

**REVISED - 10/6/2020**

**AGENDA  
REGULAR MEETING OF THE MAYOR AND COUNCIL  
October 13, 2020  
SEAFORD CITY HALL - 414 HIGH STREET**

**The meeting will be streamed via live feed.**

To view a live meeting visit one of the links below:

- On our website: [www.seafordde.com/meetinglivefeed](http://www.seafordde.com/meetinglivefeed)
- On Facebook: [www.Facebook.com/cityofseaford](http://www.Facebook.com/cityofseaford)
- On YouTube: <http://www.youtube.com/c/CityofSeafordDe19973>

To view this meeting agenda and supporting documentation visit our website:  
[www.seafordde.com/meetings and agendas](http://www.seafordde.com/meetings_and_agendas)

Comments and questions may be emailed to:  
[Councilinfo@seafordde.com](mailto:Councilinfo@seafordde.com)

**6:00 P.M.** - The City Council to review a demonstration and information regarding the Watch Guard integrated body worn and in car camera system.

**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.
- Executive Session - Personnel
- Approval of minutes of the regular meeting on September 22, 2020.

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

Chief of Police Marshall Craft to introduce Patrolman Bernadin Dice and Patrolman Dalton Willey who recently started work with the Seaford Police Department.

**CORRESPONDENCE:**

1.

**AGENDA**

**REGULAR MEETING OF THE MAYOR AND COUNCIL**

October 13, 2020

**NEW BUSINESS:**

1. Present for approval Ordinance #2020-A1 for the annexation of Tax Map and Parcel #331-3.00-180.00; 22512 Sussex Highway (Sunrise Motel) Seaford, DE 19973.
2. Chief of Police Marshall Craft to present for approval a funding plan to procure the Watch Guard integrated body worn and in car camera system for the Seaford PD staff in FY21.
3. Bids - 14.4 KV Pad Mount Switch Gear and Wire
4. Bids - 2020 Zero Turn Mowers

**OLD BUSINESS:**

1. Second reading of proposed ordinance revisions to the Municipal Code - Division 3; High Density Residential District, Section 15-26 Area and bulk regulations to change the permitted dwelling units per acre, setbacks, site coverage, habitable floor area, exterior materials, safety improvements and site amenities.

**REMINDER OF MEETINGS & SETTING NEW MEETINGS:**

1. City-wide Halloween Trick-or-treating will be held October 31, 2020 from 6:00 p.m. until 8:00 p.m. for children under 12 years old with proper COVID-19 precautions in place. Contactless delivery of treats, social distancing and cloth face coverings are recommended by the Division of Public Health.

**LIAISON REPORTS:**

1. Police & Fire - Councilman Dan Henderson
2. Administration - Councilman Jose Santos
3. Code, Parks and Recreation - Councilman Orlando Holland
4. Public Works & WWTF - Councilman James King

**AGENDA**

REGULAR MEETING OF THE MAYOR AND COUNCIL

October 13, 2020

5. Electric - Councilman Matt MacCoy

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

EXECUTIVE SESSION:

1. Personnel

Mayor Genshaw solicits a motion to adjourn the Executive Session.

Mayor Genshaw reopens the regular Council meeting.

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))

Date Posted: 10/6/2020

Posted by: TNT

## **ORDINANCE 2020-A1**

An Ordinance Annexing a 1.64 +/- acre Parcel located at  
22512 Sussex Highway, Seaford, DE 19973, owned by Mr. Sapan Shah  
Tax Map Parcel 3-31-3.00-180.00

WHEREAS, the City of Seaford has been requested to annex the lands set forth in Exhibit A, attached hereto, by the owner of the area proposed to be annexed;

WHEREAS, the requested annexation and zoning complies with the City of Seaford Comprehensive Land and Future Land Use Map; and

WHEREAS, after a through review of the findings submitted by the City of Seaford Annexation Committee and the Council of the City of Seaford desires to extend the city boundary lines to include said tract of lands.

NOW, THEREFORE, THE CITY OF SEAFORD HEREBY ORDAINS:

**Section 1.** The present boundary of the City of Seaford, as presented established, is hereby extended to include by annexation all those certain tracts of land consisting of a 1.64 +/- acre Parcel, as the same is shown on a plan denoted Exhibit A, attached hereto and made a part hereof.

**Section 2.** A Plan of Services has been completed in accordance with Delaware Code and accepted by all necessary agencies.

**Section 3.** The hereinto described 1.64 +/- acre Parcel of land is hereby zoned C-2 Highway Commercial District.

**Section 4.** Said area once annexed will be included in the geographical and political subdivision of the City of Seaford.

**Section 5.** The City Building Official is hereby directed to secure the description and plot of the territory to be recorded in the Office of the Recorder of Deeds in Sussex County, Delaware, in accordance with the Charter of the City of Seaford.

