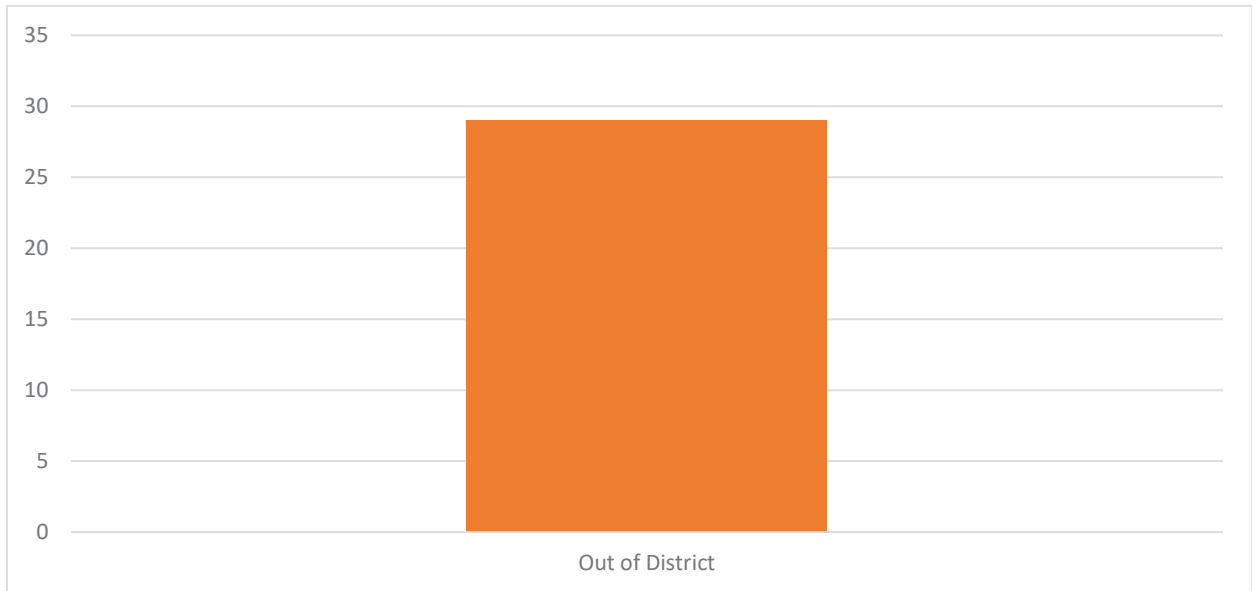


In District Responses



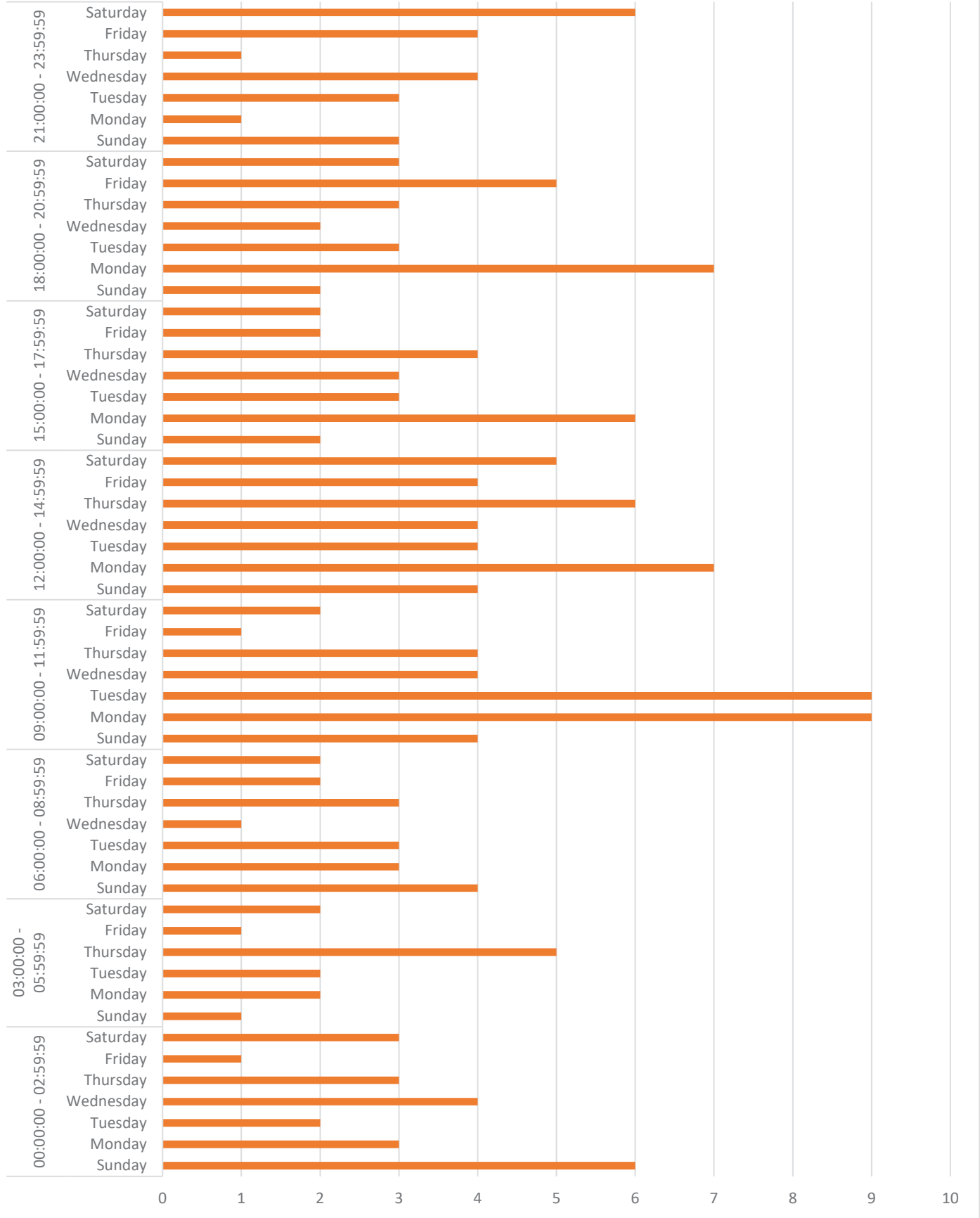
Scene Incident Zone	Number of Runs	Percent of Total Runs
1800	26	13.76%
1810	57	30.16%
1820	33	17.46%
1840	22	11.64%
1850	22	11.64%
Total	160	84.66%

Out of District Responses



Scene Incident Zone	Number of Runs	Percent of Total Runs
Out of District	29	15.36%
Total	29	15.36%

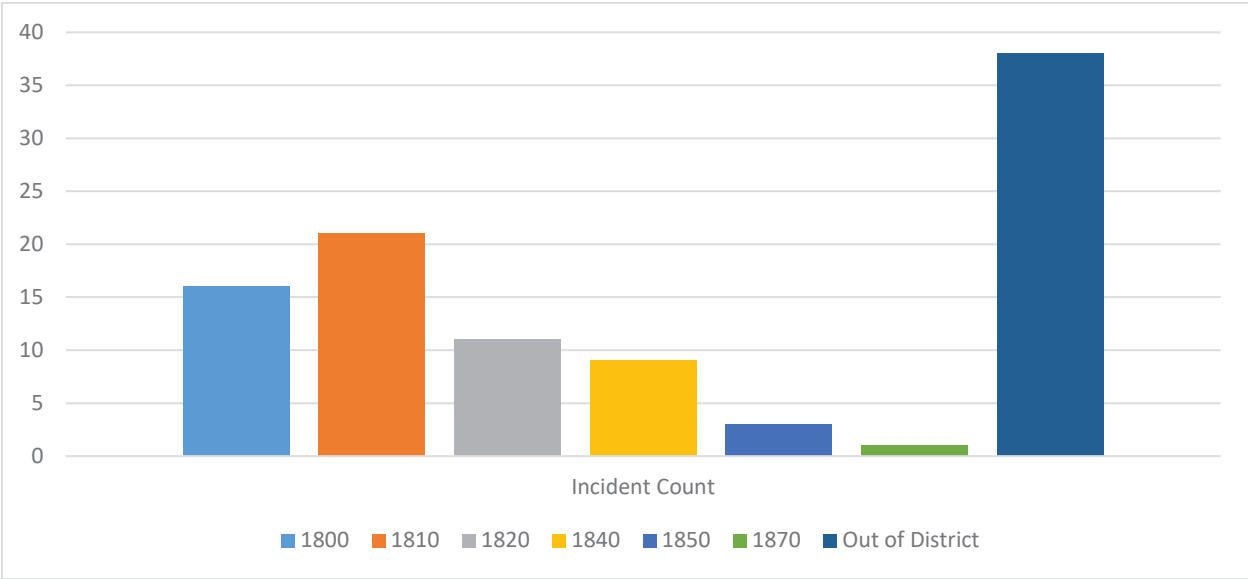
Sum of Number of Runs by Incident Three Hour Range Of Day 24



Incidents by Response Disposition

Incident Patient Disposition	Number of Runs	Percent of Total Runs
BLS Transport (911 calls - if you are a BLS Provider)	114	60.32%
Cancellation	33	17.46%
Patient Refusal	23	12.17%
Public Service	15	7.94%
Agency Assist	1	0.53%
DOPA	1	0.53%
Standby-No Patient Contacts	1	0.53%
Transfer of Care	1	0.53%
Total	189	100%

