

**City of New Castle Delaware
City Council Public Hearing
New Castle Senior Center*
400 South Street, New Castle, DE 19720
Tuesday, June 9, 2026
6:30 p.m.**

PUBLIC HEARING

The City Council will hold a Public Hearing on:

Ordinance 564 An Ordinance to Amend the City of New Castle Municipal Code, Chapter 141 (Dangerous or Vacant buildings), Regarding Vacant Building Registration and Fees.

And

Ordinance 566 An Ordinance Establish a Property Tax Rate Upon Total Reassessment and To Adopt the Fiscal Year 2027 Budget

The Public Hearing is scheduled for Tuesday, June 9, at 6:30 p.m. at the Senior Center, 400 South St, New Castle, DE 19720. The Public Hearing will be followed by the June City Council meeting at 7:00 p.m. or immediately after the Public Hearing has ended.

Posted: 06/02/2026

If you are unable to attend the Public Hearing, questions and comments will be taken via email up to 3:00 p.m. on Tuesday June 9, 2026 at info@newcastlecity.delaware.gov.

**City of New Castle Delaware
City Council Regular Meeting
New Castle Senior Center*
400 South Street, New Castle, DE 19720
Tuesday June 9, 2026 7:00 p.m.**

Agenda

Roll Call

Minutes Council Regular Meeting 5/12/2026 and Council Special Meeting 4/9/2026 & 6/1/2026

Public Comments (concerning agenda items or general public comments on matters relating to the City of New Castle)

Staff Reports

- Treasurer's Report
- Reports from the City Administrator & Staff
- Council Communications
- Report from the Council President
- Business from the Mayor
- Comments from a Good Will Fire Co. representative

Delaware Municipal Electric Corporation Presentation, by Heather Contant, Director of Government & Community Relations (Councilperson Brian Mattaway 06/02/2026)

Board of Elections Annual Report presented by BOE Chair- Marianne Caven

Old Business:

1. **Second Reading of Ordinance 564** An Ordinance to Amend the City of New Castle Municipal Code, Chapter 141 (Dangerous or Vacant buildings), Regarding Vacant Building Registration and Fees (Council Person Joseph Day 05/05/2026)
2. **Second Reading of Ordinance 566** An Ordinance Establish a Property Tax Rate Upon Total Reassessment and To Adopt the Fiscal Year 2027 Budget (Council President Suzanne Souder- Posted 05/22/2026)

New Business:

1. **First Reading of Ordinance 567** An Ordinance to extend the deadline to obtain approvals under Ordinance No. 536 concerning the rezoning of portions of property located at 130 Lukens Drive and 150 Lukens Drive, New Castle, Delaware (Tax Parcels 21-023.00-001 and 21-022.00-002, totaling 168.76 acres) from the IOP zoning classification (Industrial Office Park) to the R-3 zoning classification (Multi-Family Residential) as to 149.08 acres, and to the GC zoning classification (General Commercial) as to 13.96 acres, and further concerning an amendment to the City's 2020 Comprehensive Plan in a manner consistent therewith. (Council President Suzanne Souder 06/02/2026)
2. **Council Discussion and Possible vote regarding Resolution 2026-32** A Resolution Recognizing America 250, Delaware 250, New Castle 375 and Separation Day, and Affirming the City of New Castle's Historic Significance (Council President Suzanne Souder 06/02/2026)

Next Regular Meeting Date: July14, 2026

Posted 06-02-2026

Note: This agenda as listed may not be considered in sequence, including executive sessions.

*You can also view the meeting online at the address below. A clickable link is available on the City website at www.newcastlecity.delaware.gov/events.

There will be no comments taken from the Zoom audience; comments may be submitted via email up to **3:00 p.m. on Tuesday June 9, 2026** at info@newcastlecity.delaware.gov

Meeting Link:

<https://us02web.zoom.us/j/83870297863?pwd=mlo643bQeiNTTVSFsznsMbv3apa2vQ.1>

Enter Password: **015107**

You can also listen to the meeting via telephone by calling one of the phone numbers below and entering the meeting ID and password when prompted. (Long distance rates may apply.)

(301) 715-8592 or (646) 558-8656.

Webinar ID: 838 7029 7863 Passcode: 015107

City of New Castle Delaware
Regular City Council Meeting
New Castle Senior Center – 400 South Street
Meeting Held in Person and via Zoom
Tuesday, May 12, 2026
7:00 p.m.

Call to Order: 7:00 PM

Roll Call

Present: Council President, Suzanne M. Souder
Councilperson Andrew Zeltt
Councilperson Nermin Zubaca
Councilperson Joseph F. Day
Councilperson Brian M. Mattaway

Also present: Antonina Tantillo, City Administrator
Mayor Valarie Leary
Michael Hoffman, Esq., City Solicitor
James Whisman, City Treasurer
Christopher Rogers, City Planner
Police Chief Richard McCabe
Fire Captain Tim Moore

Council President Souder called the May 12, 2026, City Council meeting to order at 7:00 p.m. The assembly stood for the Pledge of Allegiance. Roll call followed and a quorum to conduct business was declared.

Minutes

Minutes of April 9, 2026 Special Meeting

A motion to approve the minutes of the April 9, 2026, special City Council meeting as presented was made by Councilperson Day. The motion was seconded by Councilperson Zeltt and was unanimously passed.

Minutes of April 14, 2026, Public Hearing

A motion to approve the minutes of the April 14, 2026, Public Hearing on Ordinance 563 as presented was made by Councilperson Day. The motion was seconded by Councilperson Zeltt and was unanimously passed.

Minutes of April 14, 2026

A motion to approve the minutes of the April 14, 2026, City Council meeting as presented was made by Councilperson Day. The motion was seconded by Councilperson Zeltt and was unanimously passed.

Treasurer's Report

Mr. Whisman presented the unaudited Treasurer's Report as of April 30, 2026:

Total unrestricted funds	\$ 6,540,669.16
Total restricted funds	\$ 5,686,907.46
Total cash	\$12,227,576.62

Mr. Whisman stated that the City is in excellent health. He reported that:

- Total Budget: \$7,598,646
- Income: \$8,015,712 (*105% of the Budget*)
- Expenses \$5,372,356 (*72% of the Budget*)

A motion to approve the Treasurer’s Report subject to audit was made by Councilperson Day. The motion was seconded by Councilperson Zeltt and was unanimously passed.

Reports from the City Administrator and Staff

Report From the City Administrator

- Ferry Cut-Off – The DelDOT Ferry Cut-Off project continues to progress. They are waiting for Norfolk Southern’s final comments on the Plan.
- Dobbinsville Fishing Pier – The project received the State Wetlands Permit. The State is finalizing their Bid Package. Construction should begin this summer.
- Grants
 - The formal award for the State Historic Preservation Grant has been received. This will help the City pursue the Historic Designation for the Buttonwood School and to begin pursuing the Historic Designation for Dobbinsville.
 - A second round of funding will be applied for to recognize America 250. The deadline for that grant has been extended.
 - The Letter of Interest and Application to Apply was submitted for the Delaware Community Foundation For Healthy Communities Grant to continue the work of the Delaware River Trail Project.
 - Ms. Tantillo applied for Congressionally Directed Spending with both Senator Coons’ and Senator Blunt-Rochester’s offices for flood mitigation and to raise the dikes, and the Delaware River Trail Project. Senator Blunt-Rochester advised that she will support the application for the dike elevation and extension project and has submitted it for the FY27 Homeland Security Bill. That will be expected sometime in the fall and Ms. Tantillo will keep Council updated.
 - The TAP Grant was submitted after the last Council Meeting.
 - The Bond Bill Application was submitted for a number of projects that includes street and roadway repairs, improvements to the Police Department for HVAC and evidence storage, the Public Works pier replacement, the Delaware River Trail Project, and the ORPT Grant and Safe Streets for All Grant matches.
 - Ms. Tantillo submitted an additional ORPT Grant Application for the Dog Park that will require a 50% match. This was discussed briefly during the recent Council Budget meeting. If the City is invited to apply it will be later this summer; and Ms. Tantillo will bring the matter back to Council via Resolution at

that time. An initial quote for the fence was received for approximately \$100,000. Ms. Tantillo will pursue additional grant funding.

- The ADA Curbing and Street Repair projects continue to progress.
- Dobbinsville Basketball Court – Cirillo Bros. completed repaving and restriping of the Dobbinsville basketball court.
- Playground – The order has been completed and details for installation later this summer/fall are pending.
- Street Sweeping – Street sweeping begins on Monday, May 18th. Ms. Tantillo urged residents to review the schedule in the City Calendar; and copies of the schedule were available for residents attending the meeting.
- Delaware 250 – On Wednesday, May 20th and Thursday May 21st, the City will be hosting Beautification Events to prepare for Delaware 250 and New Castle 375. The City received a grant from Keep Delaware Beautiful and gardens will be planted in City Parks. All volunteers are welcome to join.
 - Wednesday, May 20th: Penn Valley Park, Buttonwood Park, and Van Dyke.
 - Thursday, May 21st: Susi Park, Bull Hill, and Dobbinsville
- The Trustees of the New Castle Common have accepted the City's grant request to partner with the City to subsidize the Rain Barrels that the Flood Resiliency Committee wanted to make available to residents. The Rain Barrel CA Website will go live later this week offering rain barrels at a subsidized rate to New Castle residents. Additional details will be forthcoming.
- The City will be selling items during A Day in Old New Castle to help everyone prepare for Separation Day. Separation Day t-shirts, hats, tote bags, and pins will be available.

In response to a question from Councilperson Day regarding building permits for Riverbend, Ms. Tantillo stated that 18 additional units will be built over the next couple of years.

Councilperson Mattaway noted that Mr. Bergstrom had indicated the build-out will take an additional 2-3 years.

Report from Chief McCabe

Chief McCabe reported that:

- On May 11th Officers and Good Will were dispatched to an injury-crash in Dobbinsville. Chief McCabe explained that a box truck from a local delivery company driving northbound crossed the pedestrian refuge into the southbound lane and struck two vehicles on private property. There was significant damage to both vehicles and a detached garage. Officers recognized signs of impairment. The operator of the vehicle was transported to the hospital with significant injuries. Charges are pending for dui, drugs, aggressive driving, and various other traffic violations. The State seized the truck for inspection and the investigation into the incident is ongoing.
- In March Patrol Officers were assigned to investigate the theft of a firearm. The suspect was identified and arrested. The firearm has not yet been recovered.

- The Department hosted the National Take-Back Initiative on April 25th. Five boxes of prescription medications were collected.
- As a result of the last Council Meeting, the Department had a successful community meeting with many of the residents in connection with the Battery Park incident. It was evident that many residents were unaware that the Police Accountability Committee (PAC) had been established. Chief McCabe shared details of PAC and opined that resident attendance at future PAC meetings may increase. Chief McCabe stated that significant updates have been sent to the web designer for the Department website that will include a tab for PAC with information about the committee as well as meeting dates for the remainder of the year.
- Since the last Council Meeting patrols have increased in the area of Battery Park. The cost for night and weekend hours is being subsidized through a State grant. In this timeframe, four (4) dispatch complaints were received, and approximately 50 arrests were made.
- Directed Patrols continue in the area with an increase in traffic arrests. The cost for night and weekend hours for these patrols is being subsidized through an OHS funded initiative. Chief McCabe commended the Officers who have signed up for these patrols.
- DUI arrests increased and they are being prosecuted.

Councilperson Day thanked Chief McCabe for the increased park patrols.

Councilperson Mattaway thanked Chief McCabe for meeting with Mr. Reed from Washington Park to address issues that he brought to Council at the April meeting. He added that he also met with Mr. Reed to address his concerns and he noted that some of Mr. Reed's assertions were inaccurate. Chief McCabe stated that during the recent community meeting he suggested that bringing concerns to City Council may not be the best platform, and suggested that if residents truly want to effect change they do so in community meetings at the Police Department Community Room where their concerns can be discussed.

