

AGENDA
REGULAR MEETING OF THE MAYOR AND COUNCIL
March 10, 2026
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
- On Facebook: 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/government/mayor_council/council_agendas_minutes

Comments and questions may be emailed to:

Councilinfo@seafordde.com

7:00 P.M. Mayor MacCoy calls the Regular Meeting to order.
Invocation.
Pledge of Allegiance to the Flag of the United States of America.
Executive Session:
1. Negotiations
2. Preliminary discussions on site acquisitions or sales/leases of real property.
Changes to the agenda for this meeting.
Approval of the minutes of the regular meeting on February 24, 2026.

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

Director of Electric Greg Brooke to introduce Tyler Waski who was recently hired as a Groundman in the Electric Department.

PUBLIC COMMENT:

1.

CORRESPONDENCE:

1.

NEW BUSINESS:

1. Present for approval a recommendation from the Parks and Recreation Committee related to the Jay's Nest Playground repairs and renovations.

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2. Present for approval a proposed grant submission utilizing Prescription Opioid Settlement Distribution funding that would create a Prevention Hub in Nutter Park.
3. Present for a first reading revisions to Chapter 15 of the Municipal Code that would add requirements for parking areas for vehicles being used by people with disabilities.
4. Present for a first reading revisions to Chapter 9, Article 1, of the Municipal Code that would update the City Plumbing Code to the 2021 edition of the International Plumbing Code with amendments.
5. Present for a first reading revisions to Chapter 4, Article 1, of the Municipal Code that would update the City Building Code to the 2021 edition of the International Building Code with amendments.
6. Berley Mears, Director of Public Works to request to hold the city-wide Clean-up Week on May 11th – May 15th, 2026.
7. City Council to ratify the purchase of a parcel of land on S. Conwell Street.

OLD BUSINESS:

1. Present for a second reading revisions to Chapter 8 by adding Article 11 to the Municipal Code that would outline Electronic Speed Monitoring System requirements.

REMINDER OF MEETINGS & SETTING NEW MEETINGS:

CITY OF SEAFORD

Municipal Election – Saturday, April 18, 2026

The City of Seaford Municipal Election will be held on Saturday, April 18, 2026, in the City Council Chambers, City Hall, 414 High Street, between the hours of 7:00 a.m. E.S.T. and 3:00 p.m. E.S.T.

One (1) Mayoral Seat (2-year Term)

Two (2) Council Member Seats (3-year Term)

Vice-Mayor Dan Henderson has filed for reelection.

Councilman Mike Bradley has filed for reelection.

Mayor Matt MacCoy has filed for reelection.

Roberto Santos has filed for Council.

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All candidates must have filed by 4:00 p.m., E.S.T., Friday, February 27, 2026. Registration can be completed at City Hall, 414 High Street, Seaford, DE. Registration hours are Monday through Friday, 7 a.m. until 4:00 p.m. or by appointment if you cannot register during these normal business hours. Any candidate who withdraws his/her name must do so in writing. Any candidate who withdraws his/her name after 4:00 p.m., E.S.T., February 27, 2026, will still appear on the official ballot for election. You must meet the following to qualify to hold the office of Council Member:

- Be a bona fide citizen of the United States and of the State of Delaware and a resident of the City of Seaford for at least one (1) year next preceding the annual election; provided, however, that no full-time employee of the City of Seaford shall serve as City Councilmember during such time as he/she is a full-time employee of the City of Seaford; and
- At least eighteen (18) years of age; and
- A non-delinquent taxpayer of all capitation and property taxes of the City of Seaford for at least one (1) year next preceding the annual election. 65 Del. Laws, c. 249
- Shall not have been convicted of a felony. 76 Del. Laws, c. 153

To be eligible to vote, anyone eighteen (18) years of age or older who is a bona fide City of Seaford resident and US Citizen **must have been registered at the State of Delaware Department of Elections by 4:00 p.m., E.S.T. on Friday March 27, 2026.**

Nonresident property owners must be owner of record for a period of six (6) months immediately preceding the date of the Annual Municipal Election (October 18, 2025) and shall have one vote **provided he or she is registered in the “Books of Registered Voters” maintained at the City Hall by 4:00 p.m. E.S.T. on Friday, March 27, 2026. Registration hours are Monday through Friday, 7 a.m. until 4 p.m., or by appointment if you cannot register during these normal business hours.**

All voters will need to show proof of residency which may be a State of Delaware driver's license, a State of Delaware identification card, a federal or state tax return with address, a City of Seaford utility bill or real estate property tax bill, or other acceptable proof of residency or ownership.

