



NEW CASTLE COUNTY COUNCIL BOARDS AND COMMISSIONS SUBCOMMITTEE MEETING

Chair: Dee Durham, Second District

**October 21, 2025
2:30 PM**

VIRTUAL ZOOM WEBINAR MEETING &
LOUIS L. REDDING CITY/COUNTY BUILDING
1ST FLOOR COUNCIL CHAMBERS
800 N. FRENCH STREET, WILMINGTON, DE 19801**

AGENDA

A. Meeting Call to Order

B. Approval of Minutes from September 16, 2025

C. Boards & Commissions Interview

CONSENTING TO THE APPOINTMENT OF ALIA GRIER TO THE NEW CASTLE COUNTY CLAYMONT DESIGN REVIEW ADVISORY COMMITTEE
Prime Sponsor: Mr. Cartier

CONSENTING TO THE APPOINTMENT OF EMILY KNEARL TO THE NEW CASTLE COUNTY OPEN SPACE ADVISORY BOARD
Prime Sponsors: Mr. Cartier, Ms. Durham

CONSENTING TO THE APPOINTMENT OF IRINA TURNER TO THE NEW CASTLE COUNTY PUBLIC ARTS COMMISSION
Prime Sponsor: Mr. Carter

D. Boards & Commissions Re-appointments

CONSENTING TO THE REAPPOINTMENT OF SIMEON HAHN TO THE NEW CASTLE COUNTY OPEN SPACE ADVISORY BOARD
Prime Sponsor(s): Mr. Cartier

CONSENTING TO THE REAPPOINTMENT OF STEWART RAMSEY TO THE NEW CASTLE COUNTY AGRICULTURAL LAND PRESERVATION ADVISORY COMMITTEE
Prime Sponsor: Ms. Durham

CONSENTING TO THE RE-APPOINTMENT OF NELSON WHITLOCK TO THE NEW CASTLE COUNTY CLAYMONT DESIGN REVIEW ADVISORY COMMITTEE
Prime Sponsor: Mr. Cartier

CONSENTING TO THE RE-APPOINTMENT OF KEN RICKOSKI TO THE NEW CASTLE COUNTY CLAYMONT DESIGN REVIEW ADVISORY COMMITTEE
Prime Sponsor: Mr. Cartier

CONSENTING TO THE REAPPOINTMENT OF CHARLES MCALLISTER TO THE NEW
CASTLE COUNTY BOARD OF LICENSE INSPECTION AND REVIEW

Prime Sponsor: Ms. Durham

E. Other

F. Public Comment

G. Adjournment

AGENDA POSTED: DATE

*The agenda is posted (7) seven days in advance of the scheduled meeting in compliance with 29 *Del. C.* Section 10004(e)(2). The meeting may go into Executive Session to address issues that arise at the time of the meeting.

**Under Title 29, Section 10006A of *Delaware Code*, New Castle County Council is holding this meeting as a

telephone and video conference, utilizing  Webinar. In addition, this meeting is open to the public in Council Chambers (800 N. French Street, Wilmington, DE 19801). The link to join the meeting via computer, smart device, or smart phone is : <https://zoom.us/j/377322142> You may also call into the meeting (audio) using the following call in numbers: 1-312-626-6799 or +1-646-558-8656 or +1-346-248-7799 or +1-669-900-9128 or +1-253-215-8782 or +1-301-715-8592. Then enter the Webinar ID: 377 322 142. If you do not have a good connection with one, please try the others. Additional information regarding phone functionality during the meeting is available at: <https://support.zoom.us/hc/en-us/articles/360029527911-Live-Training-Webinars>

Meeting materials, including a meeting agenda, legislation to be addressed during the meeting, and other materials related to the meeting are electronically accessible at <https://www.nccde.org/2351/Agendas-and-Minutes> Members of the public joining the meeting may be provided an opportunity to make comments in real time. A comment period will be administered by a moderator to ensure everyone may have an opportunity to comment.

If permitted to comment, you will not be able to speak until called upon by the moderator. For those appearing virtually, there are functions in the program that allow you to do this. Please see the link in the previous paragraph.