**Section 6.** This ordinance, introduced on the 13<sup>th</sup> day of October, 2020, is hereby adopted by an affirmative vote of at least two-thirds of the members of City Council this 13<sup>th</sup> day of October, 2020.

SEAL

\_\_\_\_\_  
Mayor David C. Genshaw

Attest:

\_\_\_\_\_  
City Manager Charles Anderson

NB# 2  
10-13-2020

WATCH GUARD In-Car / Body Worn Careras: Updated August 18, 2020			
Description	PAG Cloud Storage option	Unlimited Cloud Storage Option	Miscellaneous notes
V300, Body Worn Camera (17)	\$16,915.00	\$16,915.00	
Transfer Station II Kit,	\$4,485.00	\$4,485.00	
V300, Battery, Removable and Rechargeable	\$1,950.00	\$1,950.00	\$ 624.00 reduction
V300 and 4RE System Bundle (9ICC / 9 BWC)	\$49,950.00	\$49,950.00	
Warranty, V300 3 Year	\$11,700.00	\$11,700.00	
Warranty, V300, 4th Year	\$4,680.00	\$4,680.00	
Warranty, V300, 5th Year	\$6,110.00	\$6,110.00	
Warranty, 4RE, In-Car, 2nd Year	\$0.00	\$0.00	\$ 900.00 waived
Warranty, 4RE, In-Car, 3rd Year	\$0.00	\$0.00	\$1,800.00 waived
Warranty, 4RE, In-Car, 4th Year	\$2,925.00	\$2,925.00	
Warranty, 4RE, In-Car, 5th Year	\$4,050.00	\$4,050.00	
Shipping/Handling and Processing Charges	\$0.00	\$0.00	\$ 675.00 waived
<b>TOTAL</b>	<b>\$102,765.00</b>	<b>\$102,765.00</b>	
	\$0.00	\$0	
Additional Front Camera, 4RE,	\$1,800.00	\$1,800.00	
4RE In-Car 802.11n Wireless Kit	\$1,800.00	\$1,800.00	
WiFi Access Point	\$250.00	\$250.00	
4RE System Installation, In-Car (Per Unit	\$5,850.00	\$5,850.00	
Tier 1 Onsite Installation	\$5,000.00	\$5,000.00	This includes set-up and training for administrators and patrol officers
Evidencelibrary.com, Software and Hosting	\$43,120.00	\$87,120.00	36 devices x 5 yr = 176 x \$495 = \$87,120.00 / by 5 = \$17,325/yr
Warranty, 4RE, In-Car, 4th Year (Months 37-48)	\$325.00	\$325.00	
Warranty, 4RE, In-Car, 5th Year (Months 49-60)	\$450.00	\$450.00	
4RE Interview Room camera system	\$4,995.00	\$4,995.00	
Evidencelibrary.com	\$30.00	\$0.00	* \$7,500.00 savings - Gary will build Virtual Server - cloud upload
		<b>\$210,355.00</b>	Difference is \$43,720 (\$8,744.00 / year)
			Unlimited - Gary would build Virtual Server (upload to cloud)
Unlimited: \$125 per month or			
\$1500/year(Quantity 5?)			
<b>Yearly payment - Zero percent for 5 years</b>	<b>\$33,277.00 plus storage</b>	<b>\$42,071.00 including unlimited storage</b>	Difference of \$8,794.00 per year.
			Estimated PAG storage is ?????? See below:
<b>Note. (PAG = Pay as you go)</b>			* Note. Cloud cost is \$360.00 / Year / TB
			6TB = \$2,160.00
			12TB = \$4,320.00
			25TB = \$9,000.00



# 4RE/VISTA Price Quote

ISSUED: 9/22/2020 6:04 PM

EXPIRATION: 11/21/2020 12:00 PM

CUSTOMER: Seaford Police Department

**TOTAL PROJECT ESTIMATED AT:  
\$166,385.00**

SALES CONTACT: Tom Latrella

DIRECT: (214) 973-6323

E-MAIL:

tom.latrella@motorolasolutions.com

ATTENTION: Marshall Craft, Chief

PHONE: (302) 629-6646

E-MAIL: marshall.craft@cj.state.de.us

Payment	Amount
Year 0 - Deployment 12/01/2020	\$0.00
Year 1 - Due 08/01/2021	\$33,277.00
Year 2 - Due 08/01/2022	\$33,277.00
Year 3 - Due 08/01/2023	\$33,277.00
Year 4 - Due 08/01/2024	\$33,277.00
Year 5 - Due 08/01/2025	\$33,277.00
<b>Grand Total</b>	<b>\$166,385.00</b>

