

REVISED: October 10, 2016

**AGENDA
REGULAR MEETING OF THE MAYOR AND COUNCIL
October 11, 2016
SEAFORD CITY HALL - 414 HIGH STREET**

- 7:00 P.M.** - Mayor David Genshaw calls the Regular Meeting to Order.
- Invocation
 - Pledge of Allegiance to the Flag of the United States of America.
 - Changes to agenda for this meeting.
 - Approval of minutes of the regular meeting on September 27, 2016.

CORRESPONDENCE:

1. Mr. Todd Lawson, County Administrator letter advising of Sussex County administration of the Community Development Block Grant (CDBG) and seeking solicitations for projects.

NEW BUSINESS:

1. Request from Two Farms, Inc. to extend for one year the Contract Purchase under an Agreement with Seaford Development Associates, LLC with the outside closing date now being December 31, 2017.
2. Present the report from an internal staff Committee selected to review the request from the Governor's Grant Home Owners Association for the placement of speed limit and "Children at Play signs.
3. Present the Annexation Committee report for the annexing TMP 3-31-5.00 101.00; lands on the Northwest corner of Middleford Road and Sussex Highway (Route 13).
4. Present the Agreement for the Establishment of a Coalition for Cooperation on Storm Water Management and Municipal Separate Storm Sewer Systems (MS4) Compliance.

AGENDA - Revised October 10, 2016

REGULAR MEETING OF THE MAYOR AND COUNCIL

October 11, 2016

NEW BUSINESS (Continued):

5. Present request to waiver bidding for Supervisory Control and Data Acquisition (SCADA) hardware in the FY17 Budget for Electric and Public Works to be purchased from QEI the present vendor.

6. Present Delmarva Power electric service buy-out for two customers being the shell building former Tapitia Restaurant - 23437 - 23441 Sussex Highway and the Salvation Army, 23431 Sussex Highway behind the shell building.

OLD BUSINESS:

1. Present the second reading and adoption of an ordinance to amend Chapter 14, of the Municipal Code of Seaford, Delaware relating to "Water" section 14.2.6 Water wells or water systems.

REMINDER OF MEETINGS & SETTING NEW MEETINGS:

1. Pre-Planning FY18 Budget workshop on Monday, October 18th at 7 p.m. in Council Chambers at City Hall.

2. Downtown Seaford Association Halloween Parade on October 26th with line up at Cedar Avenue to SVFD starting at 6:15 p.m. with step off at 7 p.m. If rain activities will be at SVFD at 7 p.m.

3. Seaford Trick or Treat for Halloween, Monday, October 31st from 6 p.m. - 8 p.m. Children 12 and under only.

4. Rental License Workshop Tuesday, November 1st at 7 p.m. in Council Chambers at City Hall.

5. **NOVEMBER 7TH - MONDAY EVENING, 7 p.m., Regular Council Meeting instead of on Tuesday, November 8th due to the Election Board's use of Council Chambers for the November General Election.**

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AGENDA - Revised October 10, 2016

**REGULAR MEETING OF THE MAYOR AND COUNCIL
October 11, 2016**

**LEAF MACHINE WILL BE IN OPERATION STARTING OCTOBER 1ST
THROUGH DECEMBER 31ST. In rain events help us to help you by
clearing a catch basin or calling Public Works to have the catch
basin cleaned at 302-629-8307 or after hours 302-629-4550.**

COMMITTEE REPORTS:

- 1. Police & Fire - Councilwoman Leanne Phillips-Lowe**
- 2. Administration - Councilman Orlando Holland**
- 3. Code, Parks and Recreation - Councilwoman Grace Peterson**
- 4. Public Works & WWTF - Councilman William Mulvaney**
- 5. Electric - Councilman Dan Henderson**

**Mayor Genshaw solicits a motion to adjourn the regular council
meeting.**

**NOTE: Agenda shall be subject to change to include or delete
Additional items (including executive session) which arise at the time
of the meeting. (29 Del. C. S1004 (e) (3))**

TODD F. LAWSON
COUNTY ADMINISTRATOR
(302) 855-7742 T
(302) 855-7749 F
tlawson@sussexcountystate.gov