Council Communications

Councilperson Day

- The Litter Crew met on April 26th. Twelve (12) volunteers collected 21 bags of trash and debris along Chestnut Street and Old Wilmington Road. The next event will be Sunday, May 31st starting at 3:00 p.m. The Crew will meet at the parking lot on Delaware Street next to the Jack Markell (JM) Trail.
- Two (2) successful Saturday Markets have been held. The market on Saturday, May 16th will be located on the Market Street side due to A Day in Old New Castle festivities.
- The Boat Yard had a successful bonfire on Friday, May 8th. Councilperson Day thanked everyone who attended. The Boat Yard will be selling raffle tickets to raise funds for items they need. Anyone interested in buying a raffle ticket can contact Warren Flowers, Tom Wilson, Michael Thatcher, or Councilperson Day.
- As the result of feedback from the public, Ordinances 564 and 565 were drafted and the first reading of both will be conducted at this Council meeting.

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- Councilperson Day expressed his appreciation to Keep Delaware Beautiful for sponsoring the Old New Castle Litter Crew with supplies and vests.

Councilperson Zeltt

- Councilperson Zeltt stated that A Day in Old New Castle will be May 16th from 10:00 am to 4:00 p.m. Tickets are available at the Courthouse. Twenty-eight (28) homes/gardens will be open.

Councilperson Zubaca

- Councilperson Zubaca stated that he enjoyed the Saturday Market and noted his appreciation for all the vendors.
- Councilperson Zubaca thanked Councilperson Zeltt for his work on A Day in Old New Castle and other events.
- Councilperson Zubaca noted his appreciation for the Police Accountability Committee and for the updates planned for the Department website.
- Councilperson Zubaca stated that he enjoys the comments from residents at the Council meetings. He added that their comments help Council move forward with many issues.
- Councilperson Zubaca thanked Councilperson Day for creating the Old New Castle Litter Crew.
- Councilperson Zubaca thanked Ms. Tantillo for her diligence in researching and pursuing Grants that have assisted the City in many projects.
- Councilperson Zubaca stated he was inspired by recent legislation in Canada and will be speaking with the Congressional Delegation about capping the cost of professional events such as athletic events and concerts so more people can afford to enjoy them in person.

Councilperson Mattaway

- Councilperson Mattaway recognized 2nd Lt. Daniel Bolton who has served in the military for the last 23 years. He is still active with the Delaware Army National Guard. 2nd Lt. Bolton served as a scientist and in medical operations, and he partners with community, state and federal organizations.
- The New Castle Historical Society will unveil a new exhibition that explores and expands the impact of New Castle at the Arsenal titled “A Center of the America Experience for 375 Years” on May 14th. Hours are Thursday through Saturday 9:00 a.m. to 4:30 p.m. and Sunday 11:30 a.m. to 4:30 p.m.
- Councilperson Mattaway attended the send-off of Mr. Eric Conrad at the Courthouse where Mr. Conrad began a 3,600 bicycle journey through the Original 13 Colonies. This is Mr. Conrad’s second cycling journey; the first being 50 years ago.
- Councilperson Mattaway noted that the improvements to the JM Trailhead are partly funded through a partnership with New Castle County and Grant funding.
- Councilperson Mattaway thanked Dr. Keith Goossen from the University of Delaware and his engineering students who visited the Trolley Barn and identified several

substantial energy efficient opportunities that can save the City money in the long term. They were also installed LED lights. Councilperson Mattaway found this resource through Energize Delaware. He also thanked Ric Delgado, Chief McCabe, and Ms. Justice for hosting.

- Councilperson Mattaway attended a series titled “Opportunity Lives Here” on May 8th at The Queen in Wilmington hosted by Senator Darius Brown. The event included talks and presentations by businesses and industry leaders hoping to bring resources to Delaware.
- Councilperson Mattaway asserted that the City needs impact fees now to insure its future. SB23 will be heard this week.
- Environmental Justice – Councilperson Mattaway stated that he heard from residents of the Buttonwood community about emissions that were let out into the air, and that they found out after the fact. After doing research, Councilperson Mattaway found that DNREC has a notification system called DERNS (Delaware Environmental Release Notification System) that people can sign up for at <https://derns.dnrec.delaware.gov> to receive notifications for specific cities and/or sites. The notifications can be received by email, phone or FAX. Councilperson Mattaway read the details of the program as to when notifications are sent and when information will be posted online.

Councilperson Mattaway asserted that automatic notifications for environmental issues should be available to the public. He opined that more can be done to advocate for communities that are closest to industries that have had issues by putting DERNS information on the City website, advertise in The Weekly and The Crier, share information on social media, coordinate efforts with the Board of Health, work on direct lines of communications with companies and industries, and coordinate with DNREC. Councilperson Mattaway stated that he will be going to Dover on May 14th along with others from City Administration.

Councilperson Mattaway noted that many industries that contribute to these emissions contribute to the City; but questioned how much of those funds go directly to the communities most affected; and asserted that needs to be changed.

Report from the Council President

- Council President Souder noted that May Market was last week and thanked Chair Leigh Anne Moriarty and Plant Chair Linda Suskie and the many volunteers who helped to make the event happen. May Market raises money to buy supplies for holiday wreaths and to help maintain the historic gardens at the Dutch and Amstel Houses.
- A Day in Old New Castle is Saturday, May 16th. Council President Souder encouraged everyone to attend.
- Council President Souder was among the residents who attended the send-off of Eric Conrad as he began his odyssey to bike through the Original 13 Colonies in celebration of America’s 250th anniversary. This ride retraces a similar journey Mr. Conrad completed 50 years ago during the 1976 Bicentennial. Other attendees included representatives from the Courthouse Museum, the Betsy Ross House, and Bike Delaware, as well as Governor Meyer and former Governor Markell.

Business From the Mayor

- Mayor Leary wished all a belated Happy Mother's Day.
- Mayor Leary stated that May Market was very nice.
- Proclamation – Mayor Leary invited Tish Gallagher, Chair of the Board of Health, to join her at the podium as she read the Mayor's Proclamation to Declare May as Mental Health Awareness Month.

Comments from good Will Fire Company

Captain Tim Moore reported that:

- Calls for April were similar to last month.
- Captain Moore thanked everyone who came out to support the Company's Mother's Day Flower Sale.
- On April 21st the Delaware State Police held an Awards Ceremony at which Deputy Chief Terrence Bayco and Captain Ben Oyerly were recognized with the 2025 Exceptional Performance Award for their actions that took place on October 25, 2025, in connection with a small aircraft that went down in New Jersey.
- A Promotional Ceremony will be held on Saturday, May 30th, at 10:00 a.m. in celebration of Fire Chief David Majewski, Jr., on his appointment as Good Will's first Career Fire Chief.

Public Comment

Brian Myers – 108 East 2nd Street

Mr. Myers noted his concern with the intersection of East 2nd Street and Harmony Street. He stated that there is not a stop sign at that intersection, and you cannot see anything around the corner because cars park on the street all the way up to the corner. He added that recently as he was driving west on 2nd toward Harmony he did stop at that intersection and a child darted across the street; adding that if he had continued on through the intersection without stopping he would have hit him. Mr. Myers opined that the intersection is very dangerous. Councilperson Day stated that Public Works would inspect the area.

Bernadette Ruf – 157 East 2nd Street

Ms. Ruf encouraged Council to vote "NO" on expanding the parking area behind East 2nd Street. She stated that this was not recommended by City Council to the Trustees. She added that she has not received a response regarding her questions to the City if a single Councilperson can make such a suggestion, whether HAC was involved, and whether a Needs Study was done. Ms. Ruf stated that once people become aware of this parking lot they will treat it as they treat the parking lot by the Sailing Club. She added that in the past week a woman was sitting in her parked car while her children played in the Park; and there was another person blaring music from his car.

Ms. Ruf stated that with regard to The Weekly, there is no Jefferson Street in the City and there never has been a Jefferson Street in the City.

Ms. Ruf questioned if a parking lot can be built on a right-of-way or a paper street.

Phil Gross

- Mr. Gross will give The Group Nine organization information to Councilperson Mattaway.
- Mr. Gross stated he is part of an initiative with almost 100 participants that has been picked up by a radio station in Pennsylvania and in Delaware and anything said at the meetings will be replicated in those areas.
- Mr. Gross stated that the budget Council is considering is not responsible. He asserted that you cannot expect the budget to have a good outcome unless you reduce it; stating that Council reduces it by thousands but increases it by a hundred thousand.
- Mr. Gross stated that collective bargaining should be privatized.
- Mr. Gross stated that Council is not transparent.
- Mr. Gross stated that the Dog Park is costing too much; asserting that funds were moved to a different line item in the budget to make it appear the Dog Park is costing less. He added that only eight (8) people have said they want the Dog Park. Mr. Gross stated that the Dog Park should go in Battery Park.

Mark Nelson – 165 East 2nd Street

Mr. Nelson registered his opposition to the parking lot at Ft. Casimir. He asserted that the lack of transparency and public notice for the project is deeply troubling. He added that in April 2025 neighbors circulated and signed a petition asking the Trustees to keep that area as an open park for recreation and riverfront enjoyment, and not to convert this highest point in that landscape into a dedicated parking space for a single family. Mr. Nelson stated that the petition was ignored and now the area has doubled in size. Mr. Nelson stated three concerns:

1. Process and transparency. The project was executed without public hearings or notice to affected homeowners. He asserted that it appears to have been arranged privately between the Trustees and some City staff. Residents deserve to know who approved it, the process by which it was approved, and why it was done.
2. Environmental impact. The parking lot removes permeable surface in an area that already floods, it increases run-off, and worsens the risk from higher tides and sea level rise.
3. Trust governance. The Trustees manage a large portfolio of public assets that generates revenue that is supposed to benefit the citizens of New Castle. When those assets are altered without transparency or accountability it undermines public trust and harms the whole community.

Mr. Nelson stated that the area should be returned to its original purpose as open parkland and only short-term deliveries and emergency access on that right of way should be allowed. Mr. Nelson urged Council to vote “NO” on this issue and to open an immediate review as to how this decision was made.

Charlie Kentnor – 142 East 2nd Street

Mr. Kentnor spoke in opposition to the parking lot. He stated that:

- Having a vote on an item that has already been done sets a poor precedent.

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- By observation in the morning there is maybe one (1) car parked there, and he has seen two (2) cars. Most people on 2nd Street park in front of their house and the parking lot does not serve a good purpose.
- If there were funds to spend on a parking lot that seems to have little utility, why does the City not have money for the rest of The Strand beyond some patch work.

Jane Maijala – 167 East 2nd Street

Ms. Maijala spoke in opposition to the parking lot. She stated that she was a signor of the petition to the Trustees. Council President Souder invited Ms. Maijala to speak with members of Council at the conclusion of the meeting.

Charles Cobb – Washington Park

Mr. Cobb stated that he has issues with Code Enforcement. He explained various issues with neighbors' properties, including: vehicles with expired tags, and an illegal fireplace, and a neighbor who paved his entire front yard in order to park eight (8) vehicles.

Mr. Cobb stated that he has submitted numerous complaint forms, and the only thing that was done was that the neighbors were cited.

Beverly Wik – 2 East 3rd Street

Ms. Wik spoke in opposition to the parking lot and expressed her main concern is that it does not seem any procedures were followed. She suggested that the City Solicitor outline what procedures should have been followed in advance of paving the parking lot had having it completed with approval of Council and necessary agencies; and urged that a vote be postponed until this has been done. Ms. Wik referenced the controversy with the 3rd Street parking lot and questioned how a similar process was not followed in this instance. Ms. Wik requested that Council defer a decision until the City Solicitor can conduct his review of the matter. Ms. Wik further opined that moving forward could set a precedent for future unauthorized construction or improvement projects.