\* Subject to credit approval dates are estimated

## V300 Proposal

### VISTA HD Cameras and Options

Part Number	Detail	Qty	Direct	Discount	Total Price
VIS-300-BWC-001	V300, Body Worn Camera, 1080P, WiFi/Bluetooth with Removable Battery	17.00	\$995.00	\$0.00	\$16,915.00
VIS-300-VTS-KIT	Transfer Station II Kit, Incl. Power & AC Cables, Label and Docs	3.00	\$1,495.00	\$0.00	\$4,485.00
VIS-300-BAT-RMV	V300, Battery, Removable and Rechargeable, 3.8V, 4180mAh	26.00	\$99.00	\$24.00	\$1,950.00
4RE-STD-GPS-RVZ	V300 and 4RE System Bundle. Includes 4RE Standard DVR Camera System with integrated 200GB automotive grade hard drive, ZSL camera, 16GB USB removable thumb drive, rear facing cabin camera, GPS, hardware, cabling and your choice of mounting bracket. It will also include the V300 Continuous Use Wearable Camera with 12 hours continuous HD recording, one camera mount, 128 GB of storage, Wi-Fi docking base, Power over Ethernet Smart Switch	9.00	\$5,550.00	\$0.00	\$49,950.00
WAR-300-CAM-NOF	Warranty, V300 3 Year, No-Fault	26.00	\$450.00	\$0.00	\$11,700.00
WAR-300-CAM-4TH	Warranty, V300, 4th Year, (requires No Fault Warranty)	26.00	\$180.00	\$0.00	\$4,680.00
WAR-300-CAM-5TH	Warranty, V300, 5th Year, (requires No Fault Warranty)	26.00	\$235.00	\$0.00	\$6,110.00

### 4RE Hardware Warranties

Part Number	Detail	Qty	Direct	Discount	Total Price
WAR-4RE-CAR-1ST	Warranty, 4RE, In-Car, 1st Year (Months 1-12)	9.00	\$0.00	\$0.00	\$0.00
WAR-4RE-CAR-2ND	Warranty, 4RE, In-Car, 2nd Year (Months 13-24)	9.00	\$100.00	\$100.00	\$0.00
WAR-4RE-CAR-3RD	Warranty, 4RE, In-Car, 3rd Year (Months 25-36)	9.00	\$200.00	\$200.00	\$0.00
WAR-4RE-CAR-4TH	Warranty, 4RE, In-Car, 4th Year (Months 37-48)	9.00	\$325.00	\$0.00	\$2,925.00
WAR-4RE-CAR-5TH	Warranty, 4RE, In-Car, 5th Year (Months 49-60)	9.00	\$450.00	\$0.00	\$4,050.00

### Shipping and Handling

415 E. Exchange Parkway • Allen, TX • 75002  
 Toll Free (800) 605-6734 • Main (972) 423-9777 • Fax (972) 423-9778  
[www.WatchGuardVideo.com](http://www.WatchGuardVideo.com)



# 4RE/VISTA Price Quote

Part Number	Detail	Qty	Direct	Discount	Total Price
Freight	Shipping/Handling and Processing Charges	1.00	\$675.00	\$675.00	\$0.00
					<b>\$102,765.00</b>

## 4RE and VISTA Proposal

### 4RE In-Car System and Options

Part Number	Detail	Qty	Direct	Discount	Total Price
CAM-4RE-PAN-NHD	Additional Front Camera, 4RE, HD Panoramic	9.00	\$200.00	\$0.00	\$1,800.00

### Wireless Video Transfer and Networking Options

Part Number	Detail	Qty	Direct	Discount	Total Price
4RE-WRL-KIT-101	4RE In-Car 802.11n Wireless Kit, 5GHz (2.4 GHz is available by request)	9.00	\$200.00	\$0.00	\$1,800.00
WAP-MIK-CON-802	WiFi Access Point, Configured, MikroTik, 802.11n, 5GHz, SXT, AP	1.00	\$250.00	\$0.00	\$250.00

### WatchGuard Video Technical Services

Part Number	Detail	Qty	Direct	Discount	Total Price
SVC-VID-REM-100	Video System Removal (Per Unit Charge)	9.00	\$0.00	\$0.00	\$0.00
SVC-4RE-INS-100	4RE System Installation, In-Car (Per Unit Charge)	9.00	\$650.00	\$0.00	\$5,850.00

### Shipping and Handling

Part Number	Detail	Qty	Direct	Discount	Total Price
Freight	Shipping/Handling and Processing Charges	1.00	\$0.00	\$0.00	\$0.00
					<b>\$9,700.00</b>

## Technical Services Calculator

### WatchGuard Video Technical Services

Part Number	Detail	Qty	Direct	Discount	Total Price
SVC-4RE-ONS-400	Tier 1 Onsite Installation. Includes Project Coordination, One Pre-Deployment IT Call, Provisioning of ELC and Azure AD, Install OS and SQL (if Purchased from WatchGuard), Limited EL Client Installations, Limited Cofiguring of 4RE Units, Limited MDC App Installations, Interview Room Configuration, Limited Configuration of Body Worn Cmaeras, Full Testing of WatchGaurd Systems, Installation of Evidence Library, Training of Officer and Admin Staff, Limited Vehicle Install Inspections, Vendor Management, Suppo	1.00	\$5,000.00	\$0.00	\$5,000.00
					<b>\$5,000.00</b>