C-1
Agenda
10/11/16
Sussex County
DELAWARE
sussexcountystate.gov

September 19, 2016

The Honorable David Genshaw, Mayor
City of Seaford
P.O. Box 1100
Seaford, DE 19973

Dear Mayor Genshaw: *David*

Please be advised that the Sussex County Council has authorized the Sussex County Community Development Office to assist local governments in Sussex County in preparation of Community Development Block Grant (CDBG) applications. In an effort to bring as much CDBG funding to Sussex County as possible, Director Brad D. Whaley, is prepared to offer assistance to your community in applying for CDBG funding. The only financial responsibility for the town is to pay for advertising the public hearing.

Last year the Delaware State Housing Authority proposed to keep CDBG minimum target area numbers, as well as, the remainder of the guidelines the same as FY 17. This means that your community must have a minimum of 4-targeted homes to be eligible for the CDBG housing rehabilitation program.

In order to be considered, Infrastructure projects must be in a predominately low to moderate-income area. A house-by-house income survey must be complete to prove area household incomes. Additionally, we require a complete set of engineering plans, cost estimates, documentation of existing matching funds, and a letter stating that the requested project will be completed within one year (see enclosed CDBG Infrastructure requirement sheet). Sussex County Council's highest priority is housing rehabilitation assistance for Sussex County.

The process, if accepted by your Council, would have Sussex County apply for the CDBG funding on your town's behalf, and if funded, Sussex County would administrate the projects for you. All administrative cost would be paid for by grant and County funds.

We are required to schedule public hearings in each city or town that is applying for the funding during November or December to be able to meet the application deadline. I respectfully request that if your community is interested in participating with the County



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 589
GEORGETOWN, DELAWARE 19947

The Honorable David Genshaw, Mayor
September 19, 2016
Page Two.

in a CDBG application, please notify Brad D. Whaley, at the Sussex County Community Development and Housing Division at 855-7777 by October 7, 2016.

Do not hesitate to contact me if you have any additional questions.

Sincerely,



Todd F. Lawson
County Administrator

TFL/nr

cc: Delores Slatcher, City Manager
pc: Mr. Brad D. Whaley

Agenda
10/11/16



BOULAND & BRUSH LLC
ATTORNEYS AT LAW

201 NORTH CHARLES STREET
SUITE 2400
BALTIMORE, MARYLAND 21201
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CARRIE M. FREEMAN
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FAX: 410.625.3859

N.B.1

September 21, 2016

VIA FEDERAL EXPRESS AND EMAIL

The City of Seaford
Attn: City Manager
P.O. Box 1100
414 High Street
Seaford, DE 19973

Re: Extension of Contract

To Whom It May Concern:

As counsel for Two Farms, Inc., the Contract Purchaser under an Assignment with Seaford Development Associates, LLC, I am writing to advise you that Two Farms, Inc. is exercising its right, under Paragraph 14 of the Contract of Sale to extend closing for a period of one (1) year, with the outside closing date now being December 31, 2017.

We appreciate the opportunity to continue to work with you on this project.

Very truly yours,

Carrie M. Freeman

cc: James A. Fuqua, Esq.

CONSENTED AND AGREED TO:

City of Seaford

by: _____ (SEAL)

Date: _____

Agenda
10/11/16
N.B.2

Governor's Grant Home Owners Association

Date: **September 16, 2016**
To: **City Manager – Town Hall**
From: **Board of Directors**
Subject: **Request for Signage**

We are requesting that signage be placed within our Community for speed limits as well as "Children at Play" signs, at your convenience. Please let us know if there is any requirements we need to follow in order to have these signs placed in our Community.



MRA Property Management, Inc.
Corporate Office
3103 Emmorton Road
Abingdon, MD 21009
302-538-5732/Fax 410-515-7391
Rayna L. Butler, Community Manager

N.B.2
10-11-16

MEMORANDUM

To: Dolores Slatcher, City Manager

Fr: Charles Anderson, Assistant City Manager
Lt. Steven Flood
Berley Mears III, PW Director

Re: Governor's Grant Request for Additional Signage

Dt: 10-5-16

At your request; Lt. Flood, Berley Mears and I met on at the Governors Grant subdivision to review the request of the Home Owners Association for additional speed limit and *children at play* signs on the above date. This request was submitted on September 16th 2016 and is attached hereto.