Primary Sponsor: Mr. Cartier
Requested by: Executive Office
Date of Introduction: October 28, 2025

RESOLUTION NO. 25-

**CONSENTING TO THE APPOINTMENT OF ALIA GRIER TO THE NEW CASTLE
COUNTY CLAYMONT DESIGN REVIEW ADVISORY COMMITTEE**

WHEREAS, *New Castle County Code §40.26.420* provides that “County Council may establish Hometown (HT) Overlay Zoning Districts and encompass the boundaries of communities and neighborhoods that will be subject to a modification of dimensional standards as set forth herein and by an approved Community Redevelopment Plan;” and

WHEREAS, *New Castle County Code §40.26.440* provides that “a Design Review Advisory Committee shall be established pursuant to §40.30.450 for each Hometown Zoning Overlay District created;” and

WHEREAS, *New Castle County Code §40.30.450C* also provides that “the District Council person(s) in whose Councilmanic district a Hometown Overlay is found, shall make recommendations to the County Executive who shall appoint members subject to County Council consent; and

WHEREAS, Ms. Grier is a resident, property owner and licensed realtor of the area affected and the surrounding area identified in the community redevelopment and the District Council member recommended the appointment of Ms. Grier to the Claymont Design Review Advisory Committee; and

WHEREAS, the County Executive has submitted for the advice and consent of County Council to appoint Alia Grier to the Claymont Design Review Advisory Committee.

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council hereby consents to the appointment of Alia Grier to the Claymont Design Review Advisory Committee for a term to begin immediately upon adoption of this resolution and to expire October 28, 2028.

Adopted by the County Council
of New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

SYNOPSIS: Same as title.

FISCAL NOTE: There will be no discernible fiscal impact upon the adoption of this legislation.

Primary Co-Sponsor: Mr. Cartier and
Ms. Durham
Requested by: Executive Office
Date of Introduction: October 28, 2025

RESOLUTION NO. 25-

**CONSENTING TO THE APPOINTMENT OF EMILY KNEARL TO THE
NEW CASTLE COUNTY OPEN SPACE ADVISORY BOARD**

1 **WHEREAS**, pursuant to *New Castle County Code* Section 2.05.306, the Open
2 Space Advisory Board is vested with the responsibility to advise the Department of Land
3 Use and the Department of Public Works on implementing best practices in preserving
4 open space within New Castle County; and
5

6 **WHEREAS**, the Open Space Advisory Board shall consist of five (5) members
7 appointed by the County Executive with the advice and consent of County Council who,
8 except for the one (1) member designated by the Secretary of DNREC, shall be residents
9 of New Castle County, shall consist of two (2) “professional” members with at least five
10 years of professional expertise in land conservation programs, parks
11 acquisition/management, knowledge in the fields of open space or historic resource
12 protection/management, and/or environmental protection, and two (2) “citizen at large”
13 members with professional or volunteer background in land conservation; and
14

15 **WHEREAS**, the Open Space Advisory Board shall further consist of four (4)
16 members, all of whom shall be residents of New Castle County who are appointed by
17 County Council with the advice and consent of the County Executive, comprised of one
18 (1) “citizen at large” member with either a professional or volunteer background in land
19 conservation, one (1) member with expertise in the restoration/remediation/conversion of
20 brownfields/greyfields into greenfields or expertise with urban park creation/development,
21 one (1) member from an underserved or an “environmental justice” community, and one
22 (1) Youth member who has a proven interest and involvement in conservation; and
23

24 **WHEREAS**, the membership of the Open Space Advisory Board shall endeavor
25 to include representation from a broad cross section of New Castle County Planning and
26 Council Districts and shall generally have four-year renewable terms, except for the Youth
27 member who serves a single two-year term, and the inaugural nominations for one of the
28 “professional” seats and one of the “citizen at large” seats appointed by the County
29 Executive; and
30

31 **WHEREAS**, Ms. Knearl is a professional with over 25 years of experience in
32 advocacy, government relations, and coalition leadership in public policy. Her skills
33 include comprehensive planning reforms, conservation, open space protection, and
34 growth management strategies across all levels; and
35

WHEREAS, the County Executive has submitted for the advice and consent of County Council the appointment of Emily Knearl to the Open Space Board for one of the “Professional” seats.