## EvidenceLibrary.com (5 total years of unlimited storage)

### Evidence Library 4 Web Software and Licensing

Part Number	Detail	Qty	Direct	Discount	Total Price
ELC-SAH-AUP-ASD	Evidencelibrary.com, Software and Hosting,	176.00	\$295.00	\$50.00	\$43,120.00

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# 4RE/VISTA Price Quote

Actual Usage Assigned, Annually per device					
ELC-LRS-AUP-QTR	EvidenceLibrary.com Actual Usage Estimated Monthly Charges. Please note this is an estimate only based on your ultimate storage needs, and is invoiced monthly in arrears.	1,000.00	\$0.03	\$0.00	\$30.00
					<b>\$43,150.00</b>

## 4RE and VISTA Proposal 4RE Interview System and Options

Part Number	Detail	Qty	Direct	Discount	Total Price
4RE-STD-GPS-RV2	4RE Interview Room Camera System. Includes dome camera, microphone, DVR, integrated 200GB automotive grade hard drive, 16GB USB removable thumb drive, desktop stand & cabling, 1 yr. warranty and remote viewing software. Supports the addition of a second camera.	1.00	\$4,995.00	\$0.00	\$4,995.00

## 4RE Hardware Warranties

Part Number	Detail	Qty	Direct	Discount	Total Price
WAR-4RE-CAR-1ST	Warranty, 4RE, In-Car, 1st Year (Months 1-12)	1.00	\$0.00	\$0.00	\$0.00
WAR-4RE-CAR-2ND	Warranty, 4RE, In-Car, 2nd Year (Months 13-24)	1.00	\$100.00	\$100.00	\$0.00
WAR-4RE-CAR-3RD	Warranty, 4RE, In-Car, 3rd Year (Months 25-36)	1.00	\$200.00	\$200.00	\$0.00
WAR-4RE-CAR-4TH	Warranty, 4RE, In-Car, 4th Year (Months 37-48)	1.00	\$325.00	\$0.00	\$325.00
WAR-4RE-CAR-5TH	Warranty, 4RE, In-Car, 5th Year (Months 49-60)	1.00	\$450.00	\$0.00	\$450.00

## WatchGuard Video Technical Services

Part Number	Detail	Qty	Direct	Discount	Total Price
Freight	Shipping/Handling and Processing Charges	1.00	\$25.00	\$25.00	\$0.00
					<b>\$5,770.00</b>

**Total Estimated Tax, may vary from State to State \$0.00**

Configuration Discounts	<b>\$13,124.00</b>
Additional Quote Discount	<b>\$0.00</b>
<b>Total Amount</b>	<b>\$166,385.00</b>

NOTE: This is only an estimate for 4RE & VISTA related hardware, software and WG Technical Services. Actual costs related to a turn-key operation requires more detailed discussion and analysis, which will define actual back-office costs and any costs associated with configuration, support and installation. Please contact your sales representative for more details.

To accept this quotation, sign, date and return with Purchase Order: \_\_\_\_\_ DATE: \_\_\_\_\_



## 4RE/VISTA Price Quote



# 4RE/VISTA Price Quote

ISSUED: 9/22/2020 6:00 PM

EXPIRATION: 11/21/2020 6:00 AM

CUSTOMER: Seaford Police Department

**TOTAL PROJECT ESTIMATED AT:  
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DIRECT: (214) 973-6323

E-MAIL:

tom.latrella@motorolasolutions.com

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ATTENTION: Marshall Craft, Chief

PHONE: (302) 629-6646

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<b>Grand Total</b>	<b>\$210,355.00</b>

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# 4RE/VISTA Price Quote

Part Number	Detail	Qty	Direct	Discount	Total Price
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					<b>\$102,765.00</b>

## 4RE and VISTA Proposal

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## Technical Services Calculator

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					<b>\$5,000.00</b>

## EvidenceLibrary.com (5 total years of unlimited storage)

### Evidence Library 4 Web Software and Licensing

Part Number	Detail	Qty	Direct	Discount	Total Price
ELC-SAH-UNL-ASD	Evidencelibrary.com, Software and Hosting,	176.00	\$495.00	\$0.00	\$87,120.00

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# 4RE/VISTA Price Quote

Unlimited Assigned, Annually per device

\$87,120.00

## 4RE and VISTA Proposal

### 4RE Interview System and Options

Part Number	Detail	Qty	Direct	Discount	Total Price
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WAR-4RE-CAR-5TH	Warranty, 4RE, In-Car, 5th Year (Months 49-60)	1.00	\$450.00	\$0.00	\$450.00

### WatchGuard Video Technical Services

Part Number	Detail	Qty	Direct	Discount	Total Price
Freight	Shipping/Handling and Processing Charges	1.00	\$25.00	\$25.00	\$0.00
					<b>\$5,770.00</b>

Total Estimated Tax, may vary from State to State \$0.00

Configuration Discounts	\$4,324.00
Additional Quote Discount	\$0.00
<b>Total Amount</b>	<b>\$210,355.00</b>

NOTE: This is only an estimate for 4RE & VISTA related hardware, software and WG Technical Services. Actual costs related to a turn-key operation requires more detailed discussion and analysis, which will define actual back-office costs and any costs associated with configuration, support and installation. Please contact your sales representative for more details.