Bill Emory – 2 East 3rd Street

Mr. Emory stated that he wanted to address Council and the residents of New Castle as a member of the Delaware State Fire Police. He added that he was recently appointed as Chairman of the Outreach and Education Committee (OEC), and he wanted to inform the public of what the Committee is about.

Each fire department in Delaware has a position for six (6) officers appointed by the State. Their job is to assist the local police departments and to respond to any alarms the departments receive in their local or mutual districts. They respond to motor vehicle collisions, fires, etc. They deal with traffic control for critical alarms. Their vehicles have blue and white lights on the front, and Mr. Emory requested that drivers see the flashing blue/white lights pull over to allow those vehicles to pass in order to get to an incident site. The OEC will be attending various events throughout the State to educate the public on their purpose.

John DiMondi

Council President Souder read a statement from Mr. DiMondi.

Mr. DiMondi expressed his dissatisfaction with the outcome of a recent Board of Adjustment hearing regarding his challenge to the Board's decision on the proposed use of his property.

Board of Elections Annual Report presented by BOE Chair – Marianne Caven

Council President Souder explained that Ms. Caven was unable to attend the meeting and her report was deferred to the June meeting.

First Reading of Ordinance 564 – An Ordinance to Amend the City of New Castle Municipal Code, Chapter 141 (Dangerous or Vacant buildings), Regarding Vacant Building Registration and Fees.

Council President read Ordinance 564.

First Reading of Ordinance 565 – An Ordinance to Amend the City of New Castle Municipal Code, Chapter 230 (Zoning Code), Regarding Expiration of Approvals

Council President Souder read Ordinance 565 explained the process Ordinance 565 would follow after the First Reading.

Council Discussion, Possible Motion, and Vote on Resolution 2026-28 – A Resolution to reaffirm the approval of the Site Plan of The Battery, 427 W.7th Street as approved by Resolution 2026-16.

Council Discussion, Possible Motion, and Vote on Resolution 2026-29 – A Resolution to reaffirm the approval of the Subdivision Plan of the Battery, 427 W. 7th Street as approved by Resolution 2026-17.

Mr. Hoffman explained that Resolutions 2026-28 and 2026-29 for The Battery Plan and Subdivision were considered by Council and approved at the March Council meeting. There was a delay in securing signatures on the Resolutions. Through no fault of the applicant the Resolutions did not make their way to him for signature and as a result the approved Plan was not recorded within the specified 45-day period. There has been no change to the Application and these Resolutions and associated materials are exactly the same. Resolutions 2026-28 and 2026-29 are presented to Council as a "housekeeping" matter to reconfirm the approval so that it may be approved within the 45-day period. The applicant is present to answer any questions.

A motion was made by Councilperson Day to approve Resolution 2026-28 as presented. The motion was seconded by Councilperson Zeltt and was passed with a vote of four (4) in favor and one (1) abstaining (Councilperson Mattaway).

A motion was made by Councilperson Day to approve Resolution 2026-29 as presented. The motion was seconded by Councilperson Zeltt and was passed with a vote of four (4) in favor and one (1) abstaining (Councilperson Mattaway).

Council Discussion and Possible vote regarding the Trustee request regarding the expanded parking area behind E. 2nd St.

Ms. Tantillo explained that a vote is not required. She stated that at the January Council meeting a discussion was held regarding the alleyway behind 2nd Street and the request to restrict it for parking. Council requested that Ms. Tantillo have a discussion with the Trust to recommend possibly considering an expansion of the parking area on their parcel. Ms. Tantillo had that discussion with Trust President Mr. Tom Wilson, and Mr. Wilson took the request and recommendation back to the Trust Board. After the last Council meeting (*April 2026*) Ms. Tantillo was advised by Mr. Wilson that the Trust was going to proceed with the expansion of the parking area on their lot and they offered to pave the alley because they were already connected areas. The Trust asked only that the City continue to maintain the alley.

Council President Souder made it clear that this does not authorize the further expansion of that parking area. There were three (3) parking places on the paper street behind 2nd Street and five (5) more parking spaces were added for a total of eight (8) parking spaces that are on Trustee land. The Trustees paid for this work. The Trust also paid to repave the paper street, which is the City's responsibility; and they only asked that the City continues to maintain the street that has always been the City's responsibility.

Council President Souder responded to several questions from the floor:

- The Trust received administrative approval from the Building Official.
- It did not require action by City Council
- The work did not need to go through HAC because it did not include a structure.
- No City tax money was spent on the project.

In response to a question from Councilperson Zubaca, Ms. Tantillo explained that the project was approved by the City Building Official and because there was no structure involved it did not need to go to HAC.

Mayor Leary questioned if the 3rd Street parking lot went before HAC. Ms. Tantillo stated that was before her time with the City, and Council President Souder did not recall specifically; however, she opined that the 3rd Street parking lot required rezoning and had to come to Council.

In response to a question from Councilperson Zeltt, Ms. Tantillo stated that any further paving in that area would have to be reviewed to ensure it would not cover too much of the surface, that it will not hinder drainage, etc. She added that Mr. Bergstrom reviewed the Trust's request to add five (5) parking spaces and to repave the parking area and the paper street. Councilperson Zeltt asked that Ms. Tantillo request that Mr. Bergstrom provide his analysis of the project to ensure it complied with the Code.

Mr. Hoffman stated that when an application is submitted for a building permit the Building Official reviews the permit against the Code and all relative components (Zoning, Stormwater, etc.). In this case, the Building Official received the permit request, reviewed the request, and approved the permit. This is a request on Trustee land, which is like any other citizen who

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submits an application for a building permit. Mr. Hoffman will follow up with Mr. Bergstrom to verify that the project was compliant with the Code.

A motion was made by Councilperson Zubaca to adjourn to executive session for discussion of the following topics:

- a. Pursuant to 29 Del. C. §§10004 (b)(4) &(6) Strategy sessions, including those involving legal advice or opinion from an attorney-at-law, with respect to collective bargaining or pending or potential litigation, but only when an open meeting would have an adverse effect on the bargaining or litigation position of the public body; and discussion of the content of documents, excluded from the definition of “public record” in §10002 of this title where such discussion may disclose the contents of such documents.

The motion was seconded by Councilperson Day and the meeting adjourned to executive session at 8:45 p.m.

Council resumed the regular meeting at 9:20 p.m. There being no further business to discuss, Council President Souder called for a motion to adjourn.

A motion was made by Councilperson Zeltt to adjourn. The motion was seconded by Councilperson Day and the meeting adjourned at 9:21 p.m.

Respectfully submitted,

Kathleen R. Weirich
City Stenographer

Next Regular Meeting Date: June 9, 2026

**City of New Castle Delaware
City Council Special Meeting
Administration Building
220 Delaware St. New Castle, DE 19720
Thursday, April 9, 2026
12:00 p.m.**

Call to Order: 12:05 PM

Roll Call

Present: Council President, Suzanne M. Souder
Councilperson Brian M. Mattaway
Councilperson Nermin Zubaca
Councilperson Joseph F. Day

Also present: Antonina Tantillo, MPA, City Administrator
Courtaney Taylor, Finance Coordinator

Council President Souder called the April 9, 2026, Special City Council Meeting to order at 12:05 p.m.

A motion was made by Councilperson Mattaway to move to executive session. The motion was seconded by Councilperson Zubaca and the meeting moved to executive session at 12:05 p.m., Pursuant to 29 Del. C. §§10004 (b)(4) &(6) Strategy sessions, including those involving legal advice or opinion from an attorney-at-law, with respect to collective bargaining or pending or potential litigation, but only when an open meeting would have an adverse effect on the bargaining or litigation position of the public body; and discussion of the content of documents, excluded from the definition of “public record” in §10002 of this title where such discussion may disclose the contents of such documents

Council returned from executive session at 1:51 p.m.

A motion to adjourn was made by Councilperson Day and seconded by Councilperson Mattaway. The motion passed unanimously and the meeting adjourned at 1:51 p.m.

Respectfully submitted,

Antonina Tantillo, MPA
City Administrator

Next Regular Meeting Date: May 12, 2026

**CITY OF NEW CASTLE
TREASURER'S REPORT - UNAUDITED**

PERIOD ENDING: MAY 31, 2026

Cash Account Name	Period Ending Balance	Prior Period	Change	Interest Rate
TOTAL PETTY CASH ON HAND	1,100.00	1,100.00	0.00	
GENERAL FUND	264,799.29	19,462.31	245,336.98	
PAYROLL CHECKING	5,000.00	5,000.00	0.00	
MONEY MARKET RETENTION	5,086,059.02	6,514,406.85	-1,428,347.83	1.20%
TOTAL UNRESTRICTED FUNDS	5,356,958.31	6,539,969.16	-1,183,010.85	
MUNICIPAL STREET AID SAVINGS	480,632.73	480,143.14	489.59	1.20%
SEPARATION DAY ACCOUNT	74,282.22	80,070.51	-5,788.29	0.50%
MM SAVINGS/ FY18 BOND FUNDS	702,430.64	703,432.88	-1,002.24	1.20%
SALLE/EIDE/POLICE GRANTS	42,611.66	40,707.85	1,903.81	
EMPLOYEE REDEMPTION FUND	154,404.10	154,404.10	0.00	
CAPITAL RESERVE FUND	1,127,517.69	125,000.00	1,002,517.69	3.40%
COMPREHENSIVE PLAN FUND	10,000.00	10,000.00	0.00	
SPECIAL PROJECTS & GRANTS FUND	35,000.00	35,000.00	0.00	
BUDGET STABILIZATION FUND	4,069,883.88	4,058,148.98	11,734.90	3.40%
TOTAL RESTRICTED FUNDS	6,696,762.92	5,686,907.46	1,009,855.46	
TOTAL CASH IN ACCOUNTS	12,053,721.23	12,226,876.62	-173,155.39	

RECONCILIATION TO CASH

Monthly Cash Receipts	392,564.12
Monthly Expenditures	565,719.51
NET CHANGE:	-173,155.39

TRANSFERS BETWEEN GF CHECKING AND OTHER CITY ACCOUNTS:

DATE:	TRANSFER TO/FROM	AMOUNT	NOTES
5/6/26	TRANSFER TO GF CHECKING	10,000.00	FROM RET MM
5/6/26	TRANSFER TO CAPITAL RESERVE	1,125,000.00	FROM RET MM
5/11/26	TRANSFER TO GF CHECKING	753.39	FROM BOND FUNDS
5/11/26	TRANSFER TO GF CHECKING	7,991.14	FROM GRANT
5/12/26	TRANSFER TO PAYROLL	115,302.82	FROM RET MM
5/20/26	TRANSFER TO GF CHECKING	100,000.00	FROM RET MM
5/27/26	TRANSFER TO PAYROLL	118,836.13	FROM RET MM