Fire Incidents for the Month

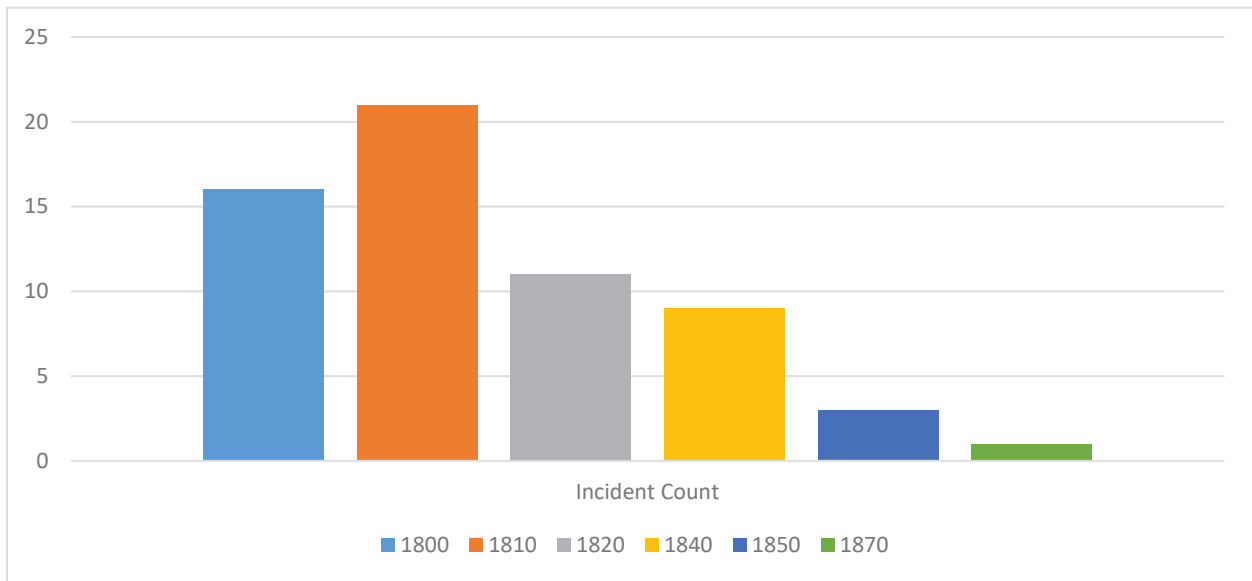


Response Zone	Incident Count	Percent of Total
1800	16	16.16%
1810	21	21.21%
1820	11	11.11%
1840	9	9.09%
1850	3	3.03%
1870	1	1.01%
Out of District	38	38.38%
Total	99	100.00%

Breakdown by Incident Type

Primary Incident Type	Count	Percent of Total
Fire - Outside Fire - Trash / Rubbish Fire	1	1.01%
Fire - Outside Fire - Vegetation / Grass Fire	1	1.01%
Fire - Outside Fire - Dumpster / Other Outdoor Container Fire	1	1.01%
Fire - Structure Fire - Structural Involvement	6	6.06%
Fire - Structure Fire - Room and Contents Fire	2	2.02%
Fire - Structure Fire - Confined Cooking / Appliance Fire	5	5.05%
Fire - Transportation Fire - Boat / Personal Watercraft / Barge Fire	1	1.01%
Hazardous Situation - Hazard Non-Chemical - Electrical Hazard / Short Circuit	3	3.03%
Hazardous Situation - Hazard Non-Chemical - Motor Vehicle Collision	1	1.01%
Hazardous Situation - Hazardous Materials - Gas Leak / Gas Odor	3	3.03%
Hazardous Situation - Hazardous Materials - Carbon Monoxide Release	1	1.01%
Hazardous Situation - Investigation - Smoke Investigation	1	1.01%
Medical - Illness	1	1.01%
Medical - Illness - Abdominal Pain / Problems	1	1.01%
Medical - Illness - Breathing Problems	1	1.01%
Medical - Illness - Chest Pain (Non-Trauma)	1	1.01%
Medical - Illness - Convulsions / Seizures	1	1.01%
Medical - Illness - Sick Case	3	3.03%
Medical - Illness - Unconscious Victim	2	2.02%
Medical - Illness - Well Person Check	1	1.01%
Medical - Illness - Unknown Problem	1	1.01%
Medical - Injury / Trauma - Fall	1	1.01%
Medical - Injury / Trauma - Motor Vehicle Collision	7	7.07%
Medical - Injury / Trauma - Other Traumatic Injury	1	1.01%
Medical - Other - Standby Request	1	1.01%
Public Service - Citizen Assist - Citizen Assist / Service Call	1	1.01%
Public Service - Citizen Assist - Lift Assist	3	3.03%
Public Service - Alarms (Non-Medical) - Fire / Smoke Alarm	4	4.04%
No Emergency - False Alarm - Intentional False Alarm	2	2.02%
No Emergency - False Alarm - Malfunctioning Alarm	1	1.01%
No Emergency - False Alarm - Accidental Alarm	2	2.02%
No Emergency - Good Intent - No Incident Found Upon Arrival / Location Error	4	4.04%
No Emergency - Good Intent - Smoke from Nonhostile Source (Smoke Scare)	3	3.03%
No Emergency - Cancelled	31	31.31%
Total	99	100.00%

In District Incidents for the Month

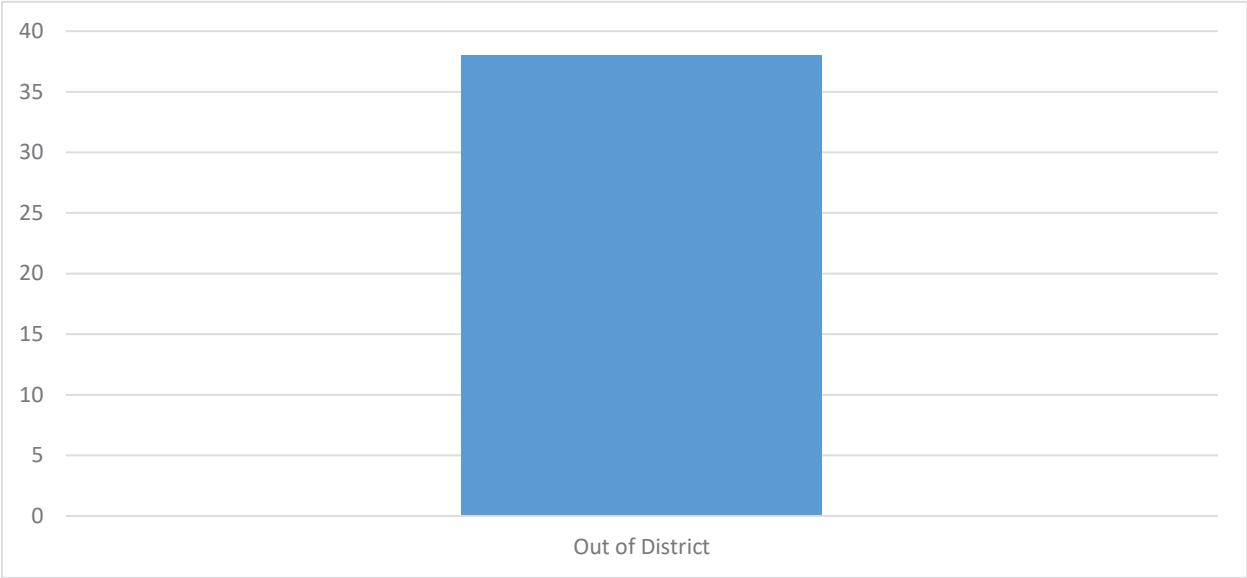


Response Zone	Incident Count	Percent of Total
1800	16	16.16%
1810	21	21.21%
1820	11	11.11%
1840	9	9.09%
1850	3	3.03%
1870	1	1.01%
Total	61	61.61%

Breakdown by Incident Type

Primary Incident Type	Count	Percent of Total
Fire - Outside Fire - Trash / Rubbish Fire	1	1.64%
Fire - Outside Fire - Vegetation / Grass Fire	1	1.64%
Fire - Structure Fire - Structural Involvement	1	1.64%
Fire - Structure Fire - Confined Cooking / Appliance Fire	4	6.56%
Hazardous Situation - Hazard Non-Chemical - Electrical Hazard / Short Circuit	1	1.64%
Hazardous Situation - Hazard Non-Chemical - Motor Vehicle Collision	1	1.64%
Hazardous Situation - Hazardous Materials - Gas Leak / Gas Odor	2	3.28%
Hazardous Situation - Hazardous Materials - Carbon Monoxide Release	1	1.64%
Medical - Illness	1	1.64%
Medical - Illness - Abdominal Pain / Problems	1	1.64%
Medical - Illness - Breathing Problems	1	1.64%
Medical - Illness - Chest Pain (Non-Trauma)	1	1.64%
Medical - Illness - Convulsions / Seizures	1	1.64%
Medical - Illness - Sick Case	3	4.92%
Medical - Illness - Unconscious Victim	2	3.28%
Medical - Illness - Well Person Check	1	1.64%
Medical - Illness - Unknown Problem	1	1.64%
Medical - Injury / Trauma - Fall	1	1.64%
Medical - Injury / Trauma - Motor Vehicle Collision	6	9.84%
Medical - Injury / Trauma - Other Traumatic Injury	1	1.64%
Medical - Other - Standby Request	1	1.64%
Public Service - Citizen Assist - Citizen Assist / Service Call	1	1.64%
Public Service - Citizen Assist - Lift Assist	3	4.92%
Public Service - Alarms (Non-Medical) - Fire / Smoke Alarm	4	6.56%
No Emergency - False Alarm - Intentional False Alarm	2	3.28%
No Emergency - False Alarm - Malfunctioning Alarm	1	1.64%
No Emergency - False Alarm - Accidental Alarm	2	3.28%
No Emergency - Good Intent - No Incident Found Upon Arrival / Location Error	2	3.28%
No Emergency - Good Intent - Smoke from Nonhostile Source (Smoke Scare)	2	3.28%
No Emergency - Cancelled	11	18.03%
Total	61	100.00%

