

*Wilmington City Council
Wilmington, Delaware
August 21, 2025*

City Council met in regular session with remote participation on the above date at 6:33 p.m., President Ernest M. Congo, II presiding.

The opening prayer was done by Mariaelena Rivera, Deputy City Clerk.

The Pledge of Allegiance was recited by City Council.

ROLL CALL

The following members responded to the Call of the Roll: Council Members Owens, Harlee, Willauer, McCoy, Johnson, Bracy, Cabrera, Hackett, Spadola and Council President Congo. Total, ten. Absent, Council Members Darby, Oliver, and Field. Total, three.

MINUTES

After reading a portion of the minutes of the July 10, 2025 City Council Meeting, upon a motion of Council Member McCoy, seconded by Council Members Owens, Johnson and Harlee it was moved they be accepted as written. Motion prevailed.

TREASURER'S REPORT

The following Treasurer's Report for August 21, 2025 was read into the record by City Clerk and upon a motion of Council Member McCoy, seconded by Council Members Owens, Johnson and Harlee, the Report was received, recorded and filed. Motion prevailed.

Note: The Treasurer's Report is included herein as an insert from Page 2 to Page 5.

City of Wilmington



DaWayne Sims
City Treasurer

Treasurer's Report

August 21, 2025

Cash - Ledger Balance (as of 08/20/2025):

General	M & T Bank	\$ 9,541,964.00
Payroll	M & T Bank	\$ 1,207,688.90
Law Department Court Costs	M & T Bank	\$ 4,612.07
Total Petty Cash	M & T Bank	\$ 5,811.68
Police - Evidence Found (Currency)	M & T Bank	\$ 1,097,005.00
Police & Fire Remembrance	M & T Bank	\$ 12,944.49
Police Department Discretionary	M & T Bank	\$ 31,972.48
Rent Withholding Escrow	M & T Bank	\$ 27,537.97
Grant-in-Aid	M & T Bank	\$ 112,760.87
Community Development Block Grant	M & T Bank	\$ 1.00
Capital Projects	M & T Bank	\$ 1.00
Total Cash on Hand		\$ 12,042,299.46

Cash Equivalents & Investments (as of 08/20/2025):

Account Type & Fund	Institution	Investment Type	Number of Days	Interest Rate	Interest Receivable	Investment Amount
LIQUIDITY:						
General	M&T	Overnight Repo	Daily	3.25%	\$ 1,977.68	\$ 23,543,400.39
General	TD	High Yield Checking	20	3.56%	\$ 26,682.97	\$ 13,491,391.85
General	TD	High Yield Checking	20	3.56%	\$ 17,590.37	\$ 8,894,007.00
General	TD	High Yield Checking	20	3.56%	\$ 7,512.69	\$ 3,798,553.22
SUB-TOTAL:						\$ 49,727,352.46
Account Type & Fund	Institution	Investment Type	Maturity Date	Interest Rate	Int. Receiv.	Investment Amount
Police & Fire Remem.	WSFS	CD	6/23/2025	3.92%	\$ 449.21	\$ 27,320.51
General	TD	**CD	8/20/2025	4.06%	\$ 104,950.51	\$ 31,019,854.69
General	TD	*CD	8/20/2025	4.06%	\$ 26,873.13	\$ 7,942,797.51
SUB-TOTAL:						\$ 38,989,972.71
RESERVE:						
General ¹	PNC	T-Bills	9/4/2025	4.30%	\$ 149,000.00	\$ 20,810,169.00
SUB-TOTAL:						\$ 20,810,169.00
RESTRICTED:						
Capital Project	TD	**CD	8/20/2025	4.06%	\$ 2,554.50	\$ 755,024.29
Capital Project	TD	**CD	8/20/2025	4.06%	\$ 76.08	\$ 22,488.04
Capital Project	TD	**CD	8/20/2025	4.06%	\$ 20,437.15	\$ 6,040,537.49
Water/Sewer	PNC	T-Bills	9/4/2025	4.30%	\$ 117,800.00	\$ 17,080,596.00
State Bonds Proceeds-FY23	TD	**CD	8/20/2025	4.06%	\$ 4,847.71	\$ 1,432,819.24
People's Settlement	TD	High Yield Checking	20	4.29%	\$ 28,600.00	\$ 12,000,000.00
State Bonds Bill FY24	TD	High Yield Checking	20	4.29%	\$ 7,806.78	\$ 3,275,571.83
State Bonds Bill FY25	TD	High Yield Checking	20	4.29%	\$ 2,568.98	\$ 1,077,894.19
SUB-TOTAL						\$ 41,684,931.08
Total Investments						\$ 151,212,425.25
Total Cash on Hand						\$ 12,042,299.46
Grand Total						\$ 163,254,724.71