Currently the development is in the final phases of construction and the only speed limit and children at play signs are located at the entrance to the development on William Ross Lane just off of Atlanta Road. No additional speed limit signs exist the development.

Based on our review of the existing conditions and the request we would like to recommend the following:

1. Place two Speed limit (25 MPH) signs on Plantation Drive. One at each end of the roadway notifying drivers of the speed zone as they enter the road from the adjacent streets.
2. Place one *children at play* sign approximately in the middle of Plantation Drive.
3. Place one speed limit sign on the west end of Chesapeake Drive notifying drivers of the speed zone as they enter the road from the adjacent streets.
4. We would recommend that all of the new signage be placed on existing posts near the areas described above.
5. We would also like to recommend that prior to the acceptance of the final phase of improvements by the City the necessary speed limit and stop signs be installed by the developer along the eastern portions of William Ross Lane, Chatham Dr and Bethany Dr.

Should you have any questions please contact Steve, Berley or me.

Thank you.

October 7th, 2016

The Honorable David C. Genshaw
Mayor
City of Seaford
Seaford, DE 19973

Dear Mayor Genshaw,

We, a Committee appointed by you on September 27th, 2016 to investigate the possibility of annexing certain lands into the City of Seaford limits, would like to present the following report:

PETITIONER AND LOCATION OF LANDS:

- | | |
|-----------------------------------|--|
| 1. Petitioner: | Cerwin Holdings, Inc.
144 East Side Drive
Rehoboth, DE 19971 |
| Owner: | Bierman Family, LLC
1114 Hengemihle Avenue
Essex MD, 21221 |
| Sussex County Tax Map
Address: | Parcel # 331-5.00-101.00
1602 Sussex Highway
Seaford, DE 19973 |
| Total Square Footage: | 40,567 +/- |

REASON FOR ANNEXATION

The submitted annexation paperwork dated September 20th, 2016 states that the property petitioner's reason for requesting annexation is to obtain City utilities.

STREETS AND ROADWAYS:

The property identified for annexation is located at the intersection of Sussex Highway and Middleford Road and contains a commercial building and other ancillary facilities. The Department of Transportation must approve any new or revised entrances on the roadways listed above, as they are State maintained. Any proposed development has the potential of imposing additional traffic on the adjoining roads and intersections. Anyone planning to develop any project on this land is encouraged to contact the Delaware Department of Transportation prior to formulating their plans or purchases. The parcel proposed for annexation is shown on the attached Sussex County Tax Map. The City of Seaford does not expect to construct any new streets to accommodate development of this land.

STORM WATER DRAINAGE:

There is no municipal storm water system in close proximity to these lands. Any storm water management system to serve these lands will have to be designed by the developer and approved by the Sussex Conservation District office. As in all projects, the regulations require the site to discharge the same quantity of storm water post-development as the property discharges pre-development. The prevailing regulations of the Sussex County Soil Conservation District will be imposed on this project.

ZONING:

The proposed areas of annexation are zoned as listed:

1. TMP#: 331-5.00-101.00
Current Sussex County Zoning: C-1
Requested City of Seaford Zoning: C-2 Highway Commercial District

The City of Seaford Council may have to zone the land through the City's Municipal Code following annexation, pending legal advice.

ELECTRIC:

Currently the subject parcel receives electrical service from Delmarva Power. Upon annexation the City will amend its service territory agreement with Delmarva Power through the Public Service Commission to include the annexed lands. Any development after the amendment of that agreement would be serviced by the City of Seaford. Current City policy is to plan for effective growth by working out phasing plans with developers that accommodate development in the most cost effective manner possible. All electrical

design will be completed at the cost of the developer in accordance with City rules and regulations.