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council hereby consents to the appointment of Emily Knearl to the New Castle County Open Space Advisory Board for a term to begin immediately upon adoption of this Resolution and expire on October 28, 2029.

Adopted by the County Council
of New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

SYNOPSIS: Same as title.

FISCAL NOTE: There will be no discernible fiscal impact upon the adoption of this legislation.

Primary Sponsor:	Mr. Carter
Requested by:	Executive Office
Date of Introduction:	October 28, 2025

RESOLUTION NO. 25-

**CONSENTING TO THE APPOINTMENT OF IRINA TURNER TO THE
NEW CASTLE COUNTY PUBLIC ARTS COMMISSION**

1 **WHEREAS**, New Castle County, with the adoption of *New Castle County Code*
2 Chapter 2, Article 5, Section 2.05.516, created the New Castle County Public Arts
3 Commission (the "Commission"). The Commission has responsibility of looking at public
4 art, holistically. Among other things, the Commission is to engage the public, promote,
5 and advocate for public visual arts projects that reflect the cultural, natural, and historical
6 diversity of New Castle County. The Commission also has the responsibility of advising
7 and updating County Council, the County Executive, and the Department of Community
8 Services on public arts in New Castle County; and
9

10 **WHEREAS**, *County Code* Section 2.05.516 provides that the Commission shall
11 consist of 9 members, including the Chair. The County Council shall appoint 5 members,
12 including ex officio designees, with the advice and consent of the County Executive. The
13 County Executive shall appoint 4 members, with the advice and consent of the County
14 Council. The County Executive, with the advice and consent of County Council, shall
15 appoint 1 member from the 9 nominated members as the Chair, who shall serve at the
16 pleasure of the County Executive. Recommendations for membership are sought from
17 local visual arts organizations, education institutions, and community leaders in the visual
18 arts field. Except for certain initial appointment, all Commission members other than the
19 Chair and ex officio positions serve 4-year terms, which may be renewed; and
20

21 **WHEREAS**, membership of the Commission consists of: at least 1 representative
22 from a visual arts organization, including art museums, that are located or operated within
23 the County; at least 2 County residents who are visual artists (including but not limited to
24 a sculptor and painter) or who have demonstrated involvement in public art; at least 1
25 representative from the faculty or governing body of an educational institution with art or
26 architecture programs; at least 1 representative from a non-profit organization engaged
27 in supporting the visual arts; at least 1 registered landscape architect; and the Director of
28 the Delaware Art Museum [ex officio] or designee thereof; and
29

30 **WHEREAS**, the Department of Community Services is to provide administrative
31 and community support required by the Commission in the performance of its official
32 duties. The Department of Public Works is to provide technical and project management
33 support for the public art installations directed by the Commission. The Commission may
34 engage with other County departments in the performance of its official duties; and
35

WHEREAS, the initial appointments of the members of the Commission shall be 2 or 4 years to stagger the terms so that approximately half the members will be up for reappointment every 2 years; and

WHEREAS Irina Turner is a self-taught abstract artist, curator and founder of Arts by Angelova. Ms. Turner was born in Bulgaria and moved to Delaware in her early twenties. She is an active advocate for the arts and community connection, where she has curated several group exhibitions and partnered with local businesses to display artwork in everyday spaces. Ms. Turner launched Middletown's first art loop by engaging business owners as venue partners, bringing art directly to the community.

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council, hereby consents to the appointment of Irina Turner to the New Castle County Public Arts Commission for a 4-year term to expire on October 28, 2027.

Adopted by the County Council
of New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

SYNOPSIS: Same as title.

FISCAL NOTE: There will be no discernible fiscal impact upon the adoption of this legislation.

RESOLUTION NO.