¹ Budget Reserve

*Restricted use. Per ARPA US Treasury Guidelines

**Investments currently undergoing renewal

DaWayne Sims, City Treasurer

CITY TREASURER'S OFFICE

LOUIS L. REDDING CITY/COUNTY BUILDING • 800 FRENCH STREET • WILMINGTON, DELAWARE • 19801-3537

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City of Wilmington



DaWayne Sims
City Treasurer

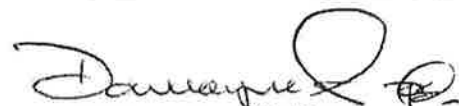
Treasurer's Report - Pensions I August 21, 2025

Cash - Ledger Balance (as of 08/20//2025):

Pension Payroll	M & T Bank	\$	46,527.30
Retiree Healthcare	M & T Bank	\$	3,874,842.17
Police Pension	M & T Bank	\$	81,506.37
Fire Pension	M & T Bank	\$	1,000.00
Non-Uniform Pension Act of 1990-Plan 3	M & T Bank	\$	165,205.02
Non-Uniform Pension Plan 2	M & T Bank	\$	1,000.00
Old Non-Uniform Pension - Plan 1	M & T Bank	\$	1,592.81
Total Cash on Hand		\$	4,171,673.67

Cash Equivalents (as of 08/20/2025) & Investments (Market Value as of Aug 15, 2025)

Account Type & Fund	Institution	Investment Type	Maturity Date	Interest Rate	Interest Receivable	Investment Amount
LIQUIDITY:						
Fire Pension IV		CD	9/3/2025	4.06%	\$ 18,372.42	\$ 5,430,271.20
SUB-TOTAL:						\$ 5,430,271.20
RESERVE:						
Pension Trust	Rhumblin (S&P 500)					\$ 125,941,597.00
Pension Trust	Earnest Partners					\$ 18,584,337.00
Pension Trust	Dodge & Cox					\$ 9,652,452.00
Pension Trust	WCM Global Fund					\$ 9,482,061.00
Pension Trust	MFS Low Global					\$ 9,505,188.00
Pension Trust	Fidelity Total Intl. Index					\$ 29,803,028.00
Pension Trust	GQG Emerging					\$ 4,753,521.00


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DaWayne Sims
City Treasurer

Treasurer's Report - Pensions II August 21, 2025

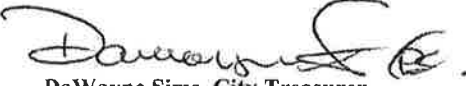
Investments (Market Value Aug 15, 2025)

Account Type & Fund	Institution	Investment Type	Maturity Date	Interest Rate	Interest Receivable	Investment Amount
RESERVE:						
Pension Trust	Clarion Lion					\$ 9,606,623.00
Pension Trust	Morgan Stanley					\$ 7,792,815.00
Pension Trust	JP Morgan					\$ 17,628,817.00
Pension Trust	LM Capital Core					\$ 36,532,413.00
Pension Trust	Rhumbline Core					\$ 30,374,790.00
Pension Trust	Fidelity Bond Index					\$ 9,920,884.00
Pension Trust	Money Market					\$ 945,472.00
Pension Trust	OPEB Trust Fund					\$ 39,853,299.00
SUB-TOTAL						\$ 360,377,297.00
Total Investments						\$ 365,807,568.20
Total Cash on Hand						\$ 4,171,673.67
Grand Total						\$ 369,979,241.87

Total Funds under Treasury Management:

Total Investments						\$ 517,019,993.45
Total Cash on Hand						\$ 16,213,973.13
Grand Total¹						\$ 533,233,966.58

¹ Excludes non-City funds held in trust on behalf of City employees (Mass Mutual)


DaWayne Sims, City Treasurer

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NON-LEGISLATIVE BUSINESS

Upon a motion of Council Member McCoy, seconded by Council Member Owens, the following non-legislative resolutions were accepted into the record and motion prevailed:

a. Recognition Resolutions

All Council	Recognize Wilmington City Council Interns (Summer 2025)
Cabrera	Recognize Bishop William Bryant Wilmore, Jr.
Cabrera	Recognize Nemours Children's Hospital (Breastfeeding Awareness Month Celebration)
Harlee	Recognize Judy Johnson and Tribute to the Negro League Night 2025
Owens	Recognize One Village Alliance (15 th Anniversary and Freedom Center Ribbon Cutting)
Owens	Naia Pulliam (Division II Conference Commissioners Association All-Atlantic Region First Team)
Spadola	Recognize Jane Vincent