Out of District Incidents for the Month

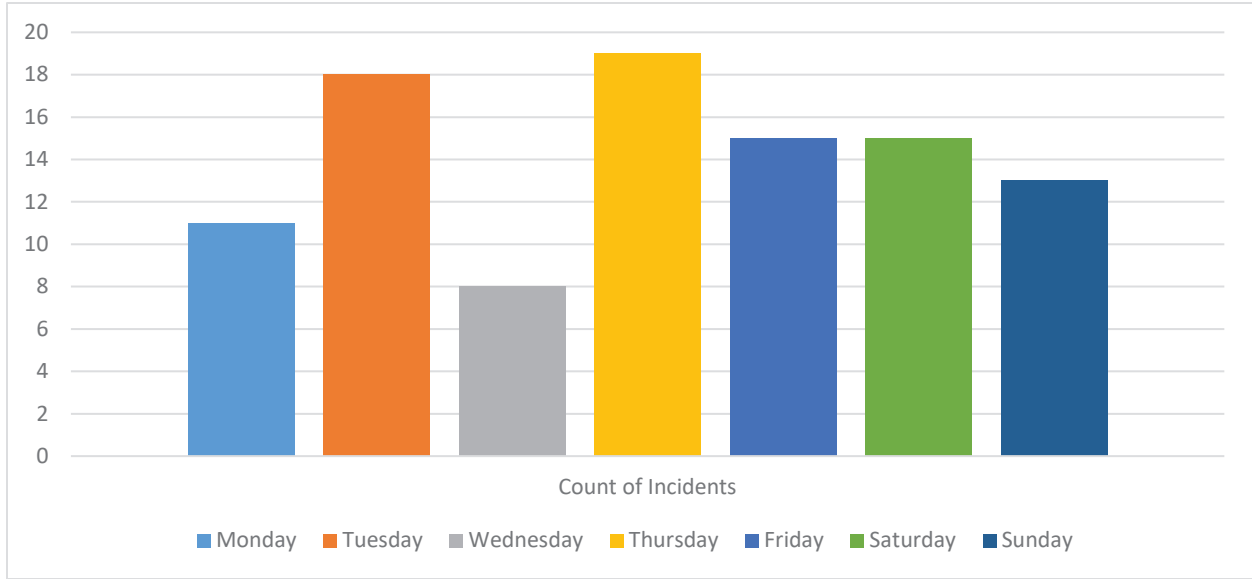


Response Zone	Incident Count	Percent of Total
Out of District	38	38.38%
Total	38	38.38%

Breakdown by Incident Type

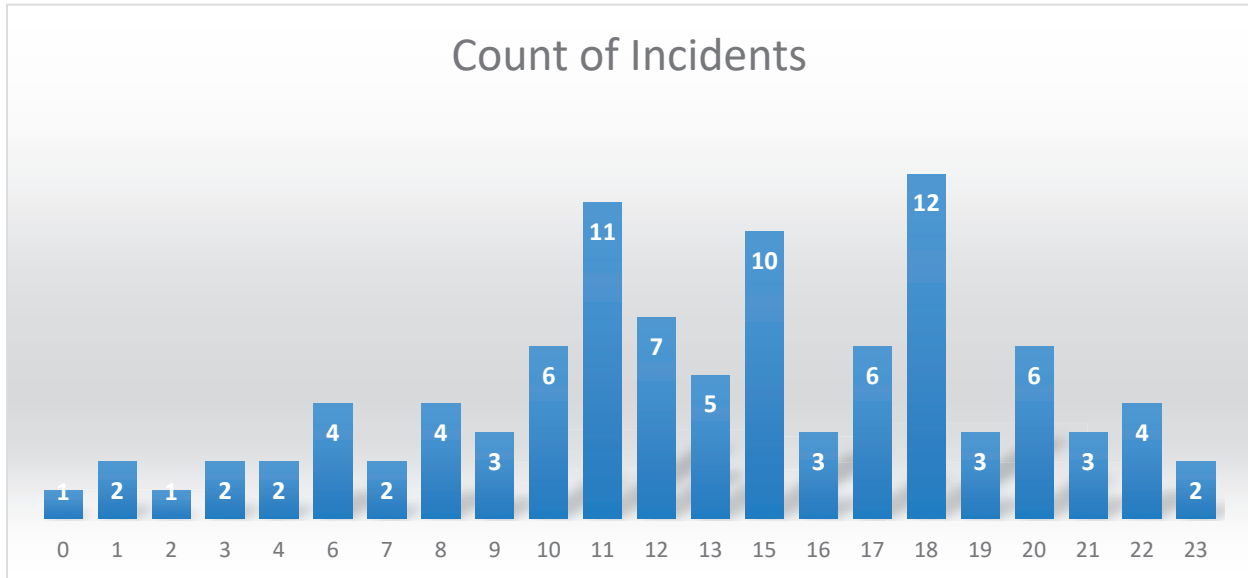
Primary Incident Type	Count	Percent of Total
Fire - Outside Fire - Dumpster / Other Outdoor Container Fire	1	2.63%
Fire - Structure Fire - Structural Involvement	5	13.16%
Fire - Structure Fire - Room and Contents Fire	2	5.26%
Fire - Structure Fire - Confined Cooking / Appliance Fire	1	2.63%
Fire - Transportation Fire - Boat / Personal Watercraft / Barge Fire	1	2.63%
Hazardous Situation - Hazard Non-Chemical - Electrical Hazard / Short Circuit	2	5.26%
Hazardous Situation - Hazardous Materials - Gas Leak / Gas Odor	1	2.63%
Hazardous Situation - Investigation - Smoke Investigation	1	2.63%
Medical - Injury / Trauma - Motor Vehicle Collision	1	2.63%
No Emergency - Good Intent - No Incident Found Upon Arrival / Location Error	2	5.26%
No Emergency - Good Intent - Smoke From Nonhostile Source (Smoke Scare)	1	2.63%
No Emergency - Cancelled	20	52.63%
Total	38	100.00%

Incidents by Day of the Week



Day of the Week	Count of Incidents	Percentage of Total Incidents
Monday	11	11.11%
Tuesday	18	18.18%
Wednesday	8	8.08%
Thursday	19	19.19%
Friday	15	15.15%
Saturday	15	15.15%
Sunday	13	13.13%
Total	99	100.00%

Incidents by Hour



PSAP Call Time	Count of Incidents	Percentage of Total Incidents
0	1	1.01%
1	2	2.02%
2	1	1.01%
3	2	2.02%
4	2	2.02%
6	4	4.04%
7	2	2.02%
8	4	4.04%
9	3	3.03%
10	6	6.06%
11	11	11.11%
12	7	7.07%
13	5	5.05%
15	10	10.10%
16	3	3.03%
17	6	6.06%
18	12	12.12%
19	3	3.03%
20	6	6.06%
21	3	3.03%
22	4	4.04%
23	2	2.02%
Total	99	100.00%

City Of New Castle
Flood Resiliency Committee
Annual Report to City Council
April 2, 2026

In accordance with Ordinance 545, the New Castle Flood Resiliency Committee is providing this report of our activities in 2025.

The Flood Resiliency Committee was scheduled to meet 8 times during 2025. We met 7 times and had to cancel our June meeting due to the lack of a quorum. During the year, 3 members moved out of the Committee (Gail Seitz, Mike Smith, Melissa Pavone) and four members joined the Committee (Florence Smith, Melissa Pavone, Warren Flowers, and Bill Emory. In November, Alice Riehl stepped down as Committee Chair (pursuant to Committee rules). Fred Gallagher, our Trustee representative, was selected as our new Chair.

The committee has struggled a bit to find its footing with the near absence of Federal funding that followed the change of administration in Washington, DC. Many funding opportunities – including one we were in line for - were put on hold or simply deleted. We have tried to maintain contact with those in positions to help us as funding opportunities begin to resurface. Ms. Tantillo has been exceptionally helpful in finding possible opportunities and applying for them when possible. Some of our contacts are listed below:

- US Army Corps of Engineers (USACE) - Stephen Rochette, Public Affairs Officer; Ed Voigt, Government Affairs Officer; Adrian Leary, Strategic Planner; Scott Sanderson, Chief, Project Development Branch. The flooding concerns for New Castle were shared and USACE representatives were encouraging, sharing that they have several programs that might be of help to us. The process is very lengthy and the Corps would probably only deal with our coastal flooding issues.
- Tony Pratt, a former DNREC Administrator, regarding his work to form the Bay Beach Association. As a result of this communication, Ms. Riehl learned that Gov. Myers new DNREC Director, Greg Patterson, is very interested in protecting coastal communities. This knowledge led to a face to face meeting in New Castle in November with Director Patterson, City officials, and Committee members later in the year to share our concerns and issues with the DNREC Director.
- At a Sea Grant meeting, we were made aware of the Coastal Resilience Design Studio, which runs a summer program with students in the Sea Grant's Landscape Architecture Program, to help coastal communities improve their resilience by addressing issues related to flooding. The studio head is Zack Hammaker. Ms.

Tantillo followed up on this and there is hope that we may benefit from this program at some point in the future.