CITY OF NEW CASTLE

MAY 2026

FY26 YTD BUDGET REPORT - 92%

Account ID	REVENUE Description	Budget	YTD Revenue	Excess/Deficit	%
10-0000-420-0001	Property Tax Current Year	\$4,645,765.00	\$4,567,953.99	(\$77,811.01)	98%
10-0000-420-0002	Tax Penalties	\$25,000.00	\$35,550.62	\$10,550.62	142%
10-0000-420-0003	Property Tax Transfers	\$450,000.00	\$1,449,272.00	\$999,272.00	322%
10-0000-420-0004	Delinquent Tax Collection	\$20,500.00	\$32,894.15	\$12,394.15	160%
10-0000-430-0001	Business Licenses	\$135,000.00	\$142,990.00	\$7,990.00	106%
10-0000-430-0002	Rental	\$51,000.00	\$50,550.00	(\$450.00)	99%
10-0000-430-0003	Building/HAC Applications	\$205,000.00	\$318,831.98	\$113,831.98	156%
10-0000-430-0004	Bldg Dept Penalties	\$1,000.00	\$1,203.00	\$203.00	120%
10-0000-430-0005	Vacant Bldg Registration Fees	\$5,000.00	\$0.00	(\$5,000.00)	0%
10-0000-430-0006	Code Violation Penalties	\$25,000.00	\$9,388.53	(\$15,611.47)	38%
10-0000-430-0007	Code Enforcement Cost Reimbursements	\$2,000.00	\$4,550.00	\$2,550.00	228%
10-0000-430-0008	Special Trash	\$9,000.00	\$10,246.00	\$1,246.00	114%
10-0000-440-0001	State Courts	\$30,000.00	\$28,470.92	(\$1,529.08)	95%
10-0000-440-0002	Towing/Storage Fees	\$15,000.00	\$14,000.00	(\$1,000.00)	93%
10-0000-450-0003	Impact Fees-Riverbend	\$40,000.00	\$174,000.00	\$134,000.00	435%
10-0000-450-0004	Accident Reports	\$5,000.00	\$6,320.00	\$1,320.00	126%
10-0000-450-0005	Engineering/Planning Dev Reimbursement	\$5,000.00	\$15,607.68	\$10,607.68	312%
10-0000-450-0006	Zoning/BOA Hearings	\$4,000.00	\$3,400.00	(\$600.00)	85%
10-0000-455-0001	Franchise Fees	\$80,000.00	\$60,342.96	(\$19,657.04)	75%
10-0000-470-0001	CCATT, Verizon	\$110,000.00	\$107,848.13	(\$2,151.87)	98%
10-0000-470-0004	Trustees Appropriations	\$225,000.00	\$225,000.00	\$0.00	100%
10-0000-470-0005	MSC Appropriation	\$808,218.00	\$606,163.59	(\$202,054.41)	75%
10-0000-470-0007	Rivertown Ride and Festival	\$0.00	\$0.00	\$0.00	0%
10-0000-480-0001	Interest Other	\$150,000.00	\$194,014.28	\$44,014.28	129%
10-0000-480-0002	Insurance Reimbursement	\$0.00	\$0.00	\$0.00	0%
10-0000-480-0003	Misc Income Gen Fund	\$2,000.00	\$6,727.00	\$4,727.00	336%
10-0000-480-0004	Proceeds - Sale of Assets	\$1,500.00	\$0.00	(\$1,500.00)	0%
10-0000-511-0001	Loan Proceeds	\$0.00	\$0.00	\$0.00	0%
10-0000-511-0005	Restricted Fund Balance Carry Forward	\$385,163.00	\$0.00	(\$385,163.00)	0%
10-0000-511-0006	Unreserved Fund Balance Carry Forward	\$0.00	\$0.00	\$0.00	0%
10-0000-524-0000	Police Pension Supplement	\$70,000.00	\$71,923.36	\$1,923.36	103%
10-0000-526-0000	Pay Job Reimbursement	\$93,500.00	\$109,623.33	\$16,123.33	117%
FINAL TOTALS		\$7,598,646.00	\$8,246,871.52	\$648,225.52	109%
REVENUE OVER/UNDER EXPENSE:				\$2,261,068.30	



CITY OF NEW CASTLE

MAY 2026

FY26 YTD BUDGET REPORT - 92%

Account ID	EXPENSE Description	Budget	YTD Expended	Balance	% Used
PUBLIC SAFETY					
10-0101-001-6001	Salaries - PSAF	\$1,428,559.00	\$1,191,568.61	\$236,990.39	83%
10-0101-001-6002	Salaries Supervision - PSAF	\$359,241.00	\$319,701.76	\$39,539.24	89%
10-0101-001-6004	Salaries Civilian - PSAF	\$58,174.00	\$51,358.43	\$6,815.57	88%
10-0101-001-6005	Overtime/Contract Holiday - PSAF	\$165,000.00	\$140,758.54	\$24,241.46	85%
10-0101-001-6008	Vacation/Sick Sellback - PSAF	\$30,000.00	\$12,961.39	\$17,038.61	43%
10-0101-001-6010	FICA Expense - PSAF	\$156,900.00	\$138,670.56	\$18,229.44	88%
10-0101-001-6015	Health/Life/Dental Expense - PSAF	\$430,404.00	\$336,696.95	\$93,707.05	78%
10-0101-001-6020	Pension Plan - PSAF	\$276,454.00	\$232,116.40	\$44,337.60	84%
10-0101-001-6105	Prof Development & Travel - PSAF	\$8,000.00	\$4,268.65	\$3,731.35	53%
10-0101-001-6110	Books/Publications/Dues/Tolls - PSAF	\$1,500.00	\$1,169.94	\$330.06	78%
10-0101-001-6120	Computer - PSAF	\$3,000.00	\$2,407.24	\$592.76	80%
10-0101-001-6155	Maintenance Contracts - PSAF	\$21,000.00	\$19,593.08	\$1,406.92	93%
10-0101-001-6170	Office Supplies/Equipment - PSAF	\$5,500.00	\$4,533.70	\$966.30	82%
10-0101-001-6180	Postage - PSAF	\$500.00	\$481.47	\$18.53	96%
10-0101-001-6195	Phone Service - PSAF	\$12,520.00	\$10,671.43	\$1,848.57	85%
10-0101-001-7066	Security Cameras/Citywide - PSAF	\$4,170.00	\$5,981.03	(\$1,811.03)	143%
10-0101-001-7080	Body Cameras - PSAF	\$13,400.00	\$13,349.00	\$51.00	100%
10-0101-001-7120	Administrative Expense - PSAF	\$500.00	\$501.26	(\$1.26)	100%
10-0101-001-7200	Uniforms/Maintenance - PSAF	\$16,510.00	\$10,615.25	\$5,894.75	64%
10-0101-001-8020	Medical Testing - PSAF	\$3,000.00	\$3,108.92	(\$108.92)	104%
10-0101-001-8030	Janitorial Services - PSAF	\$7,382.00	\$6,596.08	\$785.92	89%
10-0101-001-8050	Bldg Repairs/Maint - PSAF	\$8,000.00	\$4,827.22	\$3,172.78	60%
10-0101-001-8060	Preventative/Termite/Pest Control - PSAF	\$400.00	\$508.70	(\$108.70)	127%
10-0101-001-8070	Building Heat/Electric - PSAF	\$22,000.00	\$21,953.84	\$46.16	100%
10-0101-001-8085	Special Events Supplies - PSAF	\$0.00	\$0.00	\$0.00	0%
10-0101-001-8095	SEO Pay Job Overtime - PSAF	\$80,000.00	\$82,400.00	(\$2,400.00)	103%
10-0101-001-8098	Investigative/Evidence Testing - PSAF	\$5,000.00	\$2,585.39	\$2,414.61	52%
10-0101-002-7005	Range Supplies - PSAF	\$10,000.00	\$9,218.27	\$781.73	92%
10-0101-002-7125	Motor Fuel - PSAF	\$45,000.00	\$28,230.35	\$16,769.65	63%
10-0101-002-7150	Radar/Radio repair - PSAF	\$2,000.00	\$708.44	\$1,291.56	35%
10-0101-002-7220	Vehicle Parts/Repair - PSAF	\$20,000.00	\$7,597.72	\$12,402.28	38%
10-0107-001-6198	Debt Service / Vehicles - PSAF	\$101,995.00	\$91,943.19	\$10,051.81	90%
10-0107-001-7350	Leased Color Copier - PSAF	\$3,990.00	\$2,880.52	\$1,109.48	72%
10-0107-004-7355	Capital Outlays/Equip & Vehicles - PSAFE	\$24,436.00	\$4,000.00	\$20,436.00	16%
PUBLIC SAFETY TOTALS		\$3,324,535.00	\$2,763,963.33	\$560,571.67	83%



CITY OF NEW CASTLE

MAY 2026

FY26 YTD BUDGET REPORT - 92%

Account ID	EXPENSE Description	Budget	YTD Expended	Balance	% Used
PUBLIC SERVICES					
10-0200-001-6001	Salaries Supervision - PSERV	\$154,800.00	\$137,370.03	\$17,429.97	89%
10-0200-001-6003	Salaries Bldg Code Enforcement - PSERV	\$112,818.00	\$52,694.41	\$60,123.59	47%
10-0200-001-6005	Overtime - PSERV	\$22,000.00	\$22,111.90	(\$111.90)	101%
10-0200-001-6006	Salaries - PSERV	\$485,254.00	\$413,287.52	\$71,966.48	85%
10-0200-001-6008	Vacation & Sick Sellback - PSERV	\$10,000.00	\$4,244.60	\$5,755.40	42%
10-0200-001-6010	FICA - PSERV	\$58,745.00	\$45,267.56	\$13,477.44	77%
10-0200-001-6015	Health/Life/Dental Expense - PSERV	\$256,401.00	\$192,161.68	\$64,239.32	75%
10-0200-001-6020	Pension Plan - PSERV	\$41,538.00	\$34,548.76	\$6,989.24	83%
10-0200-001-6105	Professional Dev & Travel - PSERV	\$10,000.00	\$8,295.00	\$1,705.00	83%
10-0200-001-6110	Book/Reference Materials - PSERV	\$0.00	\$0.00	\$0.00	0%
10-0200-001-6120	Computer & Software Expense - PSERV	\$4,500.00	\$3,783.05	\$716.95	84%
10-0200-001-6170	Office Supplies/Equip/Printing - PSERV	\$4,000.00	\$3,544.50	\$455.50	89%
10-0200-001-6175	Operating Supplies - PSERV	\$8,500.00	\$5,403.98	\$3,096.02	64%
10-0200-001-6180	Postage - PSERV	\$1,600.00	\$1,685.09	(\$85.09)	105%
10-0200-001-6195	Phone Service - PSERV	\$7,331.00	\$6,156.16	\$1,174.84	84%
10-0200-001-7075	Reimbursable Private Prop. Maint. - CODE	\$2,000.00	\$11,050.00	(\$9,050.00)	553%
10-0200-001-7120	Administrative Expense- PSERV	\$500.00	\$665.68	(\$165.68)	133%
10-0200-001-8020	Medical Testing - PSERV	\$3,000.00	\$1,247.00	\$1,753.00	42%
10-0200-001-8030	Janitorial Services - PSERV	\$2,217.00	\$2,002.00	\$215.00	90%
10-0200-001-8040	Temporary Labor	\$500.00	\$0.00	\$500.00	0%
10-0200-001-8050	Bldg Repairs/Sec Maint - PSERV	\$12,000.00	\$9,071.05	\$2,928.95	76%
10-0200-001-8060	Preventative/Termite/Pest Control	\$550.00	\$556.40	(\$6.40)	101%
10-0200-001-8070	Bldg Heat/Electric/Street lights - PSERV	\$48,000.00	\$52,239.52	(\$4,239.52)	109%
10-0200-003-7085	Fuel & Lubricants - PSERV	\$40,000.00	\$29,214.17	\$10,785.83	73%
10-0200-003-7105	Landfill Fees/Recycle - PSERV	\$145,000.00	\$115,276.00	\$29,724.00	80%
10-0200-003-7106	Yard Waste - PSERV	\$18,500.00	\$15,720.40	\$2,779.60	85%
10-0200-003-7155	Safety Equipment/Signs/Markings - PSERV	\$5,150.00	\$1,257.50	\$3,892.50	24%
10-0200-003-7170	Small Tools/Equip Repairs/Maint. - PSERV	\$4,000.00	\$3,514.30	\$485.70	88%
10-0200-003-7171	Radio Repairs - PSERV	\$250.00	\$254.97	(\$4.97)	102%
10-0200-003-7195	Truck/Vehicle Repair/Maint. - PSERV	\$55,000.00	\$53,936.25	\$1,063.75	98%
10-0200-003-7200	Uniforms/Maintenance - PSERV	\$10,000.00	\$5,794.11	\$4,205.89	58%
10-0200-003-8095	Special Event Overtime - PSERV	\$3,500.00	\$2,501.08	\$998.92	71%
10-0200-003-8105	Street Materials - PSERV	\$8,000.00	\$1,454.39	\$6,545.61	18%
10-0200-004-8120	Street Repairs - PSERV	\$1,000.00	\$0.00	\$1,000.00	0%
10-0203-003-8080	Sand & Abrasives/ Snow & Ice Control	\$8,000.00	\$8,000.00	\$0.00	100%