SEWER:

The City of Seaford currently has a regional sewage lift station near the subject property. This facility is located at 9085 Sussex Highway (Popeye's Restaurant site). The City of Seaford municipal sewer system is the only publicly owned system in the area. Once annexed these lands would be eligible to be tied into the municipal sewer system. The extension of sewer mains and the construction of lift stations (if required) are considered a part of the project development cost and the owner should give careful review and consideration for sewer connections. Connection of any new buildings located on the site will be contingent on approved connection plans and available capacity of the wastewater treatment system. The City of Seaford's wastewater treatment plant's capacity is 2.0 M gallons per day for secondary treatment and nutrient limitations; current average daily flows are 1.1 MGD. The estimated daily flows from the site would have to be provided to the City. Planning of the service mains would have to be performed by the owner and approved by the City prior to any construction. The owner would be expected to pay all associated fees. The Building Official will develop a fee assessment for the project upon request with proper information provided.

The owners and/or developers should prepare professional engineering studies to confirm the cost of extending sewer collector mains, and if needed the installation of a sewage lift station on the basis of inadequate fall for gravity mains. The system should be studied from the point of discharge into the system to the point of treatment at the plant. All improved properties are expected to be served by the municipal sewer system within one year of annexation, or as soon as development occurs.

The City of Seaford's current practice is for the developer or owner to extend mains that are sized for the project needs. The City reserves the right to review plans and oversize mains and/or lift stations at their cost to extend sewer service to other areas they designate.

A final review will be made by the City to determine sewer strengths and volume for discharge into our municipal system. In some cases pretreatment may be required prior to discharge. This will be determined once the use of the lands are identified. All final fees will be assessed and permits for connecting to the municipal sewer system will be issued by the City Building Official.

WATER:

The City of Seaford has an existing water main near the subject property. 10” water mains are located in the Middleford Road and Sussex Highway right-of-ways adjacent to the site. The City’s water supply is sufficient to support development. However, the necessary distribution system extension to the new development would have to be provided by the developer. Planning of the service connections would have to be performed by the owner of the lands and approved by the City prior to any connection. The owner would be expected to pay all associated construction and connection fees.

EASEMENTS:

The owner will need to provide the City the necessary easements prior to acceptance of streets, water mains, sewer mains, and electric installations (if applicable). These should include a survey sealed by a licensed Delaware surveyor with a written legal description of lands being given. The easement document must stipulate that no permanent structure can be built within the easement area.

PROPERTY TAX:

The lands will be taxed based on the City assessment following the annexation. The assessment would be based on the value of the land and improvements as per City zoning. The current designated land use by the Sussex County Tax Assessment office are as follows:

1. TMP#: 331-5.00-101.00
Commercial

No real estate property taxes can be determined until City assessment occurs. The City hires a professional assessor to determine the value of assessment on lands. Therefore staff cannot advise as to any potential tax billings for the subject lands. These will be based on improvements and land values that are subject to change per improvements and changes in zoning. The City’s real estate property tax rate is \$0.31 per \$100.00 of 100% assessment based on 2008 market values. There is an exemption for non-profit entities. A final review and approval must be granted by the Tax Assessor of the City of Seaford

COMPREHENSIVE PLANS REVIEW

The City of Seaford Comprehensive Plan

The Annexation Plan designates the subject property in the Town Center District. The Land Use Plan identifies the area that the subject property is located in as commercial. The requested zonings of C-2 per City Zoning regulations would be consistent with the objectives of the plan.

Copies of the above referenced maps are attached hereto.

ADVANTAGES TO THE CITY:

These are not listed in any particular order of priority:

1. The City would benefit from an increased tax base.
2. There is the opportunity to provide utility services (electricity, water and sewer) to the parcel and spread the cost of service over a larger user base. It will allow the City to be positioned to serve additional lands adjacent but not in the City by the extension of the utilities to this property.
3. There is local control of development at the local municipal level by having authority over it; being able to implement the municipal codes to maintain the property based on complaints received.
4. This area would be served by the Municipal Police force, which will reduce property owner confusion and minimize dispatcher time (currently the area is serviced by the State Police, which is confusing to the property owners who have a Seaford address but are not within the City limits).
5. The governing body that will be the most impacted by the land use decisions will be making those decisions.
6. This is in keeping with Livable Delaware and minimizing sprawl.
7. The incorporation of this property into the City limits would eliminate a parcel of unannexed land in the County that fronts an entrance to the City off of Sussex Highway (Route 13).