- Danielle Swallow – Coastal Hazards Specialist, Delaware Sea Grant
- Emily Dhringa – AECOM Certified Flood Plain Manager, attended one of our meetings to discuss the HAZUS Report.
- Contact was made with personnel involved in flood resiliency in The Netherlands and as a result we learned about a publication outlining various flood mitigation project across the globe that highlight different ways of approaching this problem. *“Adaptation for All – How to Build Resiliency for Communities of Every Size”* is available from the American Flood Coalition website.
- DelDOT – Stephanie Johnson met with an FRC member to review work done on Rte. 9 in the Three Countries area.
- Kristen Travers, Watershed Stewardship Team Leader and Director of Conservation at The Delaware Nature Society, was contacted by an FRC member regarding the New Castle County Rain Barrel Program. Based on the information shared, the committee decided to pursue ways to bring rain barrels to the City for residents to purchase at a reduced cost. This will hopefully come to fruition in the Spring of 2026 to encourage residents to actively help with our flooding situation – small steps by a lot of people can make a big difference!

Additional education is helpful to Committee members since none of us has a background in what is required to mitigate our flooding issues. We take advantage of seminars and other learning opportunities as they arise. Regarding FOIA – Ms. Reihl, Ms. Gallagher, Mr. Gallagher, Mr. Moore have all had the training. Mr. Flowers, Ms. Smith, and Mr. Emory may need the training.

Logistical support and guidance from Ms. Tantillo and the City staff are sufficient for our current needs. The support and guidance we receive from Ms. Tantillo is deeply appreciated.

We do interact with Ms. Emily Dhringa of AECOM when we need the assistance of a Professional Engineer to answer questions and guide decision-making.

After several moves of members in and out of the FRC in 2025, we are currently operating at full strength.

The committee has received some complaints/concerns from residents during our Public Comments time. Several have been about on-going flooding concerns in Buttonwood,

Jacquette Square, and William Penn Square areas. Members have visited the areas of concern and Ms. Tantillo has had City workers out to investigate. Some drains have been cleared as a result. A beaver dam was discovered that may have enhanced the flooding potential. It has been removed. This area continues to need attention.

In addition, at one point in 2025 a resident suggested our committee be disbanded until such time as federal funds become available. He later changed his opinion on that.

Plans/goals for 2026

1. Initiate the rain barrel program in the City of New Castle. Each barrel to be funded equally by the City, A Trustees Community Grant, and the resident buyer.
2. Continue to make ourselves visible to the State and Federal officials and agencies involved or with interest in flood mitigation.
3. Continue to educate ourselves regarding flooding, both inland and riverine. Attend educational seminars when available.
4. Continue to search for possible funding opportunities to meet all or part of our needs related to flood mitigation.

We hope to have a successful rain barrel program and to continue that effort so a Trustees Community Grant will certainly be considered again in 2027. Other grants opportunities, as they come up, are shared with us and requested through Ms. Tantillo for the City as appropriate.

Budget requests: Meeting room/stenographer - \$900.00; funds to support the rain barrel program for Spring, 2027 - \$1000.00; professional development and/or educational opportunities - \$400.00.

Respectfully submitted,

Fred Gallagher
Flood Resiliency Committee

2025 Annual Report for the Historic Area Commission (HAC)

Prepared by: Tera Hayward-Olivas, Chair

Prepared for: New Castle City Council

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

Historic Review Certificate Applications

From January 2025 through February 2026, the Historic Area Commission reviewed **199 applications and consultations** for Historic Review Certificates (HRCs). These reviews included a range of project types such as exterior alterations, repairs, signage, and other work affecting properties within the Local Historic District and the National Historic Landmark District.

The Commission has continued its efforts to streamline the review process in order to make it more efficient and accessible for applicants while maintaining the standards necessary to safeguard the City's historic resources. This has allowed for a streamlining of the review process with two tiers: Tier 01 – Administrative Reviews, and Tier 02 – Reviews by HAC in a public meeting.

- **Average review time for applications submitted, for administrative processing (approval/denial/request for additional information) or determination that HAC review is required:** 5 days from submission to Historic Architect.
- **Note:** Summary statistics (number of applications reviewed on a monthly basis and average review turnaround time are noted in Tables 01, and Charts 01, 02 and 03, attached at the end of this report in Appendix 01.

Public Education and Outreach

The Commission continued to focus on educating property owners, businesses, and applicants about preservation resources and financial incentives available to them. This includes promoting programs such as:

- The **Delaware State Historic Preservation Tax Credit Program**
- The **Delaware Preservation Fund Small Grants Program**

Increasing awareness of these programs helps property owners maintain historic properties while reducing financial barriers to appropriate preservation work.

Business Signage Guidance

In 2025, the Commission developed an informational handout for businesses located within the Historic Commerce District, with input from legal council.

This document summarizes signage requirements and is intended to assist existing and new businesses in understanding the review process, designing signage that is compatible with the historic character of the district and meets the HAC Design Guidelines and Standards. and assist in addressing issues of signage nonconformance and remediation.

Certified Local Government (CLG) Grant

The City applied for and will be receiving matching funds from a Certified Local Government (CLG) grant to support the preparation of a National Register of Historic Places nomination for the Buttonwood School. This project will document and formally recognize the historic significance of the building and contribute to the broader understanding of the City's historic resources. The grant will also support preliminary research into the history of the Dobbinsville Neighborhood.

Legal Support

City Solicitor Lisa Hattefield began attending Historic Area Commission meetings during the year. Her presence has been helpful in providing legal guidance and ensuring that Commission procedures remain consistent with municipal governance requirements and the quasi-judicial role of the HAC.

Improvements to Public Information and Guidance

At the end of the year, HAC member Michael Westman and I began working with the City Administrator and the City's Historic Architect to improve the information available to the public on the Historic Area Commission page of the City's website.

The goal of these updates is to make information about the historic district more accessible to homeowners, contractors, realtors, and potential property buyers. Improvements focus on clearly explaining the Historic Review Certificate process, summarizing key design guidelines, and providing helpful resources so that applicants understand requirements before beginning work on historic properties.

Improving access to this information helps reduce confusion, supports compliance with the City's preservation standards, and allows projects to move through the review process more smoothly.

2. Would you like to request additional education for your Board/Commission? Have all of your members taken the FOIA class through the University of Delaware? If so when and if not please provide the names of individuals who need training.

Yes. I have discussed holding a training session during one of our regularly scheduled meetings with the City Solicitor and City Administrator. The purpose of this session

would be to review the role and responsibilities of the Historic Area Commission and to reinforce best practices for quasi-judicial bodies.

Because the HAC functions as a quasi-judicial body, commissioners must follow specific procedural standards, including avoiding ex parte communications, maintaining impartiality, and recusing themselves when appropriate. Periodic training helps ensure that commissioners understand these obligations and conduct commission business in a manner consistent with Delaware law and municipal governance standards.

The following members participated in the 2025 FOIA training provided by the City:

- Tera Hayward-Olivas
- Stephen Franklin
- Michael Westman

Confirmation is needed for the following members:

- Mark Lorenz
- Carmela Longobardi
- Joshua Boles

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?**

Continued administrative support from City staff is important to ensure that Commission records are properly maintained and that decisions are clearly documented. This includes assistance with record documentation and the formal issuance of Historic Review Certificates following Commission approvals.

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.**

The Historic Area Commission relies on administrative support from City staff to ensure that applications are reviewed consistently, applicants receive appropriate guidance, and the Commission can effectively carry out its responsibilities under City Code.

The City's Preservation Architect, Leila Hamroun, serves as the Commission's professional advisor. In this capacity, the Preservation Architect reviews applications, prepares technical recommendations, and provides professional guidance to assist the Historic Area Commission in evaluating proposed work within the Historic District,

National Historic Landmark District, and properties that are individually listed on the National Register. The Preservation Architect collaborates with City Staff to identify Tier 01 and Tier 02 applications, expediting the approval or disposition (denial, request for additional information) of Tier 01 applications without having to wait for the monthly HAC meeting.

Because the Commission functions as a quasi-judicial body, applicants are directed to work with the Preservation Architect through the City prior to appearing before the Commission. This process helps ensure proposals are informed by the City's Historic Area Commission Design Guidelines and Standards and established preservation best practices.

Early coordination often results in stronger and more complete applications and supports a clear, consistent review process. The Preservation Architect also assists the City in verifying that approved work aligns with Commission decisions, helping safeguard the historic character and architectural integrity of the district while supporting the Commission in fulfilling its responsibilities under City Code.

6. Do you have any current openings on your Committee/Commission or Board?

There are currently no vacant positions on the Historic Area Commission.

7. 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.

Occasionally, members of the Commission are approached directly with complaints or concerns regarding properties within the Historic District. In those situations, I explain that the Historic Area Commission functions as a quasi-judicial body and therefore does not receive or process complaints directly, nor does it have enforcement authority.

To avoid ex parte communications and ensure matters are handled through the proper process, individuals are advised to direct complaints to the City Administrator. When concerns are raised informally to a commissioner, I notify the City Administrator so the matter can be documented and addressed through the appropriate administrative channels, and advise other members of the commission to do the same.

8. What are the plans and goals of the Board/Commission for 2026?

In 2026, the Historic Area Commission intends to continue strengthening its work in several key areas, including public guidance, preservation stewardship, and procedural clarity.

The Commission will continue working with the City Administrator, Preservation Architect, and City staff to improve the accessibility of information related to the Historic Review Certificate process. This includes updating and expanding resources on the City's Historic Area Commission webpage so that homeowners, contractors, realtors, and potential property buyers can more easily understand the requirements that apply within the historic district.

The Commission also plans to continue developing clear informational materials for applicants, where needed, similar to the business signage guidance created in 2025, in order to provide practical guidance early in the planning process and help applicants navigate the review process more efficiently.

Additionally, the Commission would like to hold a governance and procedural training session with the City Solicitor and City Administrator. Because the Historic Area Commission functions as a quasi-judicial body, it is important that members remain familiar with best practices related to procedural fairness, avoiding ex parte communications, maintaining impartiality, and recusal when appropriate.