**CONSENTING TO THE REAPPOINTMENT OF SIMEON HAHN
TO THE NEW CASTLE COUNTY OPEN SPACE ADVISORY
BOARD**

1 **WHEREAS**, pursuant to *New Castle County Code* Section 2.05.306, the
2 Open Space Advisory Board is vested with the responsibility to advise the
3 Department of Land Use and the Department of Public Works on implementing
4 best practices in preserving open space within New Castle County; and
5

6 **WHEREAS**, the Open Space Advisory Board shall consist of five (5)
7 members appointed by the County Executive with the advice and consent of
8 County Council who, except for the one (1) member designated by the
9 Secretary of DNREC, shall be residents of New Castle County, shall consist of
10 two (2) "professional" members with at least five years of professional expertise in
11 land conservation programs, parks acquisition/management, knowledge in the
12 fields of open space or historic resource protection/management, and/or
13 environmental protection, and two (2) "citizen at large" members with professional
14 or volunteer background in land conservation; and
15

16 **WHEREAS**, the Open Space Advisory Board shall further consist of four
17 (4) members, all of whom shall be residents of New Castle County who are
18 appointed by County Council with the advice and consent of the County
19 Executive, comprised of one (1) "citizen at large" member with either a
20 professional or volunteer background in land conservation, one (1) member
21 with expertise in the restoration/remediation/conversion of
22 brownfields/greyfields into greenfields or expertise with urban park
23 creation/development, one (1) member from an underserved or an
24 "environmental justice" community, and one (1) Youth member who has a
25 proven interest and involvement in conservation; and

26 **WHEREAS**, the membership of the Open Space Advisory Board shall
27 endeavor to include representation from a broad cross section of New Castle
28 County Planning and Council Districts and shall generally have four-year
29 renewable terms, except for the Youth member who serves a single two- year
30 term, and the inaugural nominations for one of the "professional" seats and one
31 of the "citizen at large" seats appointed by the County Executive; and
32

33 **WHEREAS**, Mr. Hahn is a trained ecologist and biologist who has worked
34 for the Department of Defense and currently serves the National Oceanographic
35 and Atmospheric Administration, as an environmental scientist specializing
36 urban restoration and environmental justice efforts across the Delaware River
37 Valley region; and

38
39 **WHEREAS**, County Council hereby approves the nomination of Simeon
40 Hahn to the Open Space Board for the seat set aside for an expert in in the
41 restoration/remediation/conversion of brownfields/greyfields into greenfields,
42 with a full four-year term, pending the consent of the County Executive.
43
44

45 **NOW, THEREFORE, BE IT RESOLVED** by and for the County Council of
46 New Castle County that County Council hereby gives its approval for the nomination
47 of Simeon Hahn to the New Castle County Open Space Advisory Board, and upon
48 consent of the County Executive, for a term to begin immediately upon adoption of
49 this Resolution, with such term to expire on or about October 28, 2029.

Adopted by the County Council
of New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

SYNOPSIS: Same as title.

FISCAL NOTE: There will be no discernible fiscal impact upon the adoption of this legislation.

Introduced by: Ms. Durham
Requested by: Executive Office
Date of Introduction: October 28, 2025

RESOLUTION NO. 25-

**CONSENTING TO THE REAPPOINTMENT OF STEWART RAMSEY TO THE
NEW CASTLE COUNTY AGRICULTURAL LAND PRESERVATION ADVISORY
COMMITTEE**

1 **WHEREAS**, pursuant to *New Castle County Code* Section 2.05.106, the
2 Agricultural Land Preservation Advisory Committee ("Committee") is vested with the
3 responsibility to advise the Department of Land Use and the Department of Public Works
4 on implementing best practices in preserving agricultural land within the County; and
5

6 **WHEREAS**, the Committee shall consist of seven (7) members. The County
7 Executive shall appoint the chairperson and vice chairperson of the Committee from
8 among the seven (7) appointed members. Except for certain initial appointments, all
9 Committee members shall serve four-year terms, which may be renewed; and
10