DISADVANTAGES TO THE CITY:

These are not listed in any particular order of importance:

1. With continued growth, the City will have to expand personnel to provide all of the expected services.
2. The expansion may increase the operating and capital budgets. In addition, it will increase the area for City departments to serve.
3. Traffic may increase on Route 13 Sussex Highway and Middleford Road in the event a redevelopment occurs.

4. If the property redevelops, accidents could increase without improvements to the adjoining roads and intersections. A traffic plan should be prepared if development is planned.
5. There will be an added number of requests to the City for reviews of plans, service extensions, Code, and Police services.

ADVANTAGES TO THE AREA PROPOSED FOR ANNEXATION:

This is not intended to be inclusive of all of the advantages, but to be a represented sampling of some of the advantages to the area proposed for annexation.

1. The area will receive all utility services from one owner so coordination of services will be less complicated.
2. They will be provided local police protection with anticipated shorter response time.
3. All permitting will be coordinated through the City.
4. Support will be provided in obtaining other agency permits.
5. Checklist will be provided for development.
6. The local government will do the zoning of the lands.
7. Snow removal on all City owned public streets, leaf and limb pickup at the curb, and maintenance, such as paving, pavement markings, etc., on the City streets will be provided by the City.
8. All complaints will be made to the City.
9. The property owners will receive local representation for concerns through the elected officials who have to live in the community.
10. They will benefit from the municipal water and sewer services, once extended by the owner.

DISADVANTAGES TO THE AREA PROPOSED FOR ANNEXATION:

1. They will have to adhere to local codes and ordinances, in building and maintaining facilities, which may be perceived as additional paperwork and more restrictive.
2. They will have only one vendor for utilities – water, sewer and electric.
3. They will have to adhere to more restrictive codes in placement of outside storage and appearance of property.

RECOMMENDATION:

Annexation Committee Report
Cerwin Holdings, Inc. – Petitioner
Bierman Family, LLC – Owner
1602 Sussex Highway
October 7, 2016
Page 7

The committee members unanimously agree to proceed with the proposed annexation process for this property. It is recommended that all adjoining property owners receive written notice of the proposed annexation so they may attend the public hearing or submit written comments to be included in the public hearing record. This annexation will expand the territory of the City. The City will benefit from an increased tax base.

PUBLIC HEARING:

Following a successful majority vote of Council to move forward with the annexation process, a Public Hearing will be held to fully explain what area is being proposed to be annexed into the City of Seaford. This request may be submitted to Planning and Zoning for review and comments. Also as part of the State of Delaware's Land Use Planning Act, the information will be submitted to the State of Delaware Planning Office for all State agencies to review and submit comments as part of the Public Hearing process, which was adopted as part of their Comprehensive Planning document.

DISCLAIMER:

The annexation committee reviews solely the annexation of lands into the territorial limits of the City of Seaford. They do not review projects for any endorsement as part of the annexation process. Any projects that may be presented for the land once they are annexed into the City of Seaford will follow the normal process for development, including Planning and Zoning and City Council Public Hearings to allow the public the opportunity to comment on the project proposal.

If you have any additional questions, feel free to contact me.

Annexation Committee Report
Cerwin Holdings, Inc. – Petitioner
Bierman Family, LLC – Owner
1602 Sussex Highway
October 7, 2016
Page 8

Respectfully Submitted,
THE CITY OF SEAFORD

Councilman Dan Henderson, Chairperson

A handwritten signature in black ink, appearing to read "Dan Henderson", written over a horizontal line.

Councilwoman Leanne Phillips-Lowe

A handwritten signature in black ink, appearing to read "Leanne Phillips-Lowe", written over a horizontal line.

Councilman H. William Mulvaney, III

A handwritten signature in black ink, appearing to read "H. William Mulvaney, III", written over a horizontal line.