b. Sympathy Resolutions

All Council	Sympathy Jennifer Marie Bungy Roberts
Cabrera	Sympathy Honorable Carolyn Cook McCarthy (Former Representative for New York's 4 th Congressional District)
Congo	Sympathy Ernest T. Wilson
Harlee	Sympathy Wanda G. Taylor
McCoy	Sympathy Milton Jerome Bailey
McCoy	Sympathy Doris Janet Murphy
Oliver	Sympathy Thelbert (Bud) Finney
Oliver	Sympathy Mildred Redmond
Oliver	Sympathy Dr. Bernard Alan Pinkett
Oliver	Sympathy Norman S. Wilkerson
Oliver	Sympathy Charles Larry Taylor
Oliver	Sympathy Dwayne Robert Boyd
Owens	Sympathy Marlene Brenda Holloway Dryden
Spadola	Sympathy Raymond Alexander Firmani
Spadola	Sympathy Melissa Cote Young

PUBLIC COMMENTS

At this time, President Congo opened up the floor for public comments and the following individuals spoke:

- Deacon Earl Tate
- Tony Dunn

LEGISLATIVE BUSINESS

Council Member Harlee presented and called for the first and second reading Ordinance No. 25-038 (Agenda #0091) entitled:

AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY'S GENERAL OBLIGATION BOND (WASTEWATER TREATMENT PLANT SUBSTATION #3 REPLACEMENT PROJECT), SERIES A OF 2025-WPCRF, IN ORDER TO PROVIDE THE FUNDS NECESSARY FOR (I) THE REPLACEMENT OF SUBSTATION #3 AT THE CITY'S WASTEWATER TREATMENT PLANT, (II) A NEW DUCT BANK, (III) CONDUCTORS, (IV) FIBER OPTIC CABLES, (V) NEW MOTOR CONTROL CENTERS, (VI) THE REPLACEMENT OF TCB POWER CENTERS #5 AND #6, AND (VII) DEMOLITION AND DISPOSAL OF EXISTING POWER EQUIPMENT; PROVIDING FOR THE SALE OF THE 2025A BOND TO THE DELAWARE WATER POLLUTION CONTROL REVOLVING FUND; AND AUTHORIZING OTHER NECESSARY ACTION

The above-referenced Ordinance was given two separate readings by title only and upon a motion of Council Member Harlee, seconded by Council Member McCoy, the Ordinance was received, recorded and referred to the Finance & Economic Development Committee. Motion prevailed.

Council Member Harlee presented and called for the first and second reading Ordinance No. 25-039 (Agenda #0092) entitled:

AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY'S GENERAL OBLIGATION BOND (DIGESTER #4 REHABILITATION PROJECT), SERIES B OF 2025-WPCRF, IN ORDER TO PROVIDE THE FUNDS NECESSARY FOR THE REHABILITATION OF DIGESTER #4 AT THE CITY'S WASTEWATER TREATMENT PLANT, INCLUDING REHABILITATION OF CONCRETE AND CIVIL STRUCTURES, PIPING, ELECTRICAL EQUIPMENT, FOAM SUPPRESSANT EQUIPMENT AND INSTALLATION OF A NEW DIGESTER COVER; PROVIDING FOR THE SALE OF THE 2025B BOND TO THE DELAWARE WATER POLLUTION CONTROL REVOLVING FUND; AND AUTHORIZING OTHER NECESSARY ACTION

The above-referenced Ordinance was given two separate readings by title only and upon a motion of Council Member Harlee, seconded by Council Member McCoy, the Ordinance was received, recorded and referred to the Finance & Economic Development Committee. Motion prevailed.

Council Member Harlee presented and called for the first and second reading Ordinance No. 25-040 (Agenda #0093) entitled:

AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY'S GENERAL OBLIGATION BOND (PRIMARY CLARIFIER #1 REHABILITATION PROJECT), SERIES C OF 2025-WPCRF, IN ORDER TO PROVIDE THE FUNDS NECESSARY FOR THE REHABILITATION OF PRIMARY CLARIFIER #1 AT THE CITY'S WASTEWATER TREATMENT PLANT, INCLUDING CONCRETE REPAIRS, REHABILITATION OF GROUT BOTTOM, CLARIFIER MECHANISM, CENTER DRIVE, WEIRS, BAFFLES, AND THE WALKWAY; PROVIDING FOR THE SALE OF THE 2025C BOND TO THE DELAWARE WATER POLLUTION CONTROL REVOLVING FUND; AND AUTHORIZING OTHER NECESSARY ACTION

The above-referenced Ordinance was given two separate readings by title only and upon a motion of Council Member Harlee, seconded by Council Member McCoy, the Ordinance was received, recorded and referred to the Finance & Economic Development Committee. Motion prevailed.