LIAISON REPORTS:

1. Code, Parks and Recreation – Councilwoman Stephanie Grassett
2. Police & Fire – Councilman Dan Henderson
3. Administration – Councilman Orlando Holland
4. Electric – Councilman Mike Bradley
5. Public Works & WWTF – Councilman Alan Quillen

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

AGENDA

REGULAR MEETING OF THE MAYOR AND COUNCIL

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EXECUTIVE SESSION:

1. Negotiations
2. Preliminary discussions on site acquisitions or sales/leases of real property.

Mayor MacCoy solicits a motion to adjourn the Executive Session.

Mayor MacCoy reopens the regular Council meeting.

City Council to act on items discussed in Executive Session.

Mayor MacCoy 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: 03/02/2026

Posted by: BAS

SITE OBSERVATION REPORT

No. 01

Project: The Jay's Nest
GR Project No. 2318.00

Visit Date: November 19, 2024, 9.30 am

Issue Date: December 9, 2024

Submitted by: Brad Thornton

Attendees: Charles Anderson, City Manager
Trisha Newcomer, Director of Economic Development & Community Relations
Kathryn Hickey, Superintendent of Parks & Recreation
Meibaum Excavation
Brad Thornton, Ground Reconsidered
Xorse Dzansi, Ground Reconsidered

Distribution: Dave Rinnier, Tri-State Community Partners
Will Horrocks, Tri-State Community Partners

The site visit was conducted for the purpose of observing and documenting selected post conditions following excavation and to perform a comprehensive assessment of the existing play structures, perimeter fence, and related playground elements.

Post Assessment Intent: To excavate selected posts to observe wood integrity (i.e. - prevalence of rot) and to determine concrete foundation conditions. Additionally, surfacing profile conditions were assessed.

Structure Assessment Intent: To observe the integrity of the wood, fasteners, nets, slides, tubes, ladders, related structure elements, and general overall structure integrity and ability to restore the existing structures. The swings were not assessed assuming replacement per concept recommendations.

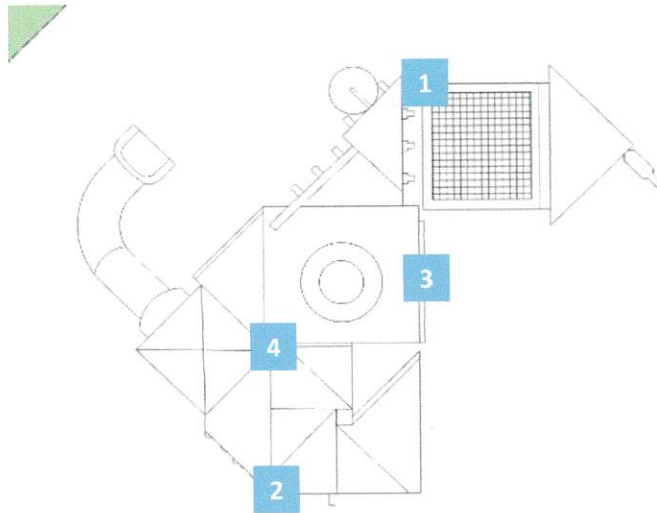
Structure Assessment General Observation: Wood screws throughout all structures are severely corroded and have lost their integrity. Extensive fastener replacement required.

All structures to remain require power washing to remove mold and mildew, especially within towers or surfaces in heavily shaded conditions.

Fence Assessment Intent: To evaluate the overall integrity, locations of donor recognition, and ability to maintain, restore or repurpose the fence.

Ground Reconsidered

OBSERVATIONS FROM POST EXCAVATION



BLUE JAY NEST TREE FORT

Location: 5-12 Playground

Number of Posts Excavated: (4)

Overall Observation:

It appears this structure does not have concrete footings. Overall rot appears to be less of an issue when concrete footings are not present.

It appears this structure can be restored and preserved.



Observations:

Post rot observed a few inches below finished grade. Post was excavated to a depth of more than 4-feet. No concrete footing observed.