Agenda
10/11/12
N.B.4

**AGREEMENT FOR THE ESTABLISHMENT OF A COALITION FOR
COOPERATION ON STORMWATER MANAGEMENT AND MUNICIPAL SEPARATE
STORM SEWER SYSTEMS (MS4) COMPLIANCE**

THIS AGREEMENT, by and between the Town of Blades, a municipal corporation of the State of Delaware

AND

The Town of Delmar, a municipal corporation of the State of Delaware

AND

The Town of Laurel, a municipal corporation of the State of Delaware

AND

The City of Seaford, a municipal corporation of the State of Delaware

WHEREAS, certain municipalities have been notified they will be subject to Municipal Separate Storm Sewer System (MS4) Phase II Rule once a general permit is issued by the Delaware Department of Natural Resources and Environmental Control (DNREC; and,

WHEREAS, there are efficiencies that can be recognized in meeting the compliance requirements by the municipalities if they enter into an agreement to jointly address program development, implementation and reporting.

NOW THEREFORE, in consideration of the promises and mutual covenants herein contained, the parties hereto agree as follows:

1. There is hereby established the Sussex County MS4 Coalition.
2. To authorize the work of the Sussex County MS4 Coalition whose purpose it is to identify and analyze options for sharing resources to:
 - A. Meet the Phase II Federal Stormwater Rule that are anticipated to be required of the parties to this agreement in 2017.
 - B. Protect and/or improve the water quality of local waterways in accordance with State and local water quality planning goals and policies.
 - C. To foster cooperation and for the provision of joint services related to compliance with the requirements of the MS4 program established under federal and state law specifically and for matters related to the management of stormwater, more generally.

3. Membership shall consist of the following:
 - A. Full members of the coalition shall be municipalities and others parties required to comply with the MS4 regulations and currently include
 - Town of Blades
 - Town of Delmar
 - Town of Laurel
 - City of Seaford
 - B. Associate membership of the coalition shall be open county, municipal and others interested parties and currently include
 - Town of Bridgeville
 - Sussex County
 - DelDOT
4. The term of this agreement shall be from November 1, 2016 through October 31, 2019. At such time, this agreement may be renewed, amended or terminated. Any party may terminate this agreement upon 60 days written notice to the other parties.
5. Each municipality will designate an official representative to serve on the Sussex County MS4 Coalition. The designee shall be responsible to attend and participate in regularly scheduled meetings of the Coalition and to share stormwater/MS4 policy issue questions to their respective municipality. The designee shall also be responsible to obtain opinions on stormwater/MS4 policy issues from the municipality and share such opinions with the membership of the Coalition. Each municipality may also designate additional representatives to participate in the work of the Coalition in cooperation and coordination with the official representative.
6. The Sussex Conservation District (SCD) will be responsible to provide staffing services to the Sussex County MS4 Coalition. This support will include preparation of meeting notices, agendas and minutes. In addition, SCD will work with members of the coalition to develop a co-permittee, Notice of Intent (NOI), Storm Water Pollution Prevention Plan (SWPPP), and a strategy for implementation of required Minimum Control Measures. SCD has funding in place and will provide these services until June 30, 2017 and SCD will actively work to have funding extended beyond June 30, 2017.
7. The costs associated with the delivery of the services contained in this agreement that are not covered by specific funding sources shall be shared by all of the full members of the coalition. The cost to each member shall be based on the population and square miles of the member municipality as contained in the most recent decennial census data. The allocation shall be determined by calculating the percentage of individual full member population as compared to the combined population of all of the full members. The same calculation shall be used as it relates to square miles. The percentage of population and square miles for each full member community shall then be averaged to determine the full members' allocation. (See attachment A)

8. This agreement may be modified or amended only in writing duly executed by all parties, which shall be attached to and become part of this Agreement.
9. Each party shall indemnify and hold harmless the other, its officers, agents, or assigns for all liability arising out of its activities under this Agreement.
10. The parties have incorporated in this Agreement their entire understanding and this shall supersede any and all prior Agreements between the parties hereto for the services herein to be provided.

IN WITNESS WHEREOF, each of the parties hereto have caused this agreement to be executed by their proper officers and their respective corporate seals to be affixed, the day and year first written.