CITY OF NEW CASTLE

MAY 2026

FY26 YTD BUDGET REPORT - 92%

Account ID	EXPENSE Description	Budget	YTD Expended	Balance	% Used
10-0203-003-8090	Outside Contractors / Snow & Ice Control	\$1,000.00	\$0.00	\$1,000.00	0%
PW PARKS & PUBLIC PROPERTY					
10-0204-003-7060	Equipment - PARKS	\$107,261.00	\$81,152.17	\$26,108.83	76%
10-0204-003-7061	Pruning/Planting Trees - ROW/PARKS	\$40,000.00	\$24,377.29	\$15,622.71	61%
10-0204-003-7100	Playground Maintenance/Wood Carpet-PARKS	\$42,875.00	\$12,864.20	\$30,010.80	30%
10-0204-003-7430	Contract Maintenance - City Prop/PARKS	\$115,000.00	\$98,885.63	\$16,114.37	86%
10-0204-003-7432	Dog Park - PARKS	\$25,000.00	\$5,455.22	\$19,544.78	22%
CAPITAL OUTLAY - PSERV					
10-0205-004-7355	Capital Outlays/Equip & Vehicles - PSERV	\$15,000.00	\$0.00	\$15,000.00	0%
10-0205-004-7446	Handicap Curb Ramps	\$25,000.00	\$0.00	\$25,000.00	0%
10-0205-004-7533	Debt Service / Vehicle lease - PSERV	\$105,684.00	\$78,036.82	\$27,647.18	74%
10-0205-004-7534	Debt Service / Road Repair -GO Bond 2018	\$225,000.00	\$206,250.00	\$18,750.00	92%
10-0205-004-7536	Storm Drainage/MS4 - PSERV	\$130,000.00	\$36,974.28	\$93,025.72	28%
10-0205-004-7540	Capital Improvement/Road Repairs - PSERV	\$54,700.00	\$0.00	\$54,700.00	0%
PUBLIC SERVICES TOTALS		\$2,431,174.00	\$1,788,304.67	\$642,869.33	74%
MAYOR AND COUNCIL					
10-0301-001-6001	Salaries - M&C	\$20,100.00	\$18,489.77	\$1,610.23	92%
10-0301-001-6010	FICA Expense - M&C	\$1,540.00	\$1,419.36	\$120.64	92%
10-0301-001-6101	Advertising - M&C	\$15,500.00	\$20,766.50	(\$5,266.50)	134%
10-0301-001-6105	Prof Development - M&C	\$600.00	\$294.70	\$305.30	49%
10-0301-001-6106	Association Dues - M&C	\$4,200.00	\$4,200.00	\$0.00	100%
10-0301-001-6550	Economic Dev Activities - M&C	\$15,000.00	\$20,384.00	(\$5,384.00)	136%
10-0301-001-6560	Sea Level Rise Task Force	\$40,000.00	\$5,338.58	\$34,661.42	13%
10-0301-001-7024	General Code Updates - M&C	\$4,000.00	\$3,797.00	\$203.00	95%
10-0301-001-7040	Contributions - M&C	\$98,500.00	\$98,500.00	\$0.00	100%
10-0301-001-7055	Meeting Security/Rental Fees - M&C	\$7,000.00	\$6,933.46	\$66.54	99%
10-0301-001-7065	Equipment Purchases - M&C	\$1,000.00	\$0.00	\$1,000.00	0%
10-0301-003-6185	Election Expenses - M&C	\$0.00	\$315.50	(\$315.50)	0%
10-0301-003-6190	Rivertowns Ride & Festival - M&C	\$0.00	\$0.00	\$0.00	0%
10-0301-003-7010	Annual Calendar/Monthly Newsletter - M&C	\$4,500.00	\$4,376.23	\$123.77	97%
10-0301-003-7011	Transcription Services - M&C	\$16,444.00	\$11,373.28	\$5,070.72	69%
10-0301-003-7042	Fees to Good Will Riverbend - M&C	\$6,000.00	\$18,000.00	(\$12,000.00)	300%
CITY CLERK / CITY TREASURER					
10-0302-001-6001	Salaries - CLERK/TREAS	\$2,260.00	\$1,938.48	\$321.52	86%
10-0302-001-6010	FICA Expense - CLERK/TREAS	\$160.00	\$148.32	\$11.68	93%
FINANCE					



CITY OF NEW CASTLE

MAY 2026

FY26 YTD BUDGET REPORT - 92%

Account ID	EXPENSE Description	Budget	YTD Expended	Balance	% Used
10-0303-003-7090	FY Audit - FIN	\$45,000.00	\$43,157.80	\$1,842.20	96%
ADMINISTRATION					
10-0304-001-6001	Salaries - ADMIN	\$389,533.00	\$343,035.91	\$46,497.09	88%
10-0304-001-6005	Overtime - ADMIN	\$1,000.00	\$263.76	\$736.24	26%
10-0304-001-6008	Sellback Vacation & Sick - ADMIN	\$0.00	\$0.00	\$0.00	0%
10-0304-001-6010	FICA Expense - ADMIN	\$29,800.00	\$25,504.98	\$4,295.02	86%
10-0304-001-6015	Health/Life/Dental Expense - ADMIN	\$96,831.00	\$76,153.23	\$20,677.77	79%
10-0304-001-6020	Pension Plan - ADMIN	\$21,347.00	\$18,444.67	\$2,902.33	86%
10-0304-001-6100	Employee Retention	\$10,000.00	\$0.00	\$10,000.00	0%
10-0304-001-6105	Professional Development - ADMIN	\$4,000.00	\$275.00	\$3,725.00	7%
10-0304-001-6115	City Administrator Expense - ADMIN	\$4,000.00	\$200.00	\$3,800.00	5%
10-0304-001-6120	Computer, Hardware & IT Services - ADMIN	\$60,000.00	\$19,676.08	\$40,323.92	33%
10-0304-001-6130	Dues & Publications - ADMIN	\$1,000.00	\$1,134.00	(\$134.00)	113%
10-0304-001-6170	Office Supplies/Printing - ADMIN	\$5,000.00	\$4,252.42	\$747.58	85%
10-0304-001-6180	Postage - ADMIN	\$3,500.00	\$2,786.98	\$713.02	80%
10-0304-001-6195	Telephone/Internet Service - ADMIN	\$5,052.00	\$5,200.45	(\$148.45)	103%
10-0304-001-7120	Administrative Expense - ADMIN	\$5,500.00	\$5,328.40	\$171.60	97%
10-0304-001-8020	Medical Testing - ADMIN	\$250.00	\$0.00	\$250.00	0%
10-0304-001-8030	Janitorial Services - ADMIN	\$1,377.00	\$1,368.00	\$9.00	99%
10-0304-001-8050	Building Repairs - ADMIN	\$3,500.00	\$958.88	\$2,541.12	27%
10-0304-001-8055	Bldg Security Maintenance - ADMIN	\$5,500.00	\$2,864.64	\$2,635.36	52%
10-0304-001-8060	Preventative/Termite/Pest Control -ADMIN	\$950.00	\$1,491.45	(\$541.45)	157%
10-0304-001-8070	Building Heat - ADMIN	\$5,500.00	\$5,753.76	(\$253.76)	105%
10-0304-002-7085	Fuel & Oil - ADMIN	\$3,500.00	\$3,332.36	\$167.64	95%
10-0304-003-6122	Software Support - ADMIN	\$38,291.00	\$37,084.18	\$1,206.82	97%
10-0304-004-7350	Lease Copier ADMIN	\$3,313.00	\$2,688.08	\$624.92	81%
10-0304-005-7000	Special Projects & Grants	\$35,000.00	\$35,000.00	\$0.00	100%
HUMAN RESOURCES					
10-0308-001-6101	Advertising- HR	\$1,000.00	\$1,253.04	(\$253.04)	125%
10-0308-001-6105	Professional Development- HR	\$0.00	\$0.00	\$0.00	0%
10-0308-001-6130	Dues & Publications- HR	\$0.00	\$0.00	\$0.00	0%
10-0308-001-6183	Temporary Labor/Consultant- HR	\$10,000.00	\$852.50	\$9,147.50	9%
10-0308-001-7404	Employee Training Programs- HR	\$1,000.00	\$0.00	\$1,000.00	0%
10-0308-001-8096	Contract Reimbursements- HR	\$3,000.00	\$1,300.00	\$1,700.00	43%
10-0308-001-8098	Pre-employ Background Investigation- HR	\$300.00	\$279.05	\$20.95	93%
BOARD OF ADJUSTMENT					



CITY OF NEW CASTLE

MAY 2026

FY26 YTD BUDGET REPORT - 92%

Account ID	EXPENSE Description	Budget	YTD Expended	Balance	% Used
10-0801-001-6101	Advertising - BOA	\$1,000.00	\$480.00	\$520.00	48%
10-0801-001-6105	Professional Fees - BOA	\$6,000.00	\$26,191.72	(\$20,191.72)	437%
BUILDING MAINTENANCE					
10-0901-001-7045	County Sewer Assessments - BLDG	\$3,000.00	\$2,305.05	\$694.95	77%
10-0901-001-7135	Contractual Services - BLDG	\$6,000.00	\$300.00	\$5,700.00	5%
10-0901-001-8077	Town Hall Heat - BLDG	\$0.00	\$0.00	\$0.00	0%
10-0901-003-8082	Capital Reserves - BLDG	\$259,500.00	\$22,681.02	\$236,818.98	9%
10-0901-004-8085	Battery Park / Porta Potties - BLDG	\$5,000.00	\$293.96	\$4,706.04	6%
INSURANCE					
10-1001-001-7145	Public Officials Liability - INS	\$5,927.00	\$5,927.00	\$0.00	100%
10-1001-001-8055	Police Liability - INS	\$6,596.00	\$6,596.00	\$0.00	100%
10-1001-001-8065	Property and Liability - INS	\$138,776.00	\$136,117.50	\$2,658.50	98%
10-1001-001-8130	Workers Compensation - INS	\$77,000.00	\$79,162.52	(\$2,162.52)	103%
10-1001-001-8135	Unemployment Insurance - INS	\$11,000.00	\$5,802.63	\$5,197.37	53%
PROFESSIONAL/CONTRACTUAL SERVICES					
10-1002-001-8011	City Engineer - CONT	\$40,000.00	\$29,199.77	\$10,800.23	73%
10-1002-001-8025	City Solicitor - CONT	\$125,000.00	\$144,209.55	(\$19,209.55)	115%
10-1002-003-6140	AFSCME Contract Negotiations - CONT	\$5,000.00	\$0.00	\$5,000.00	0%
10-1002-003-6141	HR/Other Legal - CONT	\$5,000.00	\$0.00	\$5,000.00	0%
PLANNING COMMISSION					
10-1102-003-6105	Professional Dev & Training - PC	\$500.00	\$0.00	\$500.00	0%
10-1102-003-6190	Contractual Services - PC	\$40,000.00	\$58,485.08	(\$18,485.08)	146%
10-1102-003-7004	Comprehensive Plan Update - PC	\$14,000.00	\$10,000.00	\$4,000.00	71%
HISTORIC AREA COMMISSION					
10-1103-003-6105	Prof Development - HAC	\$200.00	\$0.00	\$200.00	0%
10-1103-003-6140	Historic Preservation	\$7,000.00	\$0.00	\$7,000.00	0%
10-1103-003-6162	Architect - HAC	\$25,000.00	\$19,276.25	\$5,723.75	77%
10-1103-003-6190	Meeting Security- HAC	\$3,000.00	\$1,578.32	\$1,421.68	53%
BOARD OF HEALTH					
10-1109-001-6105	Professional Development - BOH	\$500.00	\$0.00	\$500.00	0%
10-1109-001-6170	Supplies - BOH	\$250.00	\$266.21	(\$16.21)	106%
10-1109-001-6180	Postage - BOH	\$1,000.00	\$2,283.58	(\$1,283.58)	228%
10-1109-001-7080	Meeting Security - BOH	\$840.00	\$1,464.26	(\$624.26)	174%
LONG TERM RESERVES					
10-1110-004-6124	Accrued Benefits	\$25,000.00	\$25,000.00	\$0.00	100%
10-1110-004-6125	Restricted Reserves / Capital	\$0.00	\$0.00	\$0.00	0%