To accept this quotation, sign, date and return with Purchase Order: \_\_\_\_\_ DATE: \_\_\_\_\_



## 4RE/VISTA Price Quote

# MEMORANDUM

TO: Charles Anderson, City Manager

FR: Bill Bennett, Director of Electric

**RE: Bids – Pad -Mounted Switchgear and Wire**

DT: 10/8/20

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The City of Seaford received three bids for the Pad-Mounted Switchgear and 750 MCM Wire bid solicitation. The bids were as follows:

<b>Bidder</b>	<b>Total Base Bid</b>
Wesco	\$218,847.31
<b>Anixter</b>	<b>\$192,401.08</b>
Rusmey	\$238,436.00

I have reviewed the bids for the 7 Pad-Mounted Switchgear and 10,500' of 750 MCM underground wire. We received 3 bids and 1 bid had 1 item left out of the bid. Since we had not left a line for the price of that item, I contacted them and asked them for a price. The other 2 bidders had just written the cost in the margin.

All three bids then meet the requirements and I would like to recommend going with the low bid from Anixter, Inc. for the cost \$192,401.08. The estimated delivery of the switchgear is 12-14 weeks.

The money for this material is in the 2018 bond bill from the State of Delaware for Ross Business Park improvements.

Thank you for your consideration and if you have any questions, please contact me.

# MEMORANDUM

TO: Charles Anderson, City Manager  
Trisha Newcomer, Director of ED and CR

FR: Katie Hickey, Supt. of Parks and Recreation

RE: **2020 Zero Turn Mowers Bid**

DT: October 9, 2020

The City received five bids in response to our bid advertisement for the above referenced equipment on October 7<sup>th</sup>, 2020. Please see the tabulation of the bids received below:

## City of Seaford Zero Turn Mowers Bid Tabulation - 2020

Bidder	Price (two mowers)	Trade Allowance	Optional Bagger	Total w/ Trade Allowance
Adkins & Son Bad Boy Rebel	\$15,248.00	\$3,000.00	\$2,500.00	\$12,248.00
Adkins & Son Ferris 15x2200	\$16,600.00	\$3,000.00	\$2,999.00	\$13,600.00
The Hardware Store Toro #72950 3000 Series	\$17,702.48	\$0.00	\$3,343.40	\$17,702.48
The Hardware Store Grasshopper 328G4EFI	\$17,985.50	\$0.00	\$2,268.00	\$17,985.50
<b>Atlantic Tractor John Deere Z930M</b>	<b>\$20,103.16</b>	<b>\$3,800.00</b>	<b>\$3,112.29 – 3 bag \$3,532.71 – DFS</b>	<b>\$16,303.16</b>

We have reviewed the detailed specification documentation submitted by the bidders.

It is my recommendation the bid be awarded to Atlantic Tractor for two John Deere Z930M mowers, with one of those mowers to include the optional the 3-bag system bagger.

While, the Bad Boy Rebel and Ferris mowers are the lower bids, they do not meet our specifications outlined in the bid package. Neither of these mowers have a mulching kit included and the Bad Boy Rebel does not have greaseable spindles. The Hardware Store did bid an initial lower price than Atlantic Tractor, but they offered no trade allowance, making their bid the highest.

All of the bids submitted did come in under budget.

Should you have any questions, please contact me.

Thank you.

ORDINANCE #2020-03

NB # 4  
9.22.2020  
(CLEAN COPY)  
OB # 1  
10.13.2020

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SEAFORD, an ordinance to amend Chapter 15, Division 3; R-3 High Density Residential District 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 amending language to Division 3; R-3 High Density Residential District as shown on the following pages.

9/22/2020	First Reading Date
	Second Reading Date & Adoption
	Advertisement Date
	Effective Date of Ordinance

**CITY OF SEAFORD**

By: \_\_\_\_\_  
Mayor

Witness: \_\_\_\_\_

Attest: \_\_\_\_\_  
City Manager

### Division 3. R-3 High Density Residential District.<sup>1</sup>

#### Sec. 15-23. Intent of Division.

It is the purpose of this Division to permit development of garden type apartment structures that will yield high densities in selected areas of the City.  
(Zoning Ord., §203, 9/23/69)

#### Sec. 15-24. Uses by right.

(a) In any R-3 district, land, buildings or premises shall be used by right only for one (1) or more of the following:

- 1) Garden Apartments.
- 2) Townhouses.
- 3) Single Family Detached Houses, to be developed in compliance with the requirements of:
  - (A) R-1 Single Family:
    - i. Sec. 15-12 Uses by Right in this District;
    - ii. Sec 15-21 Area and Bulk Requirements.
  - (B) R-2 Medium Density:
    - i. Sec. 15-18 Uses by Right in this District;
    - ii. Sec. 15-21 Area and Bulk Requirements.