Finally, the Commission will continue to support preservation initiatives that document and recognize the City's historic resources, including work associated with the Certified Local Government program and National Register nominations where appropriate. Through these efforts, the Commission aims to support responsible stewardship of the City's historic resources while ensuring that the review process remains clear, fair, and accessible to applicants.

9. Do you have any grant funding requests for outside grants and/or budget needs? If so please opine.

The Commission requests continued matching funds to support participation in the Certified Local Government (CLG) grant program.

CLG grants are administered through the State Historic Preservation Office and support projects such as historic resource documentation, National Register nominations, preservation planning, and public education initiatives.

Grant awards vary from year to year. Based on the FY 2024 CLG grant cycle (the most recent award received by the City), the City was awarded \$16,000. These grants require a 40% local match, which in that cycle totaled approximately \$6,600.

Providing matching funds allows the City to leverage relatively modest local funds to secure significantly larger federal preservation funding for projects that benefit the community and document the City's historic resources.

10. Please share your Fiscal Year 2027 Budget request.

The Commission requests the creation of a recurring budget line item of \$7,000 to provide the required local match for the annual Certified Local Government (CLG) grant program.

Establishing a dedicated match will allow the City to consistently pursue CLG funding opportunities each year and support preservation projects such as historic resource documentation, planning studies, and National Register nominations.

11. Is there anything that you would like to share not captured in the above?

In 2025, I served on the planning committee for the Vernacular Architecture Forum's annual conference, which was held in Delaware. The conference brought professionals from around the world, including architects, planners, historians, scholars, and archeologists, among others, to study and discuss the historic building traditions and cultural landscapes of Delaware.

Conference participants had the opportunity to attend tours in New Castle, Kent, and Sussex counties, and the tour of the City of New Castle had the highest level of interest and participation. Attendees underscored the unique opportunity to experience a historic district that retained so much integrity and character on a large scale, particularly in direct proximity to pedestrian visitors. I have since been contacted by several individuals who were unable to attend the tour but later returned to visit the City to experience its historic environment firsthand.

I was also in Washington, D.C. in early March with several of my fellow Preservation Delaware board members as part of National Historic Preservation Advocacy Week, meeting with members of Congress to discuss preservation policy and the importance of continued funding for the Historic Preservation Fund. This funding supports State Historic Preservation Offices and programs such as the Certified Local Government

(CLG) program, which directly benefits communities like New Castle. The high profile of New Castle as a Historic District was acknowledged by attendees in the Capital.

Because of its designation as a National Historic Landmark District and its listing in the National Register of Historic Places, the City of New Castle continues to attract national and international interest. This visibility highlights the importance of thoughtful stewardship and the City's ongoing commitment to protecting the historic and cultural resources that define the community.

The continued preservation of this nationally significant place is made possible through the efforts of many individuals, including City staff, elected officials, commissioners, and community members. I would like to extend my appreciation to everyone who contributes to the stewardship of the City's historic resources.

APPENDIX 01 – OVERALL STATISTICS - JANUARY 2025 TO FEBRUARY 2026

2025 to date (Month)	Total Reviews
Jan-25	8
Feb-25	15
Mar-25	18
Apr-25	14
May-25	16
Jun-25	18
Jul-25	14
Aug-25	21
Sep-25	24
Oct-25	17
Nov-25	9
Dec-25	14
Jan-26	6
Feb-26	5
TOTAL	199

Table 01 – Number of Applications Received

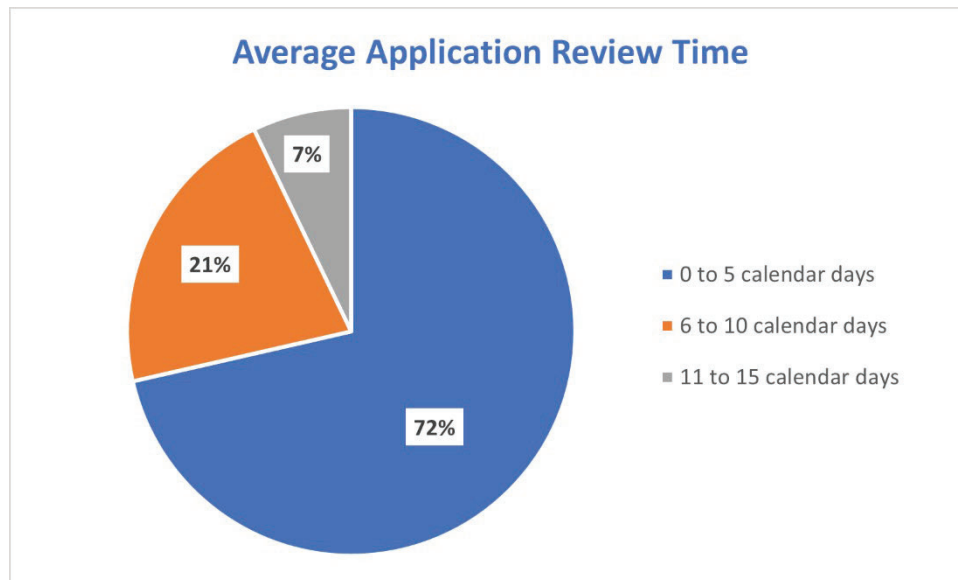


Chart 01 – Average Application Review Time

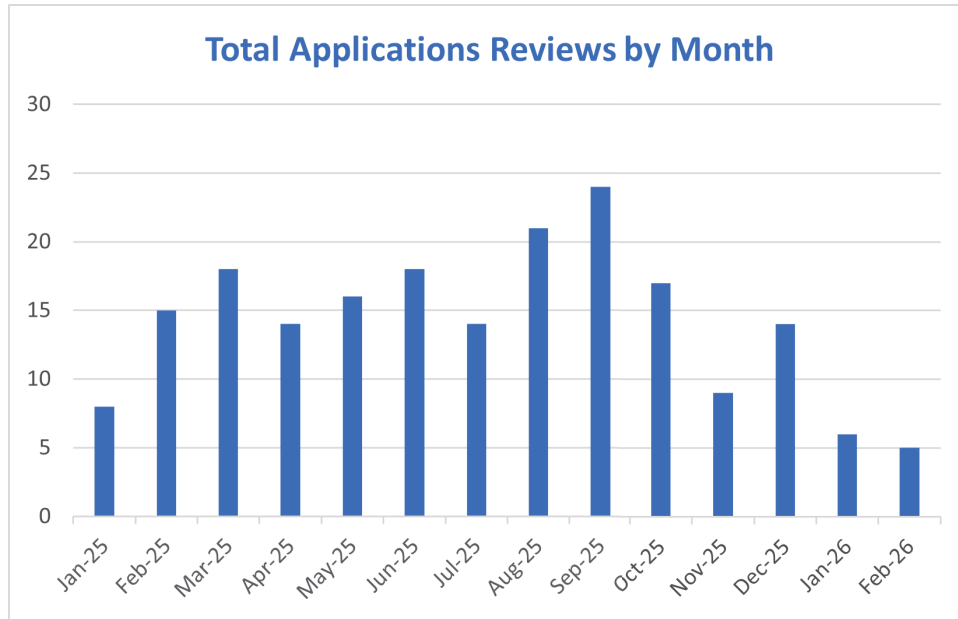


Chart 02 – Number of Applications Reviewed by Month - Graph

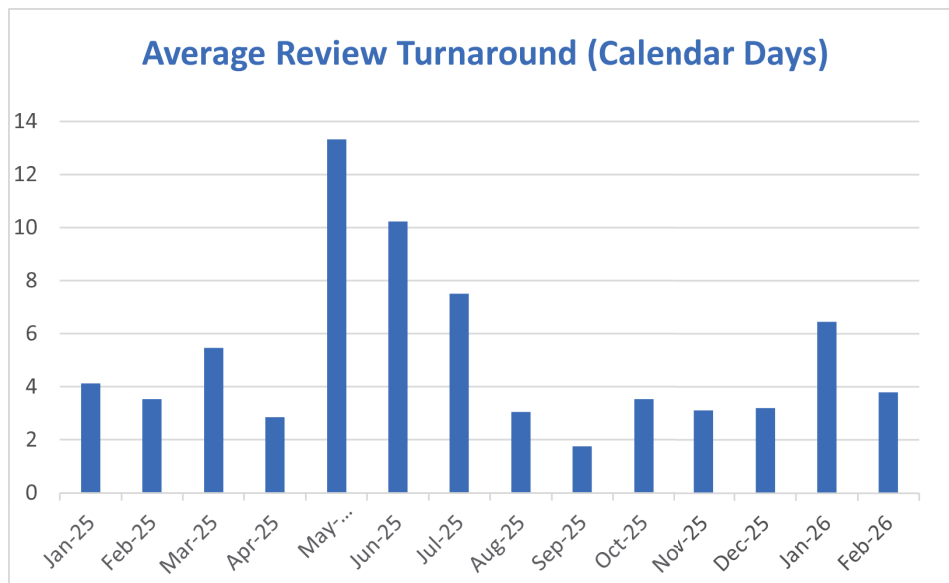


Chart 03 – Average Turnaround Time by Month
 (*Higher averages impacted by one or two singular applications review times)

Ordinance No. 563

AN ORDINANCE TO AMEND THE CITY OF NEW CASTLE MUNICIPAL CODE, CHAPTER 140 (HOUSING AND PROPERTY MAINTENANCE) TO ALLOW FOR THE TEMPORARY USE OF DUMPSTERS IN A RESIDENTIAL DISTRICT.

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, Whereas the current code of the City of New Castle does not address the use of dumpsters in residential areas and Council wishes to clarify their use; and

WHEREAS, City Council recognizes that property owners within residential districts may need to utilize dumpsters from time to time for matters related to trash and construction; and

WHEREAS, by the adoption of this Ordinance, the City Council intends to: Amend and restate Chapter 140, Section 19 (Accumulations of Trash) of the City Code Housing and Property Maintenance);

WHEREAS, the City Council finds that the provisions of this Ordinance are rationally and reasonably related to, substantially advance, and are narrowly tailored to achieve its goal of protecting and preserving legitimate governmental interests, including, but not limited to, the protection and preservation of the public health, safety, prosperity, general welfare and quality of life.