CITY OF NEW CASTLE

MAY 2026

FY26 YTD BUDGET REPORT - 92%

Account ID	EXPENSE Description	Budget	YTD Expended	Balance	% Used
	<i>ADMINISTRATION TOTALS</i>	<i>\$1,842,937.00</i>	<i>\$1,433,535.22</i>	<i>\$409,401.78</i>	<i>78%</i>
	<i>FINAL TOTALS</i>	<i>\$7,598,646.00</i>	<i>\$5,985,803.22</i>	<i>\$1,612,842.78</i>	



CITY OF NEW CASTLE
MAY 2026
FY26 YTD BUDGET REPORT - 92%

Account ID	Description	Budget	YTD	Balance
MUNICIPAL STREET AID FUND 20				
Revenue:				
20-0000-500-0000	Municipal Street Aid	\$116,100.00	\$267,270.30	(\$151,170.30)
20-0000-500-0001	Municipal Street Aid Reserve carry over	\$625,067.00	\$0.00	\$625,067.00
Expense:				
20-0208-001-8121	MSAF Expenses	\$116,100.00	\$53,899.07	\$62,200.93
20-0208-001-8125	MSAF Reserve Expenses	\$625,067.00	\$213,371.23	\$411,695.77
COMMUNITY TRANSPORTATION FUND 23				
Revenue:				
23-0000-500-0000	CTF 24-P-PROG-67 GoodWill Fire Co.	\$5,697.00	\$0.00	\$5,697.00
Expense:				
23-0205-004-7540	CTF 24-P-PROG-67 GoodWill Fire Co.	\$5,697.00	\$0.00	\$5,697.00
DNREC FY22 BOND FUND 24				
Revenue:				
24-0000-500-0000	DNREC (FY22 Bond) Cap Improv/Trans Trust	\$80,000.00	\$0.00	\$80,000.00
Expense:				
24-0205-001-8015	DNREC (FY22 BOND) / Floating Pier	\$80,000.00	\$0.00	\$80,000.00
COMMUNITY TRANSPORTATION FUND 25				
Revenue:				
25-0000-500-0000	CTF P-PROG-01 (Road Repairs)	\$65,000.00	\$0.00	\$65,000.00
Expense:				
25-0207-001-8120	CTF P-PROG-01 (Road Repairs)	\$65,000.00	\$0.00	\$65,000.00
CRF FY25 BOND FUND 26				
Revenue:				
26-0000-500-0000	CRF (FY25 BOND) Roads /Playground /PSAF	\$1,233,589.23	\$764,358.69	\$469,230.54
Expense:				
26-0205-001-7540	CRF (FY25 Bond) Road Repair	\$855,694.23	\$764,358.69	\$91,335.54
26-0205-001-7541	CRF (FY25 Bond) Battery Park Playground	\$375,000.00	\$0.00	\$375,000.00
CRF FY23 BOND FUND 27				
Revenue:				
27-0000-500-0000	CRF (FY23 BOND) \$605,654	\$88,206.95	\$40,043.25	\$48,163.70
Expense:				
27-0205-001-7542	CRF (FY23 BOND) City Wide Cameras	\$28,428.98	\$0.00	\$28,428.98
27-0205-001-8015	CRF (FY23 BOND) Floating Pier	\$59,777.97	\$40,043.25	\$19,734.72



CITY OF NEW CASTLE

MAY 2026

FY26 YTD BUDGET REPORT - 92%

Account ID	Description	Budget	YTD	Balance
CRF FY24 BOND FUND 28				
Revenue:				
28-0000-500-0000	CRF (FY23 BOND) \$605,654	\$88,206.95	\$40,043.25	\$48,163.70
Expense:				
28-0205-001-7540	CRF (FY24 BOND) Misc Capital Projects	\$598,015.43	\$598,336.27	(\$320.84)
CRF FY26 BOND FUND 29				
Revenue:				
29-0000-500-0000	CRF (FY26 BOND) \$305,600	\$305,600.00	\$55,600.00	\$250,000.00
Expense:				
29-0205-001-7540	CRF (FY26 BOND) ADMIN BLD RENOVATIONS	\$150,000.00	\$0.00	\$150,000.00
29-0205-001-7541	CRF (FY26 BOND) DIKE RAISING FEASIBILITY	\$100,000.00	\$0.00	\$100,000.00
29-0205-001-7542	CRF (FY26 BOND) POLICE BLD RENOVATIONS	\$55,600.00	\$55,600.00	\$0.00
SWMPG 26-03				
Revenue:				
33-0000-500-0000	SWMPG 26-03	\$125,000.00	\$0.00	\$125,000.00
Expense:				
33-0200-001-8015	SWMPG 26-03	\$125,000.00	\$0.00	\$125,000.00
DNREC/ORPT 24-483				
Revenue:				
35-0000-500-0000	<u>DNREC/ ORPTGrant-Battery Walk/Playground</u>	\$125,000.00	\$125,000.00	\$0.00
Expense:				
35-0204-001-7061	DNREC/ORPT 24-483	\$125,000.00	\$125,000.00	\$0.00
DNREC FY25 TEDI FUND 37				
Revenue:				
37-0000-500-0000	DNREC FY25 TEDI	\$6,681.00	\$6,690.65	(\$9.65)
Expense:				
37-0205-004-7536	DNREC FY25 TEDI	\$6,681.00	\$5,970.65	\$710.35
KEEP DE BEAUTIFUL FUND 38				
Revenue:				
38-0000-500-0000	KEEP DE BEAUTIFUL	\$3,800.00	\$0.00	\$3,800.00
Expense:				
38-0205-004-7536	KEEP DE BEAUTIFUL	\$3,800.00	\$764.50	\$3,035.50

DEMA / PDM FUND 40

Revenue:



CITY OF NEW CASTLE

MAY 2026

FY26 YTD BUDGET REPORT - 92%

Account ID	Description	Budget	YTD	Balance
40-0000-500-0000	DEMA FY19 PDM Grant	\$12,727.04	\$0.00	\$12,727.04
Expense:				
40-0205-004-7536	Contractual Service - DEMA FY19 PDM	\$12,727.04	\$0.00	\$12,727.04
DELDOT /FY25 CYCLING INNOVATION FUND 41				
Revenue:				
41-0000-500-0000	DeIDOT CYCLING Trail Feasibility Study	\$15,180.00	\$15,180.00	\$0.00
Expense:				
41-0205-004-8015	DeIDOT CYCLING Trail Feasibility Study	\$15,180.00	\$15,180.00	\$0.00
DEMA /CYBERSECURITY GRANT FUND 42				
Revenue:				
42-0000-500-0000	DEMA FY25 CYBERSECURITY GRANT	\$6,764.90	\$4,715.94	\$2,048.96
Expense:				
42-0205-004-7536	DEMA FY25 CYCBERSECURITY GRANT	\$6,764.90	\$4,715.94	\$2,048.96
DEMA -SLCGP-23-1226-S				
Revenue:				
43-0000-500-0000	DEMA-SLCGP-23-1226-S	\$125,554.00	\$0.00	\$125,554.00
Expense:				
43-0205-004-7536	DEMA-SLCGP-23-1226-S	\$125,554.00	\$50,169.65	\$75,384.35
CJC FUND 80				
Revenue:				
80-0000-500-0000	CJC - 2023-AR-P/T-3188 Grant	\$215,738.36	\$96,230.09	\$119,508.27
Expense:				
80-0101-001-7060	CJC/ 2023-AR-P/T-3188	\$215,738.36	\$107,032.71	\$108,705.65
CJC FUND 81				
Revenue:				
81-0000-500-0000	CJC/ 2023-DB-P/T-3639	\$1,527.00	\$1,526.08	\$0.92
Expense:				
81-0101-001-7060	Equipment - CJC / 2023-DB-P/T-3639 Grant	\$1,527.00	\$1,526.08	\$0.92
DPS/VIOLENT CRIME GRANT FUND 83				
Revenue:				
83-0000-500-0000	FCVC GRANT / V-111-26	\$0.00	\$2,880.00	(\$2,880.00)
Expense:				
83-0101-001-6001	V-111-26 Overtime	\$37,722.88	\$3,520.00	\$34,202.88
83-0101-001-6010	V-111-26 FICA	\$0.00	\$0.00	\$0.00



CITY OF NEW CASTLE

MAY 2026

FY26 YTD BUDGET REPORT - 92%

Account ID	Description	Budget	YTD	Balance
83-0101-001-8050	V-111-26 EQUIPMENT/TRAVEL	\$0.00	\$0.00	\$0.00
SALLE GRANT FUND 84				
Revenue:				
84-0000-500-0000	SALLE Grant	\$6,000.00	\$5,053.42	\$946.58
Expense:				
84-0104-001-6005	Overtime - SALLE	\$500.00	\$3,280.00	(\$2,780.00)
84-0104-001-6010	FICA expense - SALLE	\$0.00	\$0.00	\$0.00
84-0104-001-7060	Equipment/Rental - SALLE	\$5,500.00	\$5,423.41	\$76.59
HIGHWAY SAFETY GRANT FUND 85				
Revenue:				
85-0000-500-0000	Highway Safety Grants	\$8,000.00	\$18,681.07	(\$10,681.07)
Expense:				
85-0102-001-6005	Overtime - Hightway Safety	\$8,000.00	\$21,198.48	(\$13,198.48)
85-0102-001-7060	Equipment - Highway Safety	\$0.00	\$0.00	\$0.00
CJC FUND 86				
Revenue:				
86-0000-500-0000	CJC Grant 2025-DB-P/T-3512	\$0.00	\$6,900.00	(\$6,900.00)
Expense:				
86-0108-001-7060	Equipment - CJC Grant 2025-DB-P/T-3512	\$6,900.00	\$6,900.00	\$0.00
EIDE GRANT FUND 88				
Revenue:				
88-0000-500-0000	EIDE Grant	\$4,746.00	\$975.00	\$3,771.00
Expense:				
88-0103-001-6000	EIDE	\$0.00	\$0.00	\$0.00
88-0103-001-6005	Overtime - EIDE	\$4,746.00	\$975.00	\$3,771.00
88-0103-001-6010	FICA Expense - EIDE	\$0.00	\$0.00	\$0.00
DPS / VIOLENT CRIME GRANT FUND 89				
Revenue:				
89-0000-500-0000	FCVC GRANT / V-67-25	\$24,893.60	\$27,926.28	(\$3,032.68)
Expense:				
89-0101-001-6005	Overtime / V-67-25	\$24,893.60	\$2,261.49	\$22,632.11
89-0101-001-7060	Equipment/Training - V-67-25	\$0.00	\$40,394.29	(\$40,394.29)
GIA/SEPARATION DAY GRANT FUND 95				