Action:

Consultation with structural engineer required to determine next steps.



Observations:

Post rot observed a few inches below finished grade. Post was excavated to a depth of more than 1-foot. No concrete footing observed.

Action:

Consultation with structural engineer required to determine next steps.

Ground Reconsidered

**Observations:**

Horizontal post cross tie observed about 8-inches below grade. Wood integrity appeared okay. Rot not observed.

Action:

To be determined upon consultation with a structural engineer.

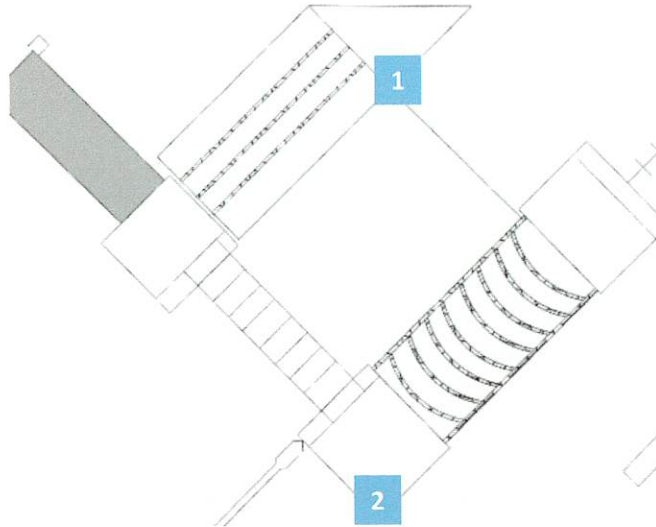
**Observations:**

Minor rot observed at and above grade. Wood checking (split/crack) observed. Below grade post cross tie observed. Wood integrity appeared okay. Rot not observed.

Action:

To be determined upon consultation with a structural engineer.

Ground Reconsidered



CRADLE BRIDGE AND CHAIN BRIDGE

Location: 5-12 Playground

Number of Posts Excavated: (2)

Overall Observation:

It appears this structure as concrete footings. Rot appears to be more of an issue where concrete footings are present.

It appears this structure can not be restored and preserved. Structure replacement recommended.



Observations:

More than half of the post is rotted about 1-foot below finished grade. Post has approximately 20-inch diameter concrete footing. Top of footing about 1.5-feet below grade. Wood checking (split/crack) observed.

Action:

See 'overall observations'.



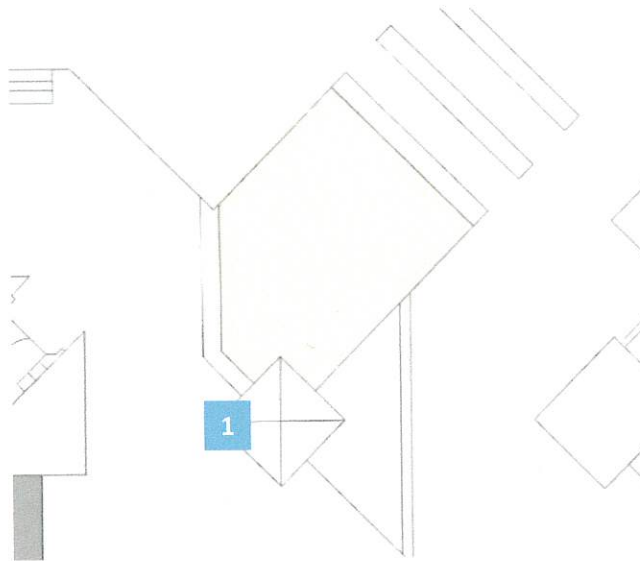
Observations:

One third of the post is rotted about 1-foot below finished grade. Post has concrete footing located about 1' below finished grade.

Action:

See 'overall observations'.

Ground Reconsidered



CROOKED HOUSE

Location: 2-5 Playground

Number of Posts Excavated: (1)

Overall Observation:

It appears this structure does not have concrete footings. Overall rot appears to be less of an issue when concrete footings are not present.

It appears this structure can be restored and preserved.



