

REVISED NOVEMBER 13, 2017

**AGENDA
REGULAR MEETING OF THE MAYOR AND COUNCIL
November 14, 2017
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.
 - Executive Session for personnel.
 - Changes to agenda for this meeting.
 - Approval of minutes of the regular meeting on October 24, 2017.

ALL ITEMS ON THIS AGENDA MAY OR MAY NOT BE VOTED ON.

CORRESPONDENCE:

1.

NEW BUSINESS:

1. Jeffery Walton and Joseph Griffin with Buck Consultants will present June 30, 2017 employee pension information.
2. Dan Urgo and Shawn McGill with Wilmington Trust Corporation will present status of investments for employee pension plan.
3. Present for a first reading an ordinance to amend CHAPTER 15 - of the Municipal Code of Seaford, Delaware relating to "Zoning" to add language to Section 15-50 Uses by Right (12).
4. Mayor Genshaw to appoint Joan Neal to the Economic Development Committee.
5. Present letter on behalf of Proximity Malt to accept 44,500 gpd hauled wastewater with right to terminate.

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AGENDA

REGULAR MEETING OF THE MAYOR AND COUNCIL

November 14, 2017

OLD BUSINESS:

1. Present for the second reading and adoption an ordinance to amend CHAPTER 18 - REALTY TRANSFER TAX; ARTICLE 1 - GENERAL PROVISIONS; §18.1.7; Rate of tax; when payable; exception (D) of the Municipal Code of Seaford, Delaware.

REMINDER OF MEETINGS & SETTING NEW MEETINGS:

1. City Offices and Utilities closed for the Thanksgiving Holiday on Thursday & Friday - November 23rd & 24th.
2. Caroling in the Park, Gateway Park, Monday, November 27th; Band at 6:45 p.m. with program starting at 7 p.m.
3. Christmas Parade, "Season of Lights" to be held on Saturday, December 2nd with step-off at 7 p.m. Rain Date is Sunday, December 3rd with step-off at 7 p.m.
4. SCAT dinner meeting, Victoria's; Rehoboth Beach, Wednesday, December 6th at 6 p.m.

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

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EXECUTIVE SESSION:

1. Personnel

Mayor Genshaw solicits a motion to hold an Executive Session for the purpose of discussing personnel.

Mayor Genshaw reopens the Regular Council Meeting and 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))

Deleted the attendance of the Auditors & AMP AMI Water contract which are being scheduled for the 11-28-17 meeting.

Date Posted: 11/13/17

Posted by: TNT

ORDINANCE #2017-0?

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SEAFORD, an ordinance to amend Chapter 15, of the Municipal Code of Seaford, Delaware relating to "Zoning", in the manner following, to wit:

Chapter 15 of the Municipal Code of Seaford, Delaware is hereby amended by adding language to Section 15-50 Uses by right (12) to read as shown on the following page.

??/??/20??	First Reading Date
??/??/20??	Second Reading Date & Adoption
??/??/20??	Advertisement Date
??/??/20??	Effective Date of Ordinance

CITY OF SEAFORD

By: _____
Mayor

Witness: _____

Attest: _____
City Manager

CHAPTER 15 – ZONING**ARTICLE 4 – INDUSTRIAL DISTRICTS****Division 1 – M-1 Light Industrial Districts.****§15-50. *Uses by right.***

(12) Handling, distribution or bulk storage of petroleum, natural gas, propane or similar petroleum products, chemicals and chemical products. When properly screened from view by fencing or natural vegetation and incidental to the main use located on the same property.



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

November 13, 2017

N.B.S.
11-13-17

Proximity Malt
Matt Musial
33222 Bi-State Boulevard
Laurel, DE 19956

RE: Hauled Wastewater

Dear Matt,

This letter is to confirm that Seaford has the hydraulic capacity at our Wastewater Treatment Facility to accept forty-four thousand five hundred (44,500) gallons a day of hauled wastewater from the Proximity Malt facility in Laurel Delaware. There will be an agreement set forth at a later date describing the terms and conditions that apply. In that, Seaford will have the right to terminate at anytime should the need arise based on plant performance.

Please feel free to give me a call if you have any questions at 302.629.9173.

Sincerely,
CITY OF SEAFORD

Dolores Slatcher
City Manager

Cc: Charles Anderson, Assistant City Manager
Berley Mears, Public Works Director
Bryant Tiff, WWTFOC

NB # 2
10.24.17

ORDINANCE #20??-0?

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SEAFORD, an ordinance to amend CHAPTER 18 – REALTY TRANSFER TAX; ARTICLE 1 – GENERAL PROVISIONS; §18.1.7; Rate of tax; when payable; exception (D) of the Municipal Code of Seaford, Delaware, by replacing the existing language with the proposed language as shown on the following page:

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

CITY OF SEAFORD

By: _____
Mayor

Witness: _____

Attest: _____
City Manager

D. On transfers where all grantees qualify as first-time home buyers, no transfer tax shall be imposed on the grantee's portion of any transfer tax as defined in § 18.1.7 A. hereof. For purposes of this article, "first-time home buyer" shall have that meaning given in § 18.1.6 A. The first-time home buyer exception shall apply only to the grantee's portion of the transfer tax as defined in § 18.1.7 A. hereof and shall not relieve the grantor from payment of grantor's portion of the transfer tax as defined in § 18.1.7 A. hereof. For purposes of the first-time home buyer exception, grantor and grantee shall be prohibited from contractually modifying the apportionment of the transfer tax as set forth in § 18.1.7 A. to decrease the grantor's portion of the transfer tax. This provision shall apply to all contracts entered into as of January 1, 2018, the effective date hereof.