*Adopted 9/14/04*

#### Sec. 15-25. Accessory Uses.

(a) Only the following accessory uses shall be permitted:

- 1) Customary garden apartment accessory uses.
- 2) Swimming pools subject to Article 5 of this Chapter.
- 3) All accessory use structures shall be placed no closer than the five feet from the side and rear property line and no closer to the front property line than the front yard setback or in alignment with the front facing wall of the main structure, whichever results in the greater setback;

*Except*, on a corner lot, the accessory structure shall be placed in alignment with the side wall of the main structure facing the street but no closer than the side yard setback, whichever results in the greater setback. *Amended 6/10/03*

4) Each dwelling unit shall have a storage area separate and apart from the living area. The storage area shall be a minimum size of 5'x5' with a six-foot ceiling height. The storage area shall be easily accessible and there shall be no charge for the use of the storage area, in the event the unit is a rental property. The City Building Official will work with the developer to determine the most compatible location for the storage areas, taking into consideration the purposed use of the apartment or townhouse. *Adopted 9/14/04*

#### Sec. 15-26. Area and bulk regulations.

(a) Area and bulk regulations: Any area to be developed for R-3 purposes (the "site") shall observe the following regulations:

- |                            |                        |
|----------------------------|------------------------|
| 1) Site area               | - One (4) acre minimum |
| 2) Dwelling unit per acres | - 10 maximum           |

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<sup>1</sup> **Charter reference:** As to power to enact zoning regulations, see §36(A).

- 3) Dwelling units per garden apartment building or each group attached townhouse dwelling units - 12 maximum
- 4) Street frontage of site - 50 foot minimum along public street
- 5) Depth of site - 100 foot minimum
- 6) Building setback line - 50 feet minimum from all perimeter and interior streets and exterior property lines of the site.
- 7) Site coverage - building area shall not exceed 20% of site area.  
- paved area of the site shall not exceed 15% of the site area.
- 8) Side Yard- minimum distance from the side of any garden apartment building or from the side of any end unit of a townhouse group to an exterior property line of the site shall be 50 feet.
- 9) Building Separation - minimum distance from the side of any garden apartment building or from the side of any end unit of a townhouse group on the site shall be 25 feet
- 9) Rear yards - 50 feet minimum
- 10) Height - 35 feet maximum, or 3 stories
- 11) Habitable Floor Area -1,000 One Thousand square feet minimum per dwelling unit, excluding stairs, corridors and basements recreation rooms for any dwelling unit having less than two (2) bedrooms; 1,200 Twelve hundred square feet minimum per dwelling unit excluding stairs, corridors, basement recreation rooms for any dwelling unit having two (2) or more bedrooms.
- 12) Subgrade units - a basement shall not contain habitable rooms except for custodian's living quarters or basement recreation rooms.
- 13) Building placement - no part of any garden apartment building or townhouse building comprising a series of attached dwelling units shall be nearer than 25 feet to any other garden apartment building or townhouse building on such site, and no portion of the front or rear of any such garden apartment building or townhouse building shall be nearer than 50 feet to any other garden apartment or townhouse building on such site.
- 14) Landscape screen - Along each side or rear property line which directly abuts a residential district in the city or similar district in the country, a landscape screen of not less than 15 feet in width as defined in Section 102.2(A) 62 shall be provided.

15) Exterior Materials

- All exterior walls must be finished with the following: (a) architectural masonry units (excluding concrete block and cinder block; (b) natural stone; (c) pre-cast concrete with approval by the City; (d) brick; (e) stucco; (f) glass materials; (g) steel; (h) aluminum or their equivalent.

16) Site Amenities

- Every development must include;  
- A community center for use by the residents with a minimum square footage of 1,200 sq. ft.  
- A fenced play area and neighborhood park area with play equipment for the use of the residents a minimum of three acres in area.  
- Walking trails and site fixtures, benches, trashcans and other features.

17) Safety and Security

- Community-wide camera system serving all common and parking areas of the site is required.  
- Fencing of the entire site perimeter is required.

18) Single townhouse lot

Minimum lot width

- 16 feet minimum

Lot depth

- 100 feet minimum

Front yard

- 25 feet minimum

Rear yard

- 25 feet minimum

Side yard (end unit

- 10 feet minimum

(Zoning Ord. §203.2, 9/23/69.)