CITY OF NEW CASTLE

MAY 2026

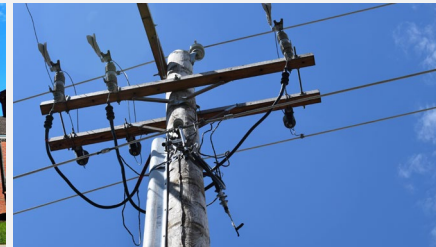
FY26 YTD BUDGET REPORT - 92%

Account ID	Description	Budget	YTD	Balance
Revenue:				
95-0000-500-0000	Separation Day Grant	\$36,000.00	\$5,826.20	\$30,173.80
95-0000-500-0001	Separation Day -Fees/Contributions	\$33,000.00	\$11,105.00	\$21,895.00
95-0000-500-0002	Separation Day - Admission/Sales	\$8,500.00	\$17,060.00	(\$8,560.00)
Expense:				
95-1108-001-6105	Professional Fees - SEPDAY	\$50,000.00	\$0.00	\$50,000.00
95-1108-001-6170	Supplies - SEPDAY	\$5,000.00	\$5,447.25	(\$447.25)
95-1108-001-6180	Postage - SEPDAY	\$0.00	\$0.00	\$0.00
95-1108-001-6185	Printing/Publications/Adv - SEPDAY	\$1,000.00	\$0.00	\$1,000.00
95-1108-001-6190	Rent - SEPDAY	\$4,500.00	\$0.00	\$4,500.00
95-1108-001-7120	Administrative Expense - SEPDAY	\$7,500.00	\$0.00	\$7,500.00
95-1108-001-7222	Police/EMS/Public Works - SEPDAY	\$8,500.00	\$0.00	\$8,500.00
95-1108-001-8065	Insurance - SEPDAY	\$1,000.00	\$0.00	\$1,000.00

DEMEC



Delaware Municipal Electric Corporation



DEMEC 101

Heather Contant, Director of Government & Community Relations

Delaware Municipal Electric Corporation

City of New Castle

6/9/26

DEMEC Overview

DEMEC's Core Values: *Member Focus, Culture, Operational Excellence, Education, and Sustainability*

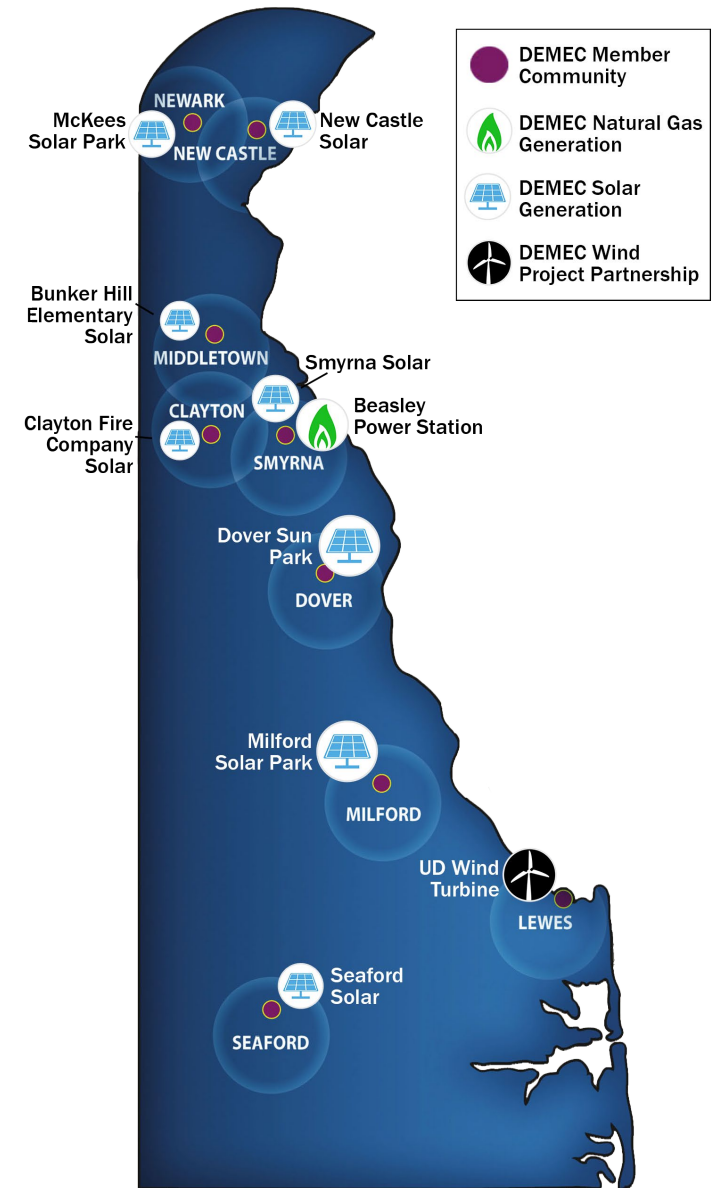
DEMEC represents and serves the nine cities & towns throughout Delaware that provide power to over 145,000 people and businesses through not-for-profit, community-owned electric utilities.

DEMEC is a not-for-profit Joint Action Agency with over 46 years of service.

- **Economies of scale savings** – aggregated purchasing
- **Shared resources** – training & education, marketing, lessons learned
- **Shared services & programs** – energy efficiency, AMI, mutual aid

DEMEC is a political subdivision of the State of Delaware and provides its municipal members with the benefit of aggregated services.

- **Power supply** – reliable, resilient, sustainable, and competitively priced
- **Advocacy for local decision-making** – retail electric rates and services
- **Member services** – asset development, on-behalf-of financing, and federal, regional, and state regulatory representation
- **Engaged and knowledgeable staff** – an extension of our members' staff



Electric Utility Business Models

We cannot compare *apples* to *oranges*.



Public Power	Cooperative	Investor-Owned
DEMEC & Members (~28%)	Delaware Electric Coop (~21%)	Delmarva Power/Exelon (~51%)
<u>Community Owned</u>	Member Owned	Investor Owned
Not for Profit	Nonprofit	Private
Customer & <u>Community Focus</u>	Customer Focus	Shareholder Focus
Money goes <u>into communities</u> for: <ul style="list-style-type: none"> • utility maintenance & operations • municipal operations <ul style="list-style-type: none"> ○ <i>street lighting</i> ○ <i>roads</i> ○ <i>police departments</i> ○ <i>parks & rec programs</i> ○ <i>libraries and more</i> 	Money goes into: <ul style="list-style-type: none"> • utility maintenance & operations 	Money goes into: <ul style="list-style-type: none"> • utility maintenance & operations

- As not-for-profit, local government utilities, DEMEC members **ensure competitive electric prices**
- DEMEC advocates for just and reasonable rates and policies to the **benefit of ALL Delawareans**
- **Local decision-making** means energy efficiency and renewable projects/programs are implemented faster with greater impact, at the local level
- DEMEC members also operate **additional utility services** such as water, wastewater, stormwater, trash, sewer, etc. while other utility business models only provide electric service.

Leading By Example

Commitment - Reliable & Sustainable Power

DEMEC has increased investments in on-demand, low emissions generation assets:

- Beasley Power Station – 100 megawatts (MW)
- Fremont Energy Center – 115MW

...and investments in over 100MW of clean, renewable energy

Accountability - Environmental Impact

- DEMEC's power supply portfolio consists of over 93% low to no emissions generation resources
- DEMEC has invested in 28.7MW of solar and 71MW of wind energy
 - 3MW more on the way with the new Floating Solar project in Middletown!

Passion - Giving Back to the Community

- **Light Up Navajo** – DEMEC sends crews to the Navajo Nation to connect people to power who have never had it before
- **DEMEC Day of Giving** – staff volunteers with a local organization
- **Charitable Donations & Sponsorships** – DEMEC supports member community events and customer outreach



Legislative

We are stronger when we are together!

DEMEC provides members with legislative representation in both the state and federal arenas to protect and preserve your local control and right-to-serve. This includes education and support through:

State Legislative Outreach

A Seat at the Table...

- Energy Stakeholders Group
- Governor's Energy Advisory Council
- Delaware Utilities Coordination Council
- Energy Efficiency Advisory Council
- Renewable Energy Taskforce
- CDCC Legislative Affairs Committee
- DSCC Environmental Committee
- DeIDOT EV Working Group
- Offshore Wind Task Force
- Governor's Nuclear Energy Feasibility Taskforce

Federal Legislative Outreach

- AMP Board of Trustees
- APPA PowerPAC
- APPA Legislative & Regulatory Committee
- APPA Government Working Group



Mutual Aid



Not a matter of “If” but a matter of “When”

FEMA Mutual Aid Agreement:

All DEMEC members have executed; going back to 2005

State Mutual Aid: DEMEC Member Communities have a long-standing commitment to support & help each other in time of need

National & Regional Mutual Aid:

DEMEC members have robust mutual aid support

- ▶ American Municipal Power – Regional
- ▶ American Public Power Association – National



Training & Events

DEMEC provides members with training and development utilizing best practices to successfully operate their distribution systems and provide high-quality service to their customers. This includes in-person and webinar trainings for:

- Key Accounts
- Rate Design
- Customer Service
- Management
- IT/Cybersecurity
- Finance & Accounting
- Communications
- Human Relations

Certified Lineworker Training Program

- Journeyman/Supervisor
- Apprentice
 - Safety/Tools
 - Climbing
 - Substation
 - Meters
 - Transformers
 - Bucket Truck




DEMEC also hosts an online Learning Management System for our members with on-demand webinars on a wide variety of topics.

Community Relations

Outreach & Programs

- Sponsor Community Events
- Member Visits
- Custom Public Power Week Billboards
- Educational Messages/Graphics/Videos
- AMI (Smart Meters)
- Power Savers
- Efficiency Smart



The POWER
behind the
ENERGY

MSC
Municipal Services Commission
of the City of New Castle

a DEMEC community

SAVE MONEY & ENERGY
courtesy of Efficiency Smart

 \$0.99 (1) LED BULB Standard or Wifi-enabled	 \$2.49 LED BULB 4-PACK
 \$4.99 WIFI-ENABLED SMART PLUG	 \$4.99 ADVANCED POWER STRIP

[FIND YOUR LOCAL RETAILER](#)

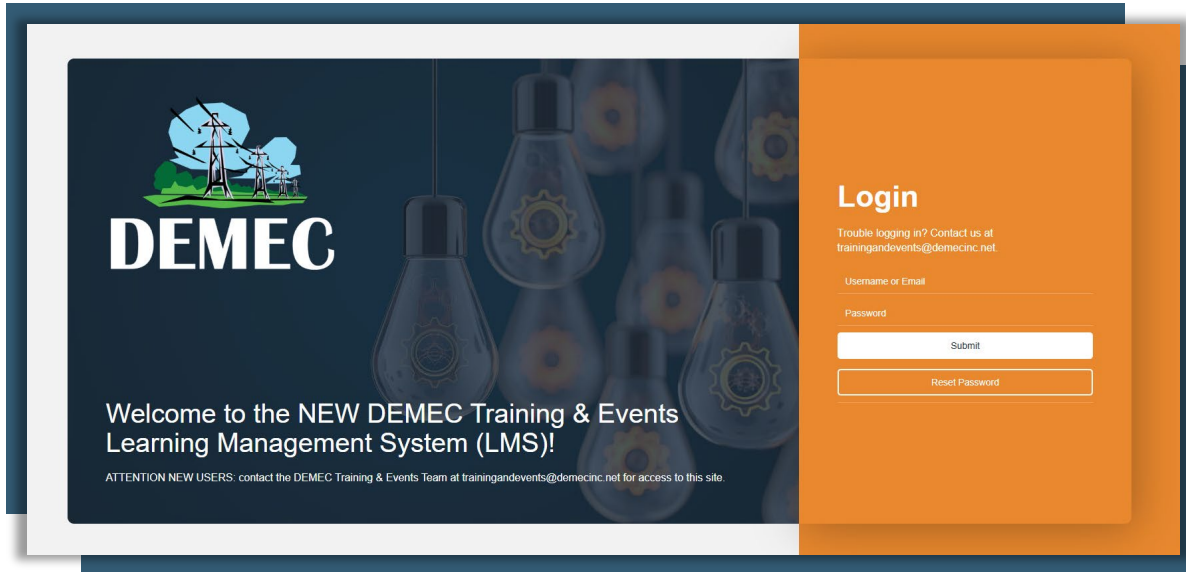
PRO TIP!