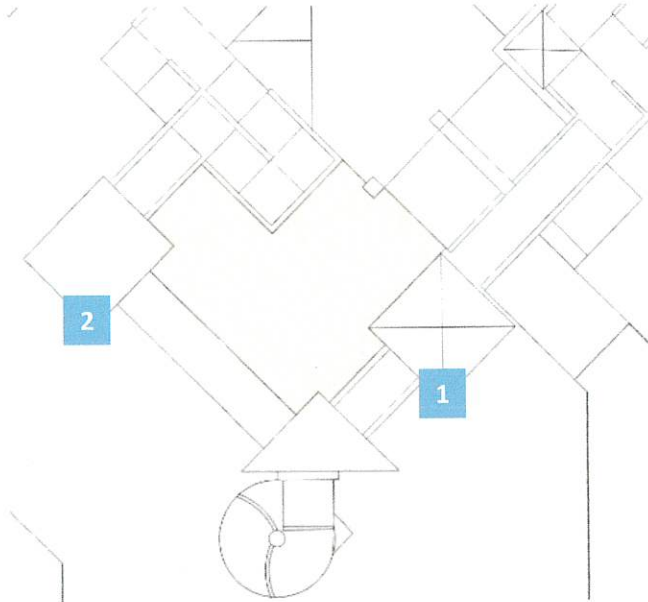
Observations:

Rot at the post no observed. Rot observed at the bottom of all vertical 2-by boards. Vertical siding boards were not anchored at the bottom. Post was excavated more than 18-inches deep. No concrete footing observed.

Action:

Consultation with structural engineer required to determine next steps.

Ground Reconsidered



SUSPENSION BRIDGE AND CURLY SPIRAL TUBE SLIDE

Location: 5-12 Playground

Number of Posts Excavated: (2)

Overall Observation:

It appears this structure does not have concrete footings. Overall rot appears to be less of an issue when concrete footings are not present.

It appears this structure can be restored and preserved.



Observations:

Post was excavated more than 4-feet below finished grade. No concrete footing observed. Wood integrity appeared okay. No rot observed. Wood checking (split/crack) observed.

Action:

Consultation with structural engineer required to determine next steps.



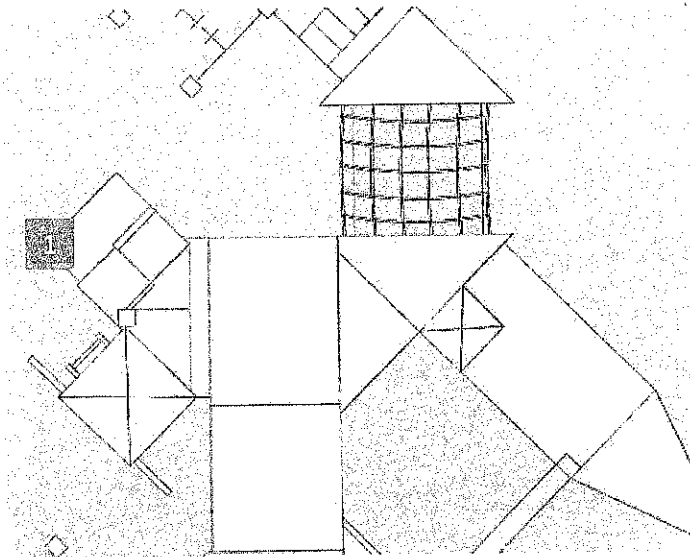
Observations:

Post was excavated more than 4-feet below finished grade. No concrete footing observed. Wood integrity appeared okay. Minor rot observed. Wood checking (split/crack) observed.

Action:

Consultation with structural engineer required to determine next steps.

Reconsidered Ground



ROCKET AND PIRATE SHIP

Location: 5-12 Playground

Number of Posts Excavated: (1)

Overall Observation:

It appears this structure does not have concrete footings. Overall rot appears to be less of an issue when concrete footings are not present.

It appears this structure can be restored and preserved.



Observations:

Post was excavated more than 2-feet below finished grade. No concrete footing observed. Soft wood and minor rot observed.