TOWN OF BLADES

Attest

Mayor

Date

TOWN OF DELMAR

Attest

Mayor

Date

TOWN OF LAUREL

Attest

Mayor

Date

CITY OF SEAFORD

Attest

Mayor

Date

ATTACHMENT "A"

	Population	%	Sq. Miles	%	Total Allocation
Blades	1,241	9.21%	0.56	5.29%	7.25%
Delmar	1,597	11.85%	1.77	16.71%	14.28%
Laurel	3,708	27.52%	2.98	28.14%	27.83%
Seaford	6,928	51.42%	5.28	49.86%	50.64%
Total	13,474		10.59		



414 High Street | PO Box 1100
Seaford, DE 19973
302.629.9173 fax 302.629.9307
www.seafordde.com

N.B.G
10/11/16

Mayor and Council

October 7, 2016

RE: DPL BUY-OUT ELECTRICAL SERVICES
23431 Sussex Hwy (Salvation Army)
23437 Sussex Hwy (Old Plaza Tapatia space)
23441 Sussex Hwy (DW Styles)

Under Delaware law the City of Seaford has the right to serve those customers inside its approved service territory. The properties listed about have been served by Delmarva Power as existing customers pre-annexation.

The Old Plaza Tapatia space and DW Styles is under redevelopment. The City has inquired to Delmarva Power the cost to buy-out the customer from Delmarva. Attached is the Partial Transfer Cost with additional costs related to depreciated cost of equipment, labor and overheads which is directly related to their personnel removing their equipment used to serve these properties.

The has not bought out a property in the past we have waited for the demolition to occur then took over the service.

This is our first time to present the request. We would ask of the Council to decide do they wish to proceed in purchasing the electrical service from Delmarva Power or not. The customer is waiting to find out who will serve due to the redevelopment.

If Council desires to move forward then because this is not budgeted staff would recommend that the funding come from the realty transfer tax and close a portion of the service territory currently not served by the City.

If you have any questions related to this information please contact Bill Bennett, Supt. of Electric or myself.

Thanks.

Cc: Charles Anderson, ACM
Bill Bennett, Supt. of Electric
Rick Garner, EE

Sincerely,

Dolores J. Slatcher
City Manager

The Perfect Place to Start.

Delaware Customers: SGS

Customer	Address	3x Gross Annual Delivery Revenues	System Replacement Value	PARTIAL Transfer Cost
Seaford	DW Styles & Cut	\$4,436.67	To Be Determined	\$4,436.67

Note -

System Replacement Cost will includes:
depreciated cost of equipment, labor and overheads.

Delaware Customers: MGS

Customer	Address	3x Gross Annual Delivery Revenues	System Replacement Value	PARTIAL Transfer Cost
Seaford	Salvation Army	\$7,535.59	To Be Determined	\$7,535.59

Note -

System Replacement Cost will include:
depreciated cost of equipment, labor and overheads.

N.B. 3
9/27/16
2nd Reading
O.B. 1
10/11/16

ORDINANCE #2016-01

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SEAFORD, an ordinance to amend Chapter 14, of the Municipal Code of Seaford, Delaware relating to "Water", in the manner following, to wit:

Chapter 14, of the Municipal Code of Seaford, Delaware is hereby amended by adding the following section:

§14.2.6 Water wells or water systems.

to read as shown on the following pages.

	First Reading Date
	Second Reading Date & Adoption
	Advertisement Date
	Effective Date of Ordinance

CITY OF SEAFORD

By: _____
Mayor

Witness: _____

Attest: _____
City Manager

CHAPTER 14 - WATER**ARTICLE 2 – CONNECTION TO MUNICIPAL WATER SYSTEM****§14.2.6 Water wells or water systems.**

- A. There shall be no water wells or other water systems installed or maintained in the City, with the exception of the following:
1. Water wells or water systems which are City-owned and connected to the City-maintained public water supply.
 2. Water wells in existence prior to the adoption of this ordinance or which may exist on a property at such time in the future that it is annexed into the City. Said water wells may never be connected to the City-maintained public water supply and are considered grandfathered so long as they are maintained as part of an existing and established use. If said use ceases or is modified in any way the requirements to connect to the City water system per §14.2.1 shall be applicable and said water well shall be disconnected from said use and shall be abandoned in accordance with the regulations of the State of Delaware.
 3. Water wells or other water systems granted a specific approval by the City Council.
 4. This section shall not apply to underground piping installed as part of a closed-loop ground source heat-pump HVAC system. The City Manager, or designee, may issue a building permit in accordance with §4.1.2 for this type of underground piping system.