Council Member Harlee presented and called for the first and second reading Ordinance No. 25-041 (Agenda #0094) entitled:

AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY'S GENERAL OBLIGATION BOND (PFAS REMOVAL PHASE III PROJECT), SERIES OF 2025-DWSRF, IN ORDER TO PROVIDE THE FUNDS NECESSARY FOR THE REMOVAL OF PER/POLYFLUOROALKYL SUBSTANCES FROM THE CITY'S WATER THROUGH THE DESIGN AND CONSTRUCTION OF A NEW PFAS SYSTEM TRANSFER PUMP STATION; PROVIDING FOR THE SALE OF THE 2025 BOND TO THE DELAWARE DRINKING WATER STATE REVOLVING FUND; AND AUTHORIZING OTHER NECESSARY ACTION

The above-referenced Ordinance was given two separate readings by title only and upon a motion of Council Member Harlee, seconded by Council Members McCoy and Cabrera, the Ordinance was received, recorded and referred to the Finance & Economic Development Committee. Motion prevailed.

Council Member Harlee presented and called for the first and second reading Ordinance No. 25-042 (Agenda #0095) entitled:

AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY'S GENERAL OBLIGATION BOND (LEAD REMOVAL PHASE III PROJECT), SERIES A OF 2025-DWSRF, IN ORDER TO PROVIDE

THE FUNDS NECESSARY FOR THE REPLACEMENT OF APPROXIMATELY FOUR (4) TO FIVE (5) MILES OF OLD CAST IRON WATERMAIN IN THE CITY'S WATER DISTRIBUTION SYSTEM; PROVIDING FOR THE SALE OF THE 2025A BOND TO THE DELAWARE DRINKING WATER STATE REVOLVING FUND; AND AUTHORIZING OTHER NECESSARY ACTION

The above-referenced Ordinance was given two separate readings by title only and upon a motion of Council Member Harlee, seconded by Council Member McCoy, the Ordinance was received, recorded and referred to the Finance & Economic Development Committee. Motion prevailed.

Council Member Harlee presented and called for the first and second reading Ordinance No. 25-043 (Agenda #0096) entitled:

AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY'S GENERAL OBLIGATION BONDS, IN ONE OR MORE SERIES ON A TAX-EXEMPT AND/OR TAXABLE BASIS, IN ORDER TO PROVIDE THE FUNDS NECESSARY TO (I) FINANCE VARIOUS CAPITAL PROJECTS SPECIFIED IN THE CITY'S FISCAL YEAR 2024 AND 2026 CAPITAL BUDGETS AND (II) REFUND A GENERAL OBLIGATION BOND ANTICIPATION NOTE AND CERTAIN OUTSTANDING GENERAL OBLIGATION BONDS OF THE CITY; AND PROVIDING FOR THE SALE OF THE BONDS; AND AUTHORIZING OTHER NECESSARY ACTION

The above-referenced Ordinance was given two separate readings by title only and upon a motion of Council Member Harlee, seconded by Council Member McCoy, the Ordinance was received, recorded and referred to the Finance & Economic Development Committee. Motion prevailed.

Council Member McCoy presented and called for the first and second reading Ordinance No. 25-044 (Agenda #0088) entitled:

AN ORDINANCE TO AMEND CHAPTER 34 OF THE CITY CODE TO REQUIRE LANDLORDS PROVIDE WRITTEN NOTICE OF TENANTS' RIGHTS IN LEASE

The above-referenced Ordinance was given two separate readings by title only and upon a motion of Council Member McCoy, seconded by Council Member Owens, the Ordinance was received, recorded and referred to the Community Development & Urban Planning Committee. Motion prevailed.

PETITIONS AND COMMUNICATIONS

Council Members and Council President spoke on the following information including but not limited to: word of Welcome were shared, August Quarterly information, Hedgeville Block Party, final Play Streets, Millie Cannon concert, other community events shared; Congratulations were shared with the new Parliamentarian, Caitlyn. Upcoming Delaware State versus University of Delaware football game, and the reminder of Council Meetings for the next two weeks. Also, the community encouraged to contact Council Office with any questions and/or concerns.

ADJOURNMENT

Upon a motion of Council Member Cabrera, seconded by Council Member Bracy, Council adjourned at 7:32 p.m. Motion prevailed.

Note: More detailed information is reflected in the videotape of the August 21, 2025 City Council meeting at the following link: <https://www.witn22.org/programs/#/?video=4501>.

Attest: Akira Grenardo
Akira Grenardo, City Clerk