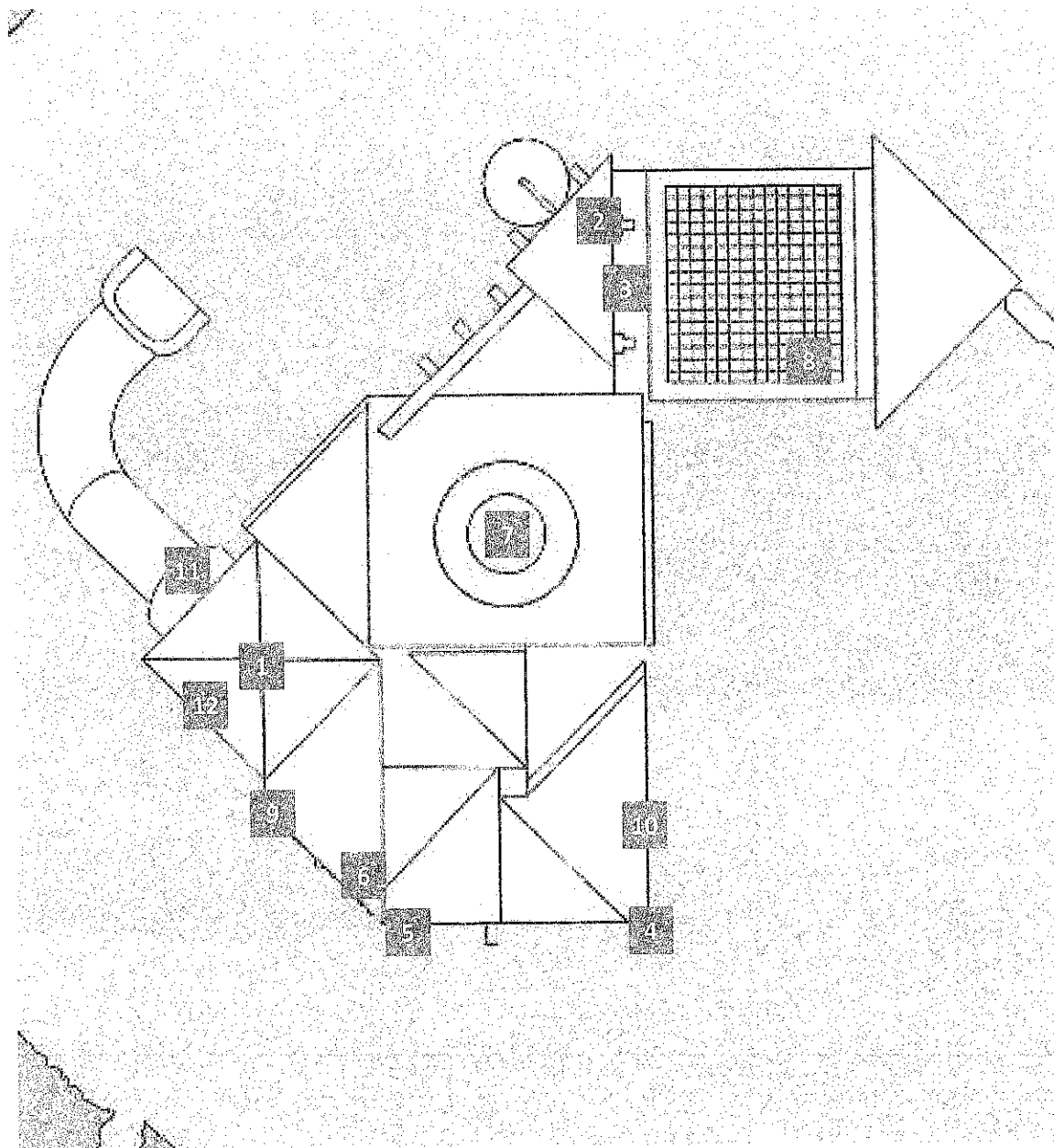
Action:

Consultation with structural engineer required to determine next steps.