NOW, THEREFORE, making the express finding that the proposed changes outlined below enhance the health, safety, and welfare of the City of New Castle, be it ordained by the Council of the City of New Castle as follows:

SECTION 1. City Code Chapter 140, Housing and Property Maintenance, Section 104-19, Accumulations of Trash, is hereby amended as follows (with new

language identified by bold, underlined text):

- A. No person being the owner or possessor of a developed or undeveloped parcel of land shall permit refuse, rubbish, trash, or other waste material to be placed or to accumulate upon such parcel or right-of-way abutting such parcel so as to create a nuisance detrimental to adjoining property or to the health or safety of other persons.
- B. An outdoor trash compactor used for the collection of garbage, refuse, trash, rubbish and other waste shall be maintained in such a manner so as not to create a nuisance detrimental to adjoining property or to the health or safety of other persons. Trash compactors shall, if necessary, be equipped with facilities for deodorizing, sanitation, and disinfecting. Trash compactors shall be maintained and shall be emptied so as to avoid accumulation of odors and the attraction of rats, mice, or other vermin.
- C. Dumpsters and/or roll off containers (collectively “Containers”) for the purpose of trash collection, remodeling, cleanup of debris, etc. in residential areas noted in the City’s Comprehensive Plan (R, R-1A, R-2 & R-3 are permitted by the City for a stated period of time not to exceed thirty (30) days with the opportunity to extend an additional thirty (30) days. Such dumpster(s) or roll off containers are subject to the following limitations:
 - 1. Dumpster(s) and/or roll of containers must be placed in an area which does not impede the flow of pedestrians or motor vehicle traffic. Containers may be placed on the shoulder of a roadway only where (i) no portion of the Container protrudes onto the travel portion of the roadway, and (ii) no portion of the container sits directly in front of neighboring property unless such neighbor consents. Where containers are placed in the front of a property, they shall be placed on hard concrete or asphalt surface of, if unavailable, soft surfaces shall be covered with sufficient plywood or other hard material to prevent excessive disturbance of the earth underneath the Container. The location shall not affect the health, safety, and/or welfare of the neighborhood in accordance with Chapter 140 (Housing and Property

Maintenance) or Chapter 230 (Zoning) of the City of New Castle City Code.

2. Footings for the dumpster are to be sufficient as to prevent damage to the public asphalt or ground the dumpster is placed on. Footings are for example plywood or other sufficiently durable material.
3. No dumpster shall be overfilled and shall be removed and replaced if filled prior to the end of the permitted period, and permanently removed at the end of the permitted period.
4. Every Dumpster container shall conform to all local, state and federal specifications.
5. Fees for Dumpster Permits shall mirror the fees for temporary storage units as found in §140-15, and as updated from time to time, with the fee for a “permit obtained in advance of a unit being placed” being the initial fee and the fee for “permit obtained after placement of the unit” being the fee for obtaining a thirty (30) day extension of the initial permit.
6. Definitions:
 - a. Dumpsters are to be defined as; “A steel container with a capacity of not less than two (2) cubic yards, or more than nine (9) cubic yards, designed to facilitate collection services either by hydraulic lift or cable winch pull-off mechanism.
 - b. Roll off Container is to be defined as; “A large metal container (i.e., typically with a capacity of ten (10), twenty (20), thirty (30) or forty (40) cubic yards) used for the collection of solid waste, which is rolled-off of a motor vehicle when the container is placed at a site and then rolled onto the vehicle when the container is ready to be transported to another location.

Suzanne Souder, President of City Council

Attest: _____
Courtaney Taylor, City Clerk

Approved: _____
Valarie Leary, Mayor

Resolution 2026-20

A Resolution to Appoint Dennis Anuszewski to the Board of Adjustment

WHEREAS, the City Council adopted Ordinance 534 at its March 8, 2022 Council meeting; and

WHEREAS, the purposes of Ordinance 534 included reconstituting the City’s Board of Adjustment as a five member Board composed of the Mayor as the Chairperson, and four (4) City resident members appointed by City Council; and

WHEREAS, there is currently position eligible for appointment on the Board of Adjustment; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby confirms the appointment of the following person to the Board of Adjustment:

Dennis Anuszewski – Board of Adjustment - Term Ending: April 12, 2027

PASSED this 12th day of April 2026

Suzanne Souder, City Council President

Joseph F. Day, III, Councilperson

Nermin Zubaca, Councilperson

Andrew Zeltt, Councilperson

Brian Mattaway, Councilperson

Attest:

Courtaney Taylor, City Clerk

DENNIS K ANUSZEWSKI
P.O. BOX 41
NEW CASTLE, DE 19720
(302)598-4441

OBJECTIVE: A CHALLENGING POSITION PROVIDING AN OPPORTUNITY FOR PROFESSIONAL GROWTH AND INCREASED RESPONSIBILITY BASED ON ACHIEVEMENT.

EDUCATION: Pennsville Memorial High School
Pennsville, New Jersey - Graduated June 1980.

MILITARY
EDUCATION:

Recruit Training Command, Great Lakes,
Chicago, Illinois (1981)

Cryptologic Technician Communications "A" School,
Naval Technical Training Center
Pensacola, Florida (1981)

Streamliner Computer Operators Course,
Goodfellow Air Force Base
San Angelo, Texas (1983)

Automated Telecommunications System Technical School,
Naval Technical Training Center
Pensacola, Florida (1988 Graduated with Honors)

WORK EXPERIENCE:

February, 1996 to
Present:

Christiana Care Health Services Inc. Newark, DE.

Job Description: Materials Data Specialist/Purchasing Assistant
Responsible for the data integrity of the Purchasing/Materiel Management Information System. Maintains and updates records, generates reports as specified, and educates employees utilizing the system. As a Purchasing Assistant, assists the Purchasing Agents in acquiring equipment, supplies and services for Christiana Care Departments which requires both Public and Christiana Care staff contact.

February, 1990 to
February, 1996

Christiana Care Health Services inc. Newark, DE.

Job Description: Communications Dispatcher
Answers 911 Calls, Ambulance Transportation Scheduling, Dispatching

Security, Fire & Safety, and Transportation Staff. Monitors Fire Protection Computer System, Security Alarms, and CCTV System.

June, 1981 to
February, 1990

United States Navy

Stationed in Diego Garcia, Edzell Scotland U.K., Chesapeake, Virginia, And Adak Alaska.

Cryptologic Technician, 1st Class Petty Officer (E-6)

Received Honorable Discharge.

Job Description: Communications Watch Supervisor and Operator for the Streamliner Automated Computer Message Processing System.

Duties Included: Supervisor of an Eight-Man Communications Center, Operated IBM PC's, Secure Voice Switchboard, and The Patch & Test Facility. Was Cleared for TOP SECRET INFORMATION and granted Access to SENSITIVE COMPARTMENTED INFORMATION.

REFERENCES:

Available upon request.

March 24, 2026

To: The City of New Castle City Council

From: Margo Reign, Chair New Castle Planning Commission

RE: Accessory Dwelling Units

At the May 2024 meeting of the Planning Commission, we had a presentation on Affordable Housing from the Delaware Division of Housing. The speaker emphasized that we have an affordable housing problem in the State as well as the City of New Castle. One of the tools suggested to help address this problem was allowing Accessory Dwelling Units or ADUs. ADUs would allow for a relatively small structure to be either attached to a residence or detached on the same lot. There are many details that would need to be determined, including but not limited to size, setbacks, exterior appearance, whether the primary unit would be owner occupied, utilities, etc.

At the November 2024 meeting of the Planning Commission, City Planner Chris Rogers and his colleague provided a presentation to begin informing us of zoning rules and regulations for ADU's. At that time, the Planning Commission intended to pursue research into ADU's, but matters regarding the Comprehensive Plan and other zoning code matters took precedent. Now that those matters have been completed, the PC would like to resume our efforts to explore the possibility of allowing ADU's in the City of New Castle,.

Before we now begin determining any of the above items, the Planning Commission would like to prepare a short survey which will be disseminated to residents to allow the PC to gauge the level of interest, if any, of the community in the addition of ADU's. If there is sufficient interest, the Planning Commission will investigate the benefits and risks of allowing ADU's and make recommendations to Council for a path forward if found to be beneficial and desired. If there is no interest the project will not be pursued.

To that end the Planning Commission will be developing and sending out a survey via the Municipal Services Commission, the New Castle Weekly and the City website in the next month. Please advise if City Council has any opposition to this pursuit of gauging residents' interest.

RESOLUTION NO. 2026-21

**A Resolution Approving
a Subdivision Plan for
NCCo. Tax Parcel No. 21-014.00-190
(1004 Gray Street)**

WHEREAS, N&C LLC has applied to the City of New Castle for subdivision approval for the property located at 1004 Gray Street, known as New Castle County Tax Parcel Number 21-014.00-190; and

WHEREAS, the purpose of this subdivision is to combine the lots identified as Number 1 and Number 2 and subdivide the resulting property into six (6) lots for construction of six (6) semi-detached dwelling units as shown on that certain plan set prepared by Woodin + Associates last dated February 24, 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 recommended to City Council that the Subdivision Plan be approved; and

WHEREAS, the Planning Commission has also reviewed the application and determined that it 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.