**Sec. 15-27. Off-street parking regulations.**

The off-street parking regulations shall be as required by Article 5 of this Chapter.

(Zoning Ord. §203.2, 9/23/69.)

NB# 4  
9-22-2020  
(RED-LINE COPY)  
OB# 1  
10/13/2020

**ORDINANCE #2020-023**

**BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SEAFORD**, an ordinance to amend Chapter 15, Division 3; R-3 High Density Residential District 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 amending language to Division 3; R-3 High Density Residential District as shown on the following pages.

<u>9/22/2020</u>	First Reading Date
	Second Reading Date & Adoption
	Advertisement Date
	Effective Date of Ordinance

**CITY OF SEAFORD**

By: \_\_\_\_\_ Witness: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Manager

### Division 3. R-3 High Density Residential District.<sup>1</sup>

#### Sec. 15-23. Intent of Division.

It is the purpose of this Division to permit development of garden type apartment structures that will yield high densities in selected areas of the City. ~~single family residential development in connection with R-3 development. It is not the intent of this Division to allow single family development in an R-3 district without the development of garden type apartments. Adopted 9/14/04~~  
(Zoning Ord., §203, 9/23/69)

#### Sec. 15-24. Uses by right.

(a) In any R-3 district, land, buildings or premises shall be used by right only for one (1) or more of the following:

- 1) Garden Apartments.
- 2) Townhouses.
- 3) Single Family Detached Houses, to be developed in compliance with the requirements of:
  - (A) R-1 Single Family:
    - i. Sec. 15-12 Uses by Right in this District;
    - ii. Sec 15-21 Area and Bulk Requirements.
  - (B) R-2 Medium Density:
    - i. Sec. 15-18 Uses by Right in this District;
    - ii. Sec. 15-21 Area and Bulk Requirements.

*Adopted 9/14/04*

#### Sec. 15-25. Accessory Uses.

(a) Only the following accessory uses shall be permitted:

- 1) Customary garden apartment accessory uses.
- 2) Swimming pools subject to Article 5 of this Chapter.
- 3) All accessory use structures shall be placed no closer than the five feet from the side and rear property line and no closer to the front property line than the front yard setback or in alignment with the front facing wall of the main structure, whichever results in the greater setback;

*Except, on a corner lot, than the accessory structure shall be placed in alignment with the side wall of the main structure facing the street but no closer than the side yard setback, whichever results in the greater setback. Amended 6/10/03*

4) Each dwelling unit shall have a storage area separate and apart from the living area. The storage area shall be a minimum size of 5'x5' with a ~~six-foot~~six-foot ceiling height. The storage area shall be easily accessible and there shall be no charge for the use of the storage area, in the event the unit is a rental property. The City Building Official will work with the developer to determine the most compatible location for the storage areas, taking into consideration the purposed use of the apartment or townhouse. *Adopted 9/14/04*

#### Sec. 15-26. Area and bulk regulations.

(a) Area and bulk regulations: Any area to be developed for R-3 purposes (the "site") shall observe the following regulations:

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<sup>1</sup> Charter reference: As to power to enact zoning regulations, see §36(A).

- 1) Site area - One ~~(14)~~ acre minimum
- 2) Dwelling unit per acres - ~~140~~ maximum
- 3) Dwelling units per garden apartment building or each group attached townhouse dwelling units - ~~182~~ maximum
- 4) Street frontage of site - 50 foot minimum along public street
- 5) Depth of site - 100 foot minimum
- 6) Building setback line - ~~250~~ feet minimum from all perimeter and interior streets and exterior property lines of the site.
- 7) Site coverage - building area shall not exceed 20% of site area.  
- paved area of the site shall not exceed 15% of the site area.
- 8) Side Yard lines - minimum distance from the side of any garden apartment building or from the side of any end unit of a townhouse group to an exterior property line of the site shall be ~~250~~ feet.
- 9) Building Separation - minimum distance from the side of any garden apartment building or from the side of any end unit of a townhouse group on the site shall be 25 feet
- 9) Rear yards - ~~250~~ feet minimum
- 10) Height - 35 feet maximum, or 3 stories
- 11) Habitable Floor Area - ~~1,000 One Thousand Four hundred fifty~~ square feet minimum per dwelling unit, excluding stairs, corridors and basements recreation rooms for any dwelling unit having less than two (2) bedrooms; ~~1,200 Twelve hundred Six hundred (600)~~ square feet minimum per dwelling unit excluding stairs, corridors, basement recreation rooms for any dwelling unit having two (2) or more bedrooms.
- 12) Subgrade units - a basement shall not contain habitable rooms except for custodian's living quarters or basement recreation rooms.
- 13) Building placement - no part of any garden apartment building or townhouse building comprising a series of attached dwelling units shall be nearer than 25 feet to any other garden apartment building or townhouse building on such site, and no portion of the front or rear of any such garden apartment building or townhouse building shall be nearer than 50 feet to any other garden apartment or townhouse building on such site.