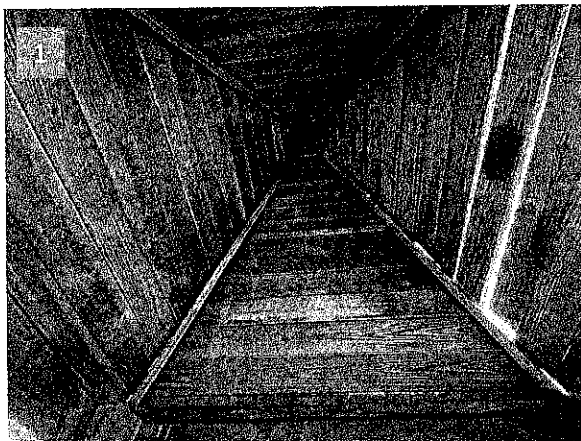
Ground Reconsidered

OBSERVATIONS FROM DETAILED GR SITE ASSESSMENT

BLUE JAY NEST TREE FORT 5-12 Play Area



Ground Reconsidered



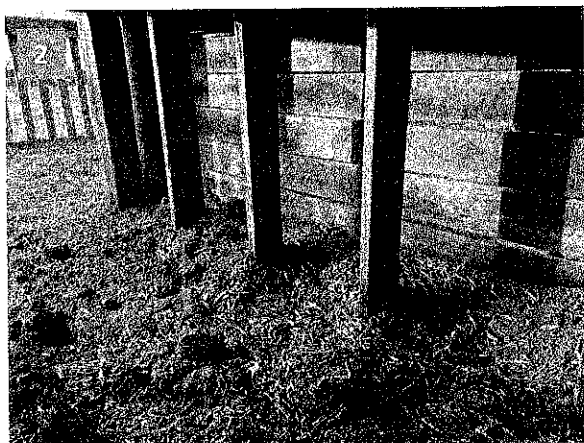
Element: Roof

Observations:

Overall condition is good except for some loose boards. Wood integrity appears okay.

Action:

Re-fasten loose boards and replace boards as needed. Per the concept plan, resilient waterproof covering or roofing recommended to help keep structure interior dry.



Element: Structure Support

Observations:

2-by vertical supports rotted at grade.

Action:

Removal or replacement to be determined. Consultation with structural engineer required to determine next steps.



Element: Horizontal Board and Posts Caps

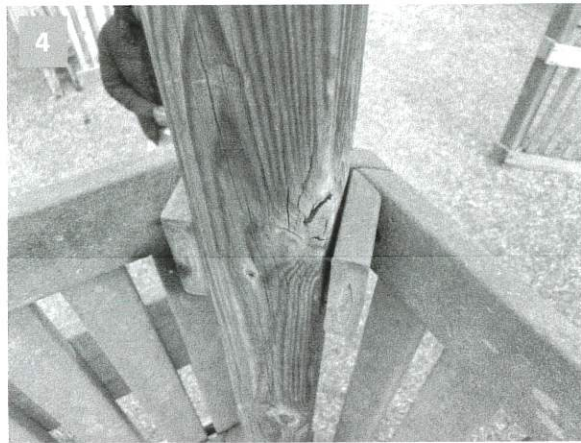
Observations:

Board cracked/split. (1) replacement post cap and (1) original cap observed. Post wood integrity appears okay.

Action:

Replacement of horizontal board required. New, more robust post caps recommended.

Ground Reconsidered



Element: Guardrail

Observations:

Weak guardrail connection observed.

Action:

Guardrail to be re-fastened. Detail to be developed.



Element: Post

Observations:

Lap joint observed at base of post (5a). Lap joint observed mid-point of guardrail (5b).

Action:

Lap joint at base of post appears to be stable. Lap joint at guardrail unstable. Post replacement from base to top of guardrail recommended.



Element: Post

Observations:

Awkward connection detailing to post. Connections appear to be stable.

Action:

Corrective actions optional and to be determined.

Ground Reconsidered



Element: Deck / Removed Play Element

Observations:

Vertical Tire Tunnel removed. Opening closed with new decking.

Action:

Restoring play element is optional however it's recommended it be considered.



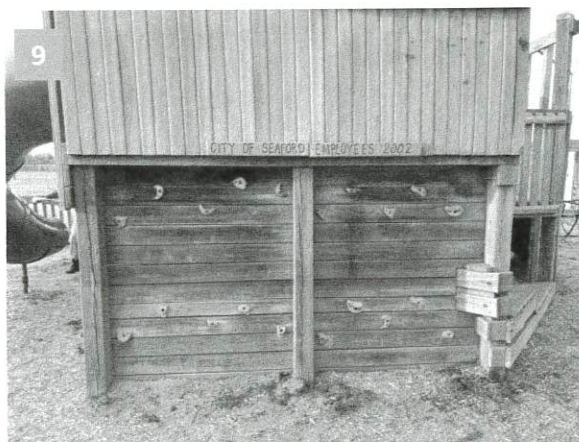
Element: Climbing Net

Observations:

Rope climbing net attachment points are corroded and beginning to fail.

Action:

Replacement required.