SAVINGS ARE ON THE LINE

HANG LAUNDRY TO DRY AND SAVE ENERGY.

PowerSavers
DEMEC
Delaware Municipal Electric Corporation

Upcoming DEMEC Training & Events



DEMEC members can register for upcoming training and events, as well as access on-demand trainings and learning materials through DEMEC's new learning management system (Tovuti).

For access, contact Kendra at trainingandevents@demecinc.net.

DEMEC's Legislative & Regulatory Roundtable

Tuesday, June 16, 2026 | 12:00 – 1:00p

Virtual via Zoom

DEMEC's Legislative Luncheon

Tuesday, June 23, 2026 | 11:00a – 1:00p

Legislative Hall, Dover, DE

DEMEC's Annual Dinner

Wednesday, Sept. 9, 2026 | 5:00 – 8:00p

Dover, DE

DEMEC



Delaware Municipal Electric Corporation

Thank You!

If you have questions or need further information:

PublicPowerDE.com

302-653-2733



Let's be



friends!

Ordinance No. 2026-564

**AN ORDINANCE TO AMEND THE CITY OF NEW CASTLE MUNICIPAL
CODE, CHAPTER 141 (DANGEROUS OR VACANT BUILDINGS),
REGARDING
VACANT BUILDING REGISTRATION AND FEES**

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, the City Council previously adopted and amended Section 141-19 to address the annual registration of vacant buildings within the City; and

WHEREAS, the City Council has determined that it is in the best interests of the City and its residents to further amend the City Code to revise the fee structure and certain registration requirements for vacant buildings within the City;

WHEREAS, the City Council further 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 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 141, Dangerous or Vacant Buildings, Section 141-19.B, Annual registration of vacant buildings; registration fees, is hereby amended as follows (with deleted text identified by bold, strikethrough and new language identified by bold, underlined text):

B. Definitions; applicability; registration statement and fees.

(...)

- (2) Applicability. Except as otherwise provided in this chapter, the requirements of this section shall be applicable to each owner of any building that is not a dwelling that shall have been vacant for more than 45 consecutive days, and to each owner of residential property consisting of one or more vacant dwellings that shall have been vacant for more than 45 consecutive days. Each such owner shall cause to be filed a **notarized** registration statement, which shall include the street address and parcel number of each such vacant building, the names and valid addresses, telephone numbers and email addresses of all owners, as hereinafter described, and any other information deemed necessary by the City. The registration fees as required by Subsection B(3) of this section shall be billed by the City and shall be paid by January 1 of each year. For purposes of this section, the following shall also be applicable:

(...)

- (3) Registration statement and fees; local agent. If none of the persons listed above is shown at an address within the state, the registration statement shall also provide the name and address of a person who resides within the state and who is authorized to accept service of process on behalf of the owners and who shall be designated as a responsible, local party or agent, both for purposes of notification in the event of an emergency affecting the public health, safety or welfare and for purposes of service of any and all notices or registration statements as herein authorized and in connection herewith. Registration shall be required for all vacant buildings, whether vacant and secure, vacant and open or vacant and boarded, and shall be required

whenever any building has remained vacant for 45 consecutive days or more. In no instance shall the registration of a vacant building and the payment of registration fees be construed to exonerate the owner, agent or responsible party from responsibility for compliance with all other provisions of this Chapter 141, or any other building code or housing code requirement. One registration statement may be filed to include all vacant buildings of the owner so registering. The owner of the vacant property as of November 15 of each calendar year shall be responsible for the payment of the nonrefundable registration fee.

(a) Said fee shall be billed annually by the City and based on the duration of the vacancy as determined by the following fee schedule:

[1] No fee for properties that are vacant for less than one year;

[2] For each property that is vacant for at least one year but less than three years: \$1,000; and

[3] For each property that is vacant for at least three **but less than five years** ~~or more years~~: \$3,000 per year.

[4] For each property that is vacant for at least five years but less than ten years: \$5,000 per year.

[5] For each property that is vacant for at least ten years: \$5,000 plus an additional \$1,000 for every additional year over 9

years (e.g., the fee for year 10 is \$6,000 and the fee for year 11 is \$7,000, and so on).

(...)

SECTION 2: City Code Chapter 141, Dangerous or Vacant Buildings, Section 141-19.C, Annual registration of vacant buildings; registration fees, is hereby amended as follows (with deleted text identified by bold, strikethrough and new language identified by bold, underlined text):

C. Inspections.

- (1)** Any structure or dwelling that remains vacant (whether or not registered with the City under this section) for in excess of one year shall be subject to inspection by the Building Official from time to time as the Building Official reasonably deems appropriate to determine the safety and stability of such structure or dwelling. **The City will charge an inspection fee of \$100 per inspection to the property owner of said structure or dwelling.** If the Building Official is denied entrance to the vacant building or structure for purposes of inspecting same, he/she may, upon a showing of probable cause, obtain a warrant from a Justice of the Peace as authorized by § 141-4D of this chapter.
- (2)** **Any structure or dwelling that remains vacant for three (3) consecutive years is required to be inspected by a design professional. The design professional must submit a report to the Code Official documenting any structural or fire safety concerns in addition to any health, safety or welfare issues within ninety (90) days of the three (3) year anniversary when the structure was first registered or noted as vacant.**

(3) Any vacant structure or dwelling determined to be unsafe following an inspection under Chapter 185 relating to structural or interior hazards shall be marked with a placard(s) by the Code Official and the costs of the placard(s) and installation will be charged to the property owner. Placards shall be applied on the front of the structure or dwelling and be visible from the street. Additional placards will be applied to each entrance of buildings with more than one main entrance. Placards shall be 24 inches by 24 inches (610 mm by 610 mm) minimum in size with a red background, white reflective stripes that form an X and a white reflective border. The stripes and border shall have a 2-inch (51 mm) minimum stroke.

SECTION 3: 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 4: In the event any existing Ordinances or parts of Ordinances are in conflict herewith, the provisions of this Ordinance shall control.

SECTION 5: This Ordinance shall become effective immediately upon its adoption by City Council.

First Reading

Second Reading

Signed this _____ day of _____, 2026

Ordinance No. 567

An Ordinance to extend the deadline to obtain approvals under Ordinance No. 536 concerning the rezoning of portions of property located at 130 Lukens Drive and 150 Lukens Drive, New Castle, Delaware (Tax Parcels 21-023.00-001 and 21-022.00-002, totaling 168.76 acres) from the IOP zoning classification (Industrial Office Park) to the R-3 zoning classification (Multi-Family Residential) as to 149.08 acres, and to the GC zoning classification (General Commercial) as to 13.96 acres, and further concerning an amendment to the City's 2020 Comprehensive Plan in a manner consistent therewith.

WHEREAS, Tax Parcels 21-023.00-001 (130 Lukens Drive) and 21-022.00-002 (150 Lukens Drive) (collectively, the "Property") comprise 168.76 acres, more or less, of undeveloped land; and

WHEREAS, Parkway Gravel, Inc., the owner of the Property (the "Owner"), petitioned the City Council to alter the Property's zoning classification from IOP (Industrial Office Park) to R-3 Multi-Family Residential) as to 149.08 acres, and to GC (General Commercial) as to 13.96 acres, with the remainder of the Property (5.72 acres) retaining its current IOP zoning; and

WHEREAS, Owner pursued this rezoning intending to re-subdivide the Property into 2 parcels of land for the purpose of developing the R-3 zoned parcel as a 451-unit mixed-use project including 46 single family homes, 26 twin units, 107 townhomes and 272 apartment units. The GC zoned parcel is proposed to be developed as 12,000 sq. ft. of retail space with second floor apartment units, a community clubhouse and a public restaurant; and

WHEREAS, the Council approved this rezoning of the Property on May 9, 2023 with the adoption of Ordinance No. 536; and

WHEREAS, Ordinance 536, *inter alia*, contained a requirement that, "within eighteen (18) months of the date hereof, the owner of the Property shall successfully complete the site plan and subdivision approval process as set forth in Chapters 213 and 230 of the City Code, detailing the proposed subdivision and site plan, and must obtain all required special exceptions and variances for the development contemplated on the concept plan attached hereto as Exhibit A. The final recorded site plan shall generally conform to the concept plan set forth in Exhibit A. If the owner of the Property does not obtain all approvals within eighteen (18) months of the date hereof, and record a subdivision and site plan that generally conforms with the concept plan attached hereto as Exhibit A, this Ordinance shall expire and shall automatically be null and void"; and

WHEREAS, Owner asserts that it has been unable to obtain these required approvals within eighteen (18) months of the May 9, 2023 approval of Ordinance No. 536 due to Owner's entering into a voluntary cleanup program with the Department of Natural Resources and Environmental Control ("DNREC"), under which it was required to obtain DNREC's approval for managing contaminated soils and to remediate approximately 5 truckloads of contaminated soil, thereby requiring an extension to the eighteen month approvals period under Ordinance No. 536; and

WHEREAS, Owner obtained a Special Exception and variance approval, on April 30, 2024, that was expressly tied to the above-described rezoning, which approval therefore also expires were the above-described rezoning to expire under the terms of Ordinance No. 536, but which approval remains active so long as Ordinance No. 536 does not expire.

NOW, THEREFORE, be it ordained by the Council of the City of New Castle, as follows:

SECTION 1: Ordinance No. 536, Section 3 is amended to replace “eighteen (18) months” therein with “fifty-four (54) months.” The effect of this change is to extend the deadline by which Owner must obtain site plan and subdivision approval for the project from November 9, 2024 to November 9, 2027. If Owner does not obtain all approvals by November 9, 2027, and record a subdivision and site plan that generally conforms with the concept plan attached to Ordinance No. 536 as Exhibit A, then the rezoning shall expire and shall automatically be null and void as required under Ordinance No. 536.

SECTION 2. All other provisions of Ordinance No. 536 remain in full force and effect as approved by Council on May 9, 2023.

SECTION 3: If any section, subsection, 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 4. In the event any existing Ordinances or parts of Ordinances are in conflict herewith, the provisions of this Ordinance shall control.

SECTION 5. Ordinances or parts of Ordinances in conflict herewith are hereby repealed; provided that any such repeal shall not abate a right of action already accrued under any repealed Ordinance.

SECTION 6. Notwithstanding the date of its approval, this Ordinance extending the deadline under Ordinance No. 536 shall become effective retroactive to November 8, 2024.

First Reading _____

Second Reading _____

Signed this _____ day of _____, 2026

Suzanne Souder, President of Council

Attest: _____
Courtaney Taylor, City Clerk

Approved: _____
Valarie Leary, Mayor