11 **WHEREAS**, the Committee shall review and recommend funding sources,
12 financing tools, potential partnerships, and coordination with other preservation
13 programs; review land preservation acquisition priorities, targets, selection criteria, and
14 process; periodically review and comment on the impact of land development on
15 preservation priorities; and provide recommendations to the Department of Land Use and
16 Department of Public Works concerning the Comprehensive Development Plan; and
17

18 **WHEREAS**, the Committee shall review land preservation funding needs in terms
19 of staff, administration, maintenance, and programming; research and report on local
20 agribusiness, and current and potential markets, including value-added agriculture;
21 review the Delaware Agricultural Land Preservation Fund Program and develop
22 recommendations for refinements; develop and distribute an annual report summarizing
23 the Committee's activities, recommendations, and workplan for the coming year, including
24 actions for collaborative effort; and coordinate with the Delaware Farmland Preservation
25 Advisory Board; and
26

27 **WHEREAS**, Mr. Ramsey serves as President of the New Castle County Farm
28 Bureau, has been active on the State and County Farm Bureau Boards for approximately
29 25 years and served as past President of the UD Ag College Alumni Association, as well
30 as Secretary and Treasurer of the UD Alumni Association; and
31

32 **WHEREAS**, the County Executive has submitted for the advice and consent of
33 County Council to the reappointment of Stewart Ramsey to the Agricultural Land
34 Preservation Advisory Committee as one representative from the County Farm Bureau
35 pursuant to *New Castle County Code* Section 2.05.106 (A) and who shall serve a four (4)
36 year term.
37

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council hereby consents to the reappointment of Stewart Ramsey to the New Castle County Agricultural Land Preservation Advisory Committee for a four (4) year term to begin immediately upon adoption of this Resolution, with such term to expire on October 28, 2029.

Adopted by the County Council
of New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

SYNOPSIS: Same as title.

FISCAL NOTE: There will be no discernible fiscal impact upon the adoption of this legislation.

Primary Sponsor: Mr. Cartier
Requested by: Executive Office
Date of Introduction: October 28, 2025

RESOLUTION NO. 25-

**CONSENTING TO THE RE-APPOINTMENT OF NELSON WHITLOCK TO THE NEW
CASTLE COUNTY CLAYMONT DESIGN REVIEW ADVISORY COMMITTEE**

WHEREAS, *New Castle County Code §40.26.420* provides that “County Council may establish Hometown (HT) Overlay Zoning Districts and encompass the boundaries of communities and neighborhoods that will be subject to a modification of dimensional standards as set forth herein and by an approved Community Redevelopment Plan;” and

WHEREAS, *New Castle County Code §40.26.440* provides that “a Design Review Advisory Committee shall be established pursuant to §40.30.450 for each Hometown Zoning Overlay District created;” and

WHEREAS, *New Castle County Code §40.30.450C* also provides that “the District Council person(s) in whose Councilmanic district a Hometown Overlay is found, shall make recommendations to the County Executive who shall appoint members subject to County Council consent; and

WHEREAS, Mr. Whitlock is a business owner of the area affected and the surrounding area identified in the community redevelopment and the District Council member recommended the appointment of Mr. Whitlock to the Claymont Design Review Advisory Committee; and

WHEREAS, the County Executive has submitted for the advice and consent of County Council to re-appoint Nelson Whitlock to the Claymont Design Review Advisory Committee.

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council hereby consents to the re-appointment of Nelson Whitlock to the Claymont Design Review Advisory Committee for a term to begin immediately upon adoption of this resolution and to expire October 28, 2028.

Adopted by the County Council
of New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

SYNOPSIS: Same as title.

FISCAL NOTE: There will be no discernible fiscal impact upon the adoption of this legislation.