NOW, THEREFORE BE IT RESOLVED that the application of N&C LLC for subdivision approval for the property located within the municipal limits of the City of New Castle at 1004 Gray Street, known as New Castle County Tax Parcel Number 21-014.190, as shown on that certain plat prepared by Woodin + Associates, last dated February 24, 2026, said plat being attached here as “Exhibit A” reflecting such subdivision, is approved and such plat 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 Subdivision within 45 days of the date of this Resolution and inform the Building Official of recordation. Failure to record the

Subdivision 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 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.

b) The sidewalks, curbing and pavement restoration as shown on the plans prepared by Woodin + Associates as approved by the City Engineer shall be installed to the satisfaction of the City of New Castle prior to the issuance of a Certificate of Occupancy for any of the units shown on the Subdivision Plan.

PASSED this ___ day of ____ 2026

VOTE: _____

Suzanne Souder, City Council President

Nermin Zubaca, Councilperson

Joseph F. Day, III, Councilperson

Brian Mattaway, Councilperson

Andrew H. Zeltt, Councilperson

Attest:

Courtaney Taylor, City Clerk

Resolution 2026-23

A Resolution to Approve Vendor Permit Application for Sweet Bites

WHEREAS, the City of New Castle Code requires licensing of Vendors within the City of New Castle; and

WHEREAS, Sweet Bites has petitioned to be considered for a Vendor's Permit, and has supplied all of the required documentation, including required Insurance, State Health Department Certificate and City of New Castle Business License.

NOW, THEREFORE, BE IT RESOLVED that the City of New Castle has granted Sweet Bites a Vendors Permit to sell food and drink items in calendar year 2026.

PASSED this 14th day of April 2026

Suzanne Souder, City Council President

Joseph F. Day, III, Councilperson

Nermin Zubaca, Councilperson

Andrew Zeltt, Councilperson

Brian Mattaway, Councilperson

Attest:

Courtaney Taylor, City Clerk



CITY OF NEW CASTLE VENDOR'S PERMIT

POST CONSPICUOUSLY

VENDOR'S PERMIT NO: 2026- _____

Vendor Permit Valid : _____

ISSUED: _____

BUSINESS NAME: Sweet Bites LLC

MAILING ADDRESS: 101 Birch Ave, Wilmington, DE 19805

PRODUCT: Mini - Pancakes

METHOD OF OPERATION: Cook mini pancakes fresh to order on an electric griddle.

VENDOR FEE PAID: \$100.00 BUS. LIC. _____ VALID THROUGH: 12/31/2026

VENDING RESTRICTIONS: (Copy of City Code 177 Attached) INSURANCE REQUIREMENT:

§ 177-8. Proof of insurance. Proof of insurance, issued by an insurance company licensed to do business in the State of Delaware, protecting the licenses and the city from all claims for damages to property and bodily injury, including death, which may arise from operations under or in connection with the license shall be required. Such insurance shall have the minimum amount required of \$100,000.

VIOLATION IF OPERATING WITHOUT A PERMIT:

§ 177-10. Violations and penalties. Any person who violates any provisions of this chapter shall be fined not more than \$50 for the first offense and \$100 for each subsequent offense.

VENDING NOT PERMITTED ON:

A Day in Old New Castle (Third Saturday in May) Separation Day (Second Saturday in June) Summer Band Concerts (Wednesday Evenings) Antique Show (Last Sunday in August) Art-on-the-Green (Fourth Saturday in September) And other dates, as determined by City unless requested to do so.

TRAFFIC RESTRICTIONS:

Do not block traffic; Obey Speed Limits & Parking Regulations Do not vend in Battery Park, vending at entrance is allowed Do not vend in parking lots No loud music from vehicle

CITY USE ONLY

APPROVED: _____

Date



Food Establishment Inspection Report

Delaware Division of Public Health Office of Food Protection 417 Federal St., Dover, DE 19901	No. of Risk Factor/Intervention Violations	0	Date: 12/22/2025	
	No. of Repeat Risk Factor/Intervention Violations	0	Time In: 10:45 AM	
	Score (Optional)	N/A	Time Out: 11:14 AM	
Establishment: Sweet Bites	Address: 101 Birch Avenue,	City/State: Wilmington, DE	Zip Code: 19805	Telephone:
License/Permit #: CFE-2025-6040	Permit Holder: Areyly Vazquez	Purpose of Inspection: Pre-Operational	Est. Type:	Risk Category: Medium

FOODBORNE ILLNESS RISK FACTORS AND PUBLIC HEALTH INTERVENTIONS

Supervision				
#	Status	Inspection Finding	COS	R
01		Person in charge present, demonstrates knowledge, and perform duties		
02		Certified Food Protection Manager		
Employee Health				
#	Status	Inspection Finding	COS	R
03		Management, food employee and conditional employee; knowledge, responsibilities and reporting		
04		Proper use of restriction and exclusion		
05		Procedures for responding to vomiting and diarrheal events		
Good Hygienic Practices				
#	Status	Inspection Finding	COS	R
06		Proper eating, tasting, drinking or tobacco use		
07		No discharge from eyes, nose, and mouth		
Preventing Contamination by Hands				
#	Status	Inspection Finding	COS	R
08		Hands clean & properly washed		
09		No bare hand contact with RTE food or a pre-approved alternative procedure properly allowed		
10		Adequate handwashing sinks properly supplied and accessible		
Approved Source				
#	Status	Inspection Finding	COS	R
11		Food obtained from approved source		
12		Food received at proper temperature		
13		Food in good condition, safe, & unadulterated		
14		Required records available: shellstock tags, parasite destruction		
Protection from Contamination				
#	Status	Inspection Finding	COS	R
15		Food separated and protected		
16		Food-contact surfaces; cleaned & sanitized		
17		Proper disposition of returned, previously served, reconditioned & unsafe food		
Time/Temperature Control for Safety				
#	Status	Inspection Finding	COS	R
18		Proper cooking time & temperatures		
19		Proper reheating procedures for hot holding		
20		Proper cooling time and temperature		
21		Proper hot holding temperatures		
22		Proper cold holding temperatures		
23		Proper date marking and disposition		
24		Time as a Public Health Control; procedures & records		
Consumer Advisory				
#	Status	Inspection Findings	COS	R
25		Consumer Advisory provided for raw/undercooked food		
Highly Susceptible Populations				
#	Status	Inspection Finding	COS	R
26		Pasteurized foods issued; prohibited foods not offered		
Food/Color Additives and Toxic Substances				
#	Status	Inspection Finding	COS	R
27		Food additives; approved & properly used		
28		Toxic substances properly identified, stored, & used		

GOOD RETAIL PRACTICES

Conformance with Approved Procedures				
#	Status	Inspection Finding	COS	R
29		Compliance with variance/specialized process/HACCP		
Safe Food and Water				
#	Status	Inspection Finding	COS	R
30		Pasteurized eggs used where required		
31		Water & ice from approved source		
32		Variance obtained for specialized processing methods		
Food Temperature Control				
#	Status	Inspection Finding	COS	R
33		Proper cooling methods used; adequate equipment for temperature control		
34		Plant food properly cooked for hot holding		
35		Approved thawing methods used		
36		Thermometers provided & accurate		
Food Identification				
#	Status	Inspection Finding	COS	R
37		Food properly labeled; original container		
Prevention of Food Contamination				
#	Status	Inspection Finding	COS	R
38		Insects, rodents, & animals not present		
39		Contamination prevented during food preparation, storage & display		
40		Personal cleanliness		
41		Wiping cloths; properly used & stored		
42		Washing fruits & vegetables		
Proper Use of Utensils				
#	Status	Inspection Finding	COS	R
43		In-use utensils; properly stored		
44		Utensils, equipment & linens; properly stored, dried, & handled		
45		Single-use/single-service articles; properly stored & used		
46		Gloves used properly		
Utensils, Equipment, and Vending				
#	Status	Inspection Finding	COS	R
47		Food & non-food contact surfaces cleanable, properly designed, constructed, & used		
48		Warewashing facilities; installed, maintained, & used; test strips		
49		Non-food contact surfaces clean		
Physical Facilities				
#	Status	Inspection Name	COS	R
50		Hot & cold water available; adequate pressure		
51		Plumbing installed; proper backflow devices		
52		Sewage & waste water properly disposed		
53		Toilet facilities; properly constructed, supplied, & cleaned		
54		Garbage & refuse properly disposed; facilities maintained		
55		Physical facilities installed, maintained, & clean		
56		Adequate ventilation & lighting; designated areas used		
57		Compliance and Enforcement		



Food Establishment Inspection Report

Delaware Division of Public Health Office of Food Protection 417 Federal St., Dover, DE 19901	No. of Risk Factor/Intervention Violations	0	Date: 12/22/2025
	No. of Repeat Risk Factor/Intervention Violations	0	Time In: 10:45 AM
	Score (Optional)	N/A	Time Out: 11:14 AM
Establishment: Sweet Bites	Address: 101 Birch Avenue,	City/State: Wilmington, United States	Zip Code: 19805
License/Permit #: CFE-2025-6040	Permit Holder: Arely Vazquez	Purpose of Inspection: Pre-Operational	Est. Type: Risk Category: Medium

Observations and Corrective Actions

Item No	Violation State Code	Code Provision	R	Observation	Corrective Action
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Inspection Notes

The Sweet Bites has been inspected in accordance with the State of Delaware Cottage Food Establishment Regulations.

This Cottage Food Establishment (CFE) is approved to operate. You will be invoiced for your CFE registration. This document serves as your interim permit to operate and is valid for 90 days.

Failure to pay the CFE registration invoice within this period will result in closure of the Cottage Food Establishment.