14) Landscape screen - Along each side or rear property line which directly abuts a residential district in the city or similar district in the country, a landscape screen of not less than 15 feet in width as defined in Section 102.2(A) 62 shall be provided.

15) Exterior Materials - All exterior walls must be finished with the following: (a) architectural masonry units (excluding concrete block and cinder block); (b) natural stone; (c) pre-cast concrete with approval by the City; (d) brick; (e) stucco; (f) glass materials; (g) steel; (h) aluminum or their equivalent.

16) Site Amenities - Every development must include:  
- A community center for use by the residents with a minimum square footage of 1,200 sq. ft.  
- A fenced play area and neighborhood park area with play equipment for the use of the residents a minimum of three acres in area.  
- Walking trails and site fixtures, benches, trashcans and other features.

17) Safety and Security - Community-wide camera system serving all common and parking areas of the site is required.  
- Fencing of the entire site perimeter is required.

158) Single townhouse lot  
Minimum lot width - 16 feet minimum  
Lot depth - 100 feet minimum  
Front yard - 25 feet minimum  
Rear yard - 25 feet minimum  
Side yard (end unit) - 10 feet minimum

(Zoning Ord. §203.2, 9/23/69.)

**Sec. 15-27. Off-street parking regulations.**

The off-street parking regulations shall be as required by Article 5 of this Chapter.  
(Zoning Ord. §203.2, 9/23/69.)

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## COVID-19 Guidance for Communities and Families: Stay Safe this Halloween

There are many ways to celebrate Fall this year including safe Halloween activities. Protect yourself and your household by knowing your risk. The Delaware Division of Public Health offers the following tips to help you safely enjoy all that the season has to offer.

**IMPORTANT:** Individuals who have recently tested positive for COVID-19 and who are currently isolating from others, as well as those individuals who have recently been exposed to a person with COVID-19, should not participate in any in-person Halloween festivities and should not give out candy to trick-or-treaters in any of the following scenarios.

Many traditional Halloween activities can be high-risk for spreading viruses. There are several safer, alternative ways to participate in Halloween.

### Consider low risk activities:

This might be the Halloween to stay home, enjoy some quiet time with a fresh apples and nutritious snacks (OK, maybe some candy) and consider some family activities. Activities that can be done at home with members of your household will pose less risk than traditional trick-or-treating.

- Pumpkin carving and decorating your home
- Hosting a virtual costume contest, Halloween get together or drive-by decoration viewing with friends and neighbors
- Having a Halloween movie marathon
- Having a scavenger hunt (think Easter Egg hunt) in and around your home rather than going house to house.

### Protect yourself during moderate risk activities

Traditional trick-or-treating poses some additional risk because of all the hands in the candy bowls. If you choose to take part in some traditional Halloween activities, make sure to modify the activities and take precautions to lower risk.

- Wear face coverings at all times. (Hint: Most Halloween masks are NOT protective enough to be considered face coverings)
- Provide treats without direct contact. For example, you could place individual treat portions on your porch and interact with treaters from at least 6 feet away with



everyone wearing a face covering or through a window. Make sure to sanitize your hands between treat handling.

- Host open-air, socially distant gatherings. Don't bob for apples.
- Find a farm where you can pick-your-own pumpkins or apples. Be sure to frequently sanitize, wear a face covering, and maintain 6-foot social distancing from individuals who don't reside in your own household. If you visit a farm, store or stand, make sure it is one that is requiring everyone kindergarten age and up to wear face coverings and is taking other steps to keep people socially distanced and safe. The Delaware Department of Agriculture has developed guidance that can be found here: <https://agriculture.delaware.gov/communications-marketing/buy-local-delaware-guide/>
- Attend trunk-or-treat events with proper social distancing and face covering requirements in place along with other precautions. Larger events (more than 250 people) must have a DPH-approved plan (plans may be submitted to [hspcontact@delaware.gov](mailto:hspcontact@delaware.gov))

Avoid high-risk activities, where face coverings and other requirements are not enforced. People involved in gatherings or activities that are not in compliance with current restrictions may be at risk for penalties or administrative actions.

- Traditional door-to-door trick-or-treating in which treats are handed out to each child should not take place this year and need to be avoided.
- Trunk-or-treat events should not be conducted unless there is a process in place to maintain social distancing between families and enforce the use of non-costume mask face coverings. Larger events (more than 250 people) require a plan to be approved by DPH (plans may be submitted to [hspcontact@delaware.gov](mailto:hspcontact@delaware.gov)).
- Avoid hayrides with people from outside of your household unless everyone is wearing a face covering and is 6 feet apart from non-household members.
- All indoor activities with people outside of your household should be avoided, including:
  - Any indoor parties, like costume parties.
  - Indoor haunted houses unless they have proper precautions in place. Larger attractions (more than 250 people) must have a DPH-approved plan.