Primary Sponsor: Mr. Cartier
Requested by: Executive Office
Date of Introduction: October 28, 2025

RESOLUTION NO. 25-

**CONSENTING TO THE RE-APPOINTMENT OF KEN RICKOSKI TO THE NEW
CASTLE COUNTY CLAYMONT DESIGN REVIEW ADVISORY COMMITTEE**

WHEREAS, *New Castle County Code §40.26.420* provides that “County Council may establish Hometown (HT) Overlay Zoning Districts and encompass the boundaries of communities and neighborhoods that will be subject to a modification of dimensional standards as set forth herein and by an approved Community Redevelopment Plan;” and

WHEREAS, *New Castle County Code §40.26.440* provides that “a Design Review Advisory Committee shall be established pursuant to §40.30.450 for each Hometown Zoning Overlay District created;” and

WHEREAS, *New Castle County Code §40.30.450C* also provides that “the District Council person(s) in whose Councilmanic district a Hometown Overlay is found, shall make recommendations to the County Executive who shall appoint members subject to County Council consent; and

WHEREAS, Mr. Rickoski is a resident and property owner of the area affected and the surrounding area identified in the community redevelopment and the District Council member recommended the appointment of Mr. Rickoski to the Claymont Design Review Advisory Committee; and

WHEREAS, the County Executive has submitted for the advice and consent of County Council to re-appoint Ken Rickoski to the Claymont Design Review Advisory Committee.

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council hereby consents to the re-appointment of Ken Rickoski to the Claymont Design Review Advisory Committee for a term to begin immediately upon adoption of this resolution and to expire October 28, 2028.

Adopted by the County Council
of New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

SYNOPSIS: Same as title.

FISCAL NOTE: There will be no discernible fiscal impact upon the adoption of this legislation.

Introduced by: Ms. Durham
Requested by: Executive Office
Date of introduction: October 28, 2025

RESOLUTION NO. 25-

**CONSENTING TO THE REAPPOINTMENT OF CHARLES MCALLISTER TO THE
NEW CASTLE COUNTY BOARD OF LICENSE INSPECTION AND REVIEW**

WHEREAS, pursuant to 9 *Del. C.* § 1315, County Council, by ordinance, may provide for the establishment of a Board of License Inspection and Review, which shall have 5 members to be appointed by the County Executive; and

WHEREAS, pursuant to *New Castle County Code* § 2.05.103, the County Executive, with the advice and consent of County Council, shall appoint four (4) members who shall serve for terms of four (4) years, provided that the terms of the original members shall be established in a manner that one (1) shall expire each year. The County Executive shall appoint one (1) member who shall be Chairperson and who shall serve at the pleasure of the County Executive. Preference shall be given by the County Executive to appointing members who are qualified as professionals and are members of a recognized trade association in the fields of construction engineering, architecture, plumbing, sanitary engineering and the home building and construction industry; and

WHEREAS, the Board is authorized to provide an appeal procedure whereby any person aggrieved by the issuance, transfer, renewal, refusal, suspension, revocation or cancellation of any County license, or by any notice, order or other action as a result of any County inspection affecting him or her directly shall, upon request, be furnished with a written statement of the reasons for the action taken and afforded a hearing thereon by the Board; and

WHEREAS, the Board shall hear any evidence, which the aggrieved party or the County may desire to offer, shall make findings and render a decision in writing within 90 days of the filing of the appeal, and that the Board may affirm, modify, reverse, vacate or revoke the action from which the appeal was taken to it; and

WHEREAS, the Board shall have the power to make and revise or rescind such rules as it may deem necessary or appropriate to provide an appeal procedure and otherwise conduct its affairs; and

WHEREAS, the County Executive has submitted for the advice and consent of County Council the reappointment of Charles McAllister to the Board; and

WHEREAS, Mr. McAllister has more than 35 years of construction management experience and serves on the Delaware Association of Professional Engineers as Secretary and Co-chair of the Law Enforcement & Ethics Committee.

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council hereby consents to the reappointment of Charles McAllister to the New Castle County Board of License, Inspection and Review for a term to begin upon adoption of this resolution and to expire on October 29, 2029.

Adopted by the County Council of
New Castle County on:

Monique Williams-Johns
President of County Council
of New Castle County

SYNOPSIS: Same as title.

FISCAL NOTE: There will be no discernable fiscal impact upon the adoption of this legislation.