Element: Climbing wall

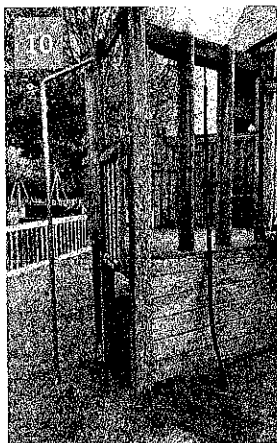
Observations:

Hand and foot holds appeared to be adequately anchored and stable. However the climbing experience is limited.

Action:

Recommend evaluating removal of climbing wall to open bottom of play structure. A separate freestanding climbing element could be considered at another area in the 5-12 playground area. A new element could be added to replace the climbing wall.

Reconsidered Ground



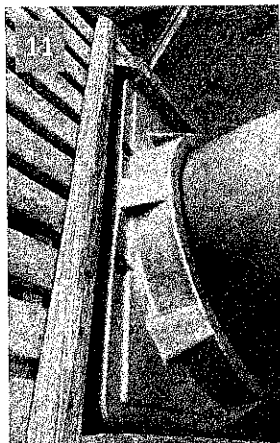
Element: Fire Pole and Climbing Chain

Observations:

Both the fire pole and climbing chain appear stable.

Action:

Replacement of climbing chain recommended to the rope with knots was shown in the concept presentation for improved functionality. Replacement of fire pole hardware recommended using stainless steel anchor bolts.



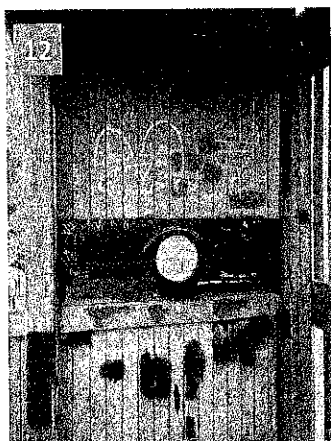
Element: Tube Slide

Observations:

A stress crack at the top of the slide is beginning to form. Anchors are corroded. Slide was observed to be in functional condition however it's useful life may be limited. The horizontal board at the guardrail requires replacement.

Action:

Slide replacement optional however if renovating the structure for continued long-term use, replacement recommended.



Element: Tower

Observations:

Portions in the tower have been graffitied, which appears to be an on-going issue in this location based on paint.

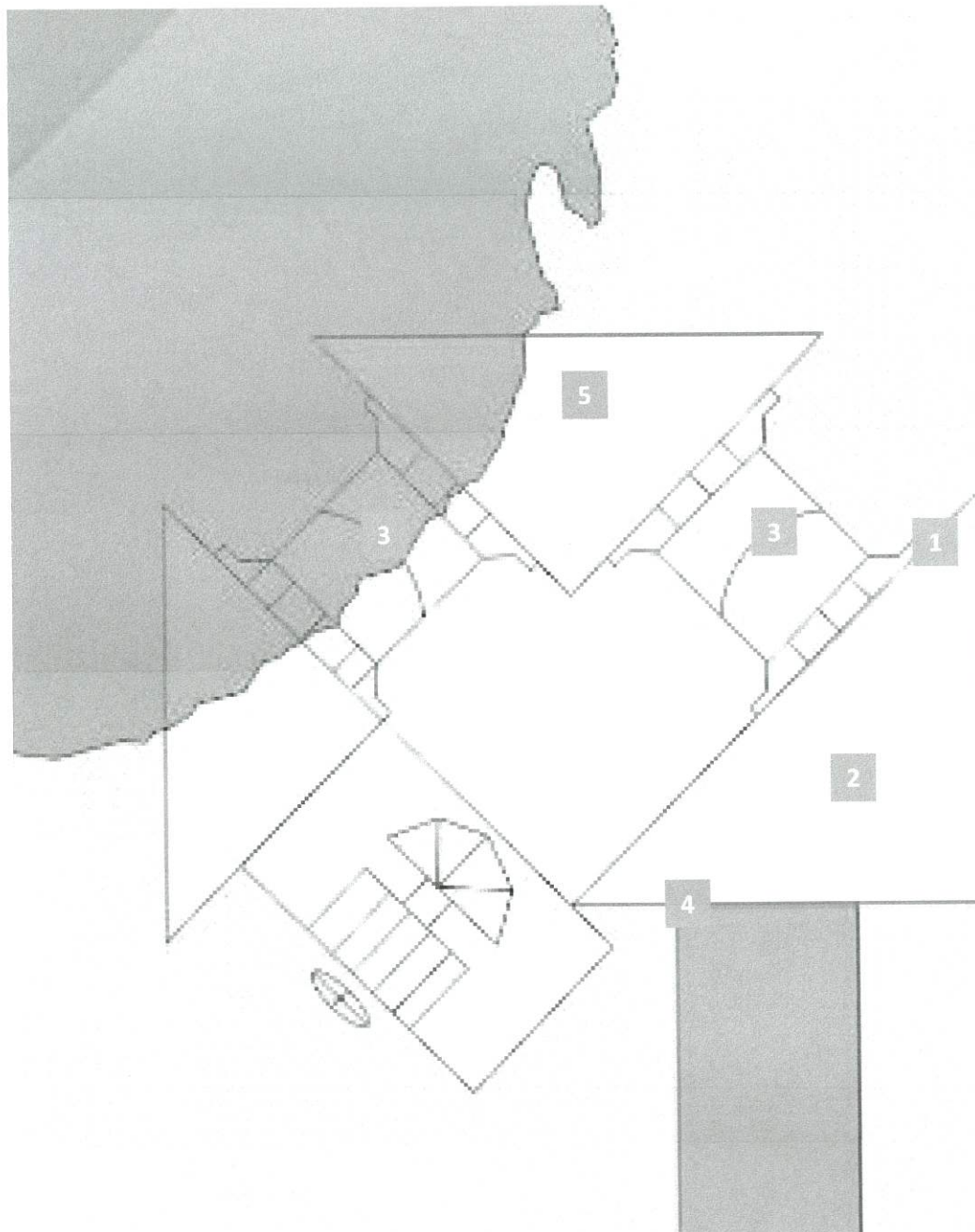
Action:

Removal of solid surface and replacement with metal mesh panels to be evaluated to eliminate surface that can be graffitied.

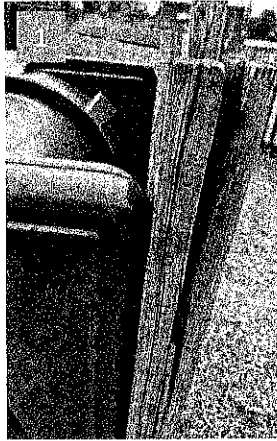
Ground Reconsidered

TRAIN AND CRAWL TUNNEL 2-5 Play Area

General Note: Pervasive rot and structural issues observed. Full replacement of this structure required.



Ground Reconsidered



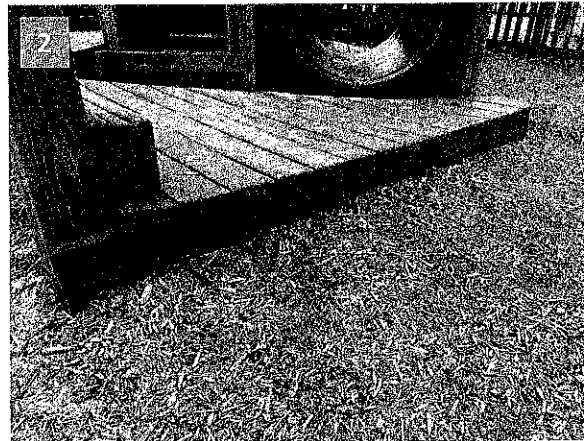
Element: Post

Observations:

Severe post cracks/splits observed on a few posts. Expose screws observed in a couple locations.

Action:

See 'general note' for train and crawl tunnel. Structure replacement required.



Element: Deck

Observations:

Deck framing rotted.

Action:

See 'general note' for train and crawl tunnel. Structure replacement required.



Element: Tunnel

Observations:

Significant stress cracks observed at corners of tubs. Attachment integrity compromised and failing.

Action:

See 'general note' for train and crawl tunnel. Structure replacement required.

Ground Reconsidered



Element: Post

Observations:

Rotted posts observed in numerous locations.

Action:

See 'general note' for train and crawl tunnel. Structure replacement required.



Element: Deck

Observations:

Deck is deflecting. Assumption is framing is rotted and failing.