Person in Charge: Arely Vazquez	Date: 12/22/2025
Inspector: NCC-EHSII-053	Follow Up: Follow-up Date:




CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/25/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  Theresa Heitter 2048 Limestone Road Wilmington DE 19808	CONTACT NAME: Theresa Heitter PHONE (A/C, No, Ext): 302-998-0576 E-MAIL ADDRESS: theresa.heitter.qsrs@statefarm.com FAX (A/C, No):																				
	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A : State Farm Fire and Casualty Company</td> <td></td> <td>25143</td> </tr> <tr> <td>INSURER B :</td> <td></td> <td></td> </tr> <tr> <td>INSURER C :</td> <td></td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A : State Farm Fire and Casualty Company		25143	INSURER B :			INSURER C :			INSURER D :			INSURER E :			INSURER F :	
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INSURER E :																					
INSURER F :																					
INSURED SWEET BITES LLC 101 BIRCH AVE WILMINGTON DE 198052533																					

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

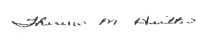
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:	N	N	98-B0-L108-4	01/09/2026	01/09/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Food Shop

CERTIFICATE HOLDER**CANCELLATION**

City of New Castle 220 Delaware Street New Castle DE 19720	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE  This form was system-generated on 03/25/2026
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BINDER-RECEIPT
 STATE FARM FIRE AND CASUALTY COMPANY
 STATE FARM LLOYDS

- Apartment
 Rental Dwelling
 Condominium Association
 Business
 Church
 Other

Last Name Name SWEET BITES LLC		Effective Date: 01-09-2026
First Name		Middle Name or Initial
Co-applicant's Name (if applicable)		D/B/A
Mailing address 101 BIRCH AVE	City or Town WILMINGTON	
State DE	ZIP Code 19805-2533	County

POLICY/COVERAGE FORM	INSURANCE LIMITS	PROPERTY OR INTERESTS COVERED	LOCATION AND DESCRIPTION OF PROPERTY OR INTERESTS	PREMIUM
Sweet Bites LLC	1,000,000	2500	101 Birch Ave	
Liability:				
<input type="checkbox"/> Business Liability <small>NOTE: The Annual Aggregate and products/completed operations aggregate limits are equal to 2 times the occurrence limit.</small>	Each Occurrence			
<input type="checkbox"/> Personal Liability	Each Occurrence			
<input type="checkbox"/> Medical Payments	Each Person			
<input type="checkbox"/>				
<input type="checkbox"/>				

Deductibles: 500	Total Premium	\$	460.00
Name and Address of Mortgagee/Other Interest:	Amount Paid	\$	460.00

Loan Number:

State Farm® will provide coverage to the applicant and his or her legal representative on the property described for up to thirty (30) days from the Effective Date, subject to all terms and conditions of the policy and endorsements for which application has been made. If no Effective Date is indicated, this Binder does not provide any coverage. This Binder will be void when the declarations page is issued on the policy for which application has been made or when coverage under this Binder is canceled in accordance with policy provisions.

The Binder cannot be canceled without ten (10) days written notice to the applicant and mortgagee. The premium due State Farm for the coverage provided by this Binder will be the full annual premium for the policy for which application has been made, and will be pro-rated for the length of time coverage is provided under this Binder.

If coverage in this Binder replaces coverage in other policies terminating at 12 Noon (Standard Time) on the inception date of this Binder, this Binder will be effective at 12 Noon (Standard Time) instead of 12:01 a.m. Standard Time.

Agent's Code Stamp
Theresa Heitter CLU CHFC
2048 Limestone Rd
Wilmington, DE, 19808-5506
(302)998-0576

AGENT: It is very important that you mail a copy of the Binder and a completed application to this Company on the day issued.





CAUCER'S MISSION:
Our mission at Caucer's Middle School is to engage all students in their learning through challenge, inquiry, developing positive relationships, and providing a culture of personal ownership through student's academic, social and emotional growth.

Informational cards and QR codes are placed on the counter. One card prominently displays the Sweet Bites LLC logo and the slogan "HAPPINESS IN EVERY BITE". Other cards include QR codes and small images of products.

A clear acrylic display tray is mounted on the counter, containing several small, individually wrapped items, likely the "Sweet Bites" mentioned in the logo.

A black metal mesh tray is mounted on the counter, holding a red spray bottle and a yellow spray bottle. A small white label is attached to the tray.



STATE OF DELAWARE

Department of Finance
Division of Revenue

ACTIVE BUSINESS LICENSE
2025950212



2026

EFFECTIVE

01/01/2026 - 12/31/2026

ISSUED TO

SWEET BITES LLC
101 BIRCH AVE
WILMINGTON DE 19805-2533

LOCATION

SWEET BITES LLC
SWEET BITES LLC
101 BIRCH AVE
WILMINGTON, DE 19805-2533

**TRADE, BUSINESS, OR
PROFESSIONAL ACTIVITY**

GENERAL SERVICES

Is hereby licensed to practice, conduct, or engage in the occupation or business activity indicated above in accordance with the license application duly filed pursuant to Title 30, Delaware Code.

ISSUED: 02/14/2026
FEE PAID: \$75.00

POST CONSPICUOUSLY - NOT TRANSFERABLE



THIS IS AN OFFICIAL LICENSE ISSUED BY THE CITY OF NEW CASTLE

CITY OF NEW CASTLE BUSINESS LICENSE

220 DELAWARE STREET
NEW CASTLE, DE 19720-3638

302-322-9801
EFFECTIVE DATE: 01/01/26

ISSUED: 03/13/26 EXPIRATION DATE: 12/31/26

LICENSE TYPE: Business License 1-3 Employees

BUSINESS NAME: SWEET BITES LLC

BUSINESS LOCATION: 101 BIRCH AVE WILMINGTON DE

SWEET BITES LLC
ARELY VAZQUEZ
101 BIRCH AVE
WILMINGTON, DE 19805

SUMMARY OF SERVICES:	QTY
DESCRIPTION	
Business License 1-3 Employees	1.00



TO BE DISPLAYED IN A CONSPICUOUS PLACE

Resolution 2026-24
A Resolution Adopting the New Castle County Multi-Jurisdictional All Hazard Mitigation Plan 2026 Update as Approved By FEMA

WHEREAS, The City of New Castle, located in New Castle County, and the State of Delaware, like other jurisdictions in the Mid-Atlantic region, are vulnerable to hurricanes, flooding, severe storms, extreme heat, winter storms, drought, and other natural and technological hazards that may cause significant loss of life, property damage, economic hardship, and disruption to essential services; and

WHEREAS, past hazard events have caused property damage, economic loss, and threats to public health and safety within New Castle County and its municipalities; and

WHEREAS, billions of dollars' worth of residential, commercial, and coastal property in Delaware are at risk from hurricanes and weather-related damages; and

WHEREAS, the Stafford Act was amended by the Disaster Mitigation Act of 2000, Section 322 (DMA 2000) (Public Law 106-390), which provides approaches to mitigation planning and emphasizes the need for state, local, and tribal entities to closely coordinate mitigation planning and implementation efforts as outlined in 44 CFR Part 201; and

WHEREAS, the New Castle County Office of Emergency Management regularly participates with the Delaware Hazard Mitigation Council, the Delaware Yellowjackets Group led by Army Corps of Engineers, and County and State Floodplain Managers, to address hazard planning and mitigation efforts in a collaborative effort; and

WHEREAS, in October 2020, the City of New Castle adopted the New Castle County Multi-Jurisdictional All Hazard Mitigation Plan 2020 update as approved by FEMA; and

WHEREAS, New Castle County, through the Office of Emergency Management, in coordination with participating municipalities, state agencies, and other stakeholders, has completed an update to the New Castle County Multi-Jurisdictional All-Hazard Mitigation Plan (2025 Update) for submission to the Federal Emergency Management Agency (FEMA); and

WHEREAS, the planning process included public outreach, risk assessment, vulnerability analysis, and the development of mitigation strategies to reduce long-term risk to people and property; and

WHEREAS, the City of New Castle participated in the planning process and provided input regarding local hazards, vulnerabilities, and mitigation actions; and

WHEREAS, adoption of the Hazard Mitigation Plan is required for the City of New Castle to maintain eligibility for certain federal pre- and post-disaster mitigation funding programs;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of New Castle hereby adopts the New Castle County Multi-Jurisdictional All-Hazard Mitigation Plan 2025 Update.

PASSED this 14th day of April, 2026.

Suzanne Souder, City Council President

Joseph F. Day, III, Councilperson

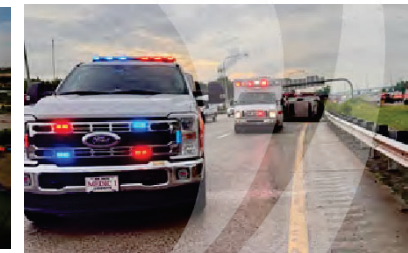
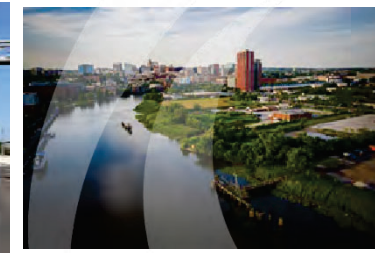
Nermin Zubaca, Councilperson

Andrew Zeltt, Councilperson

Brian Mattaway, Councilperson

Attest:

Courtaney Taylor, City Clerk



2026 Hazard Mitigation Plan Update

New Castle County, Delaware



January 2026



Source: Delaware Business Times

January 2026

Acknowledgements

This Hazard Mitigation Plan was prepared under the guidance of the New Castle County Department of Public Safety and the Hazard Mitigation Plan Steering Committee, municipal hazard mitigation representatives. Organizations invited to be on the County Steering Committee are listed in Chapter 3.



Prepared For:

New Castle County Department of Public Safety
3601 N. DuPont Highway
New Castle, DE 19720



Prepared By:

Vision Planning and Consulting, LLC.
8636 Hines Circle
Laurel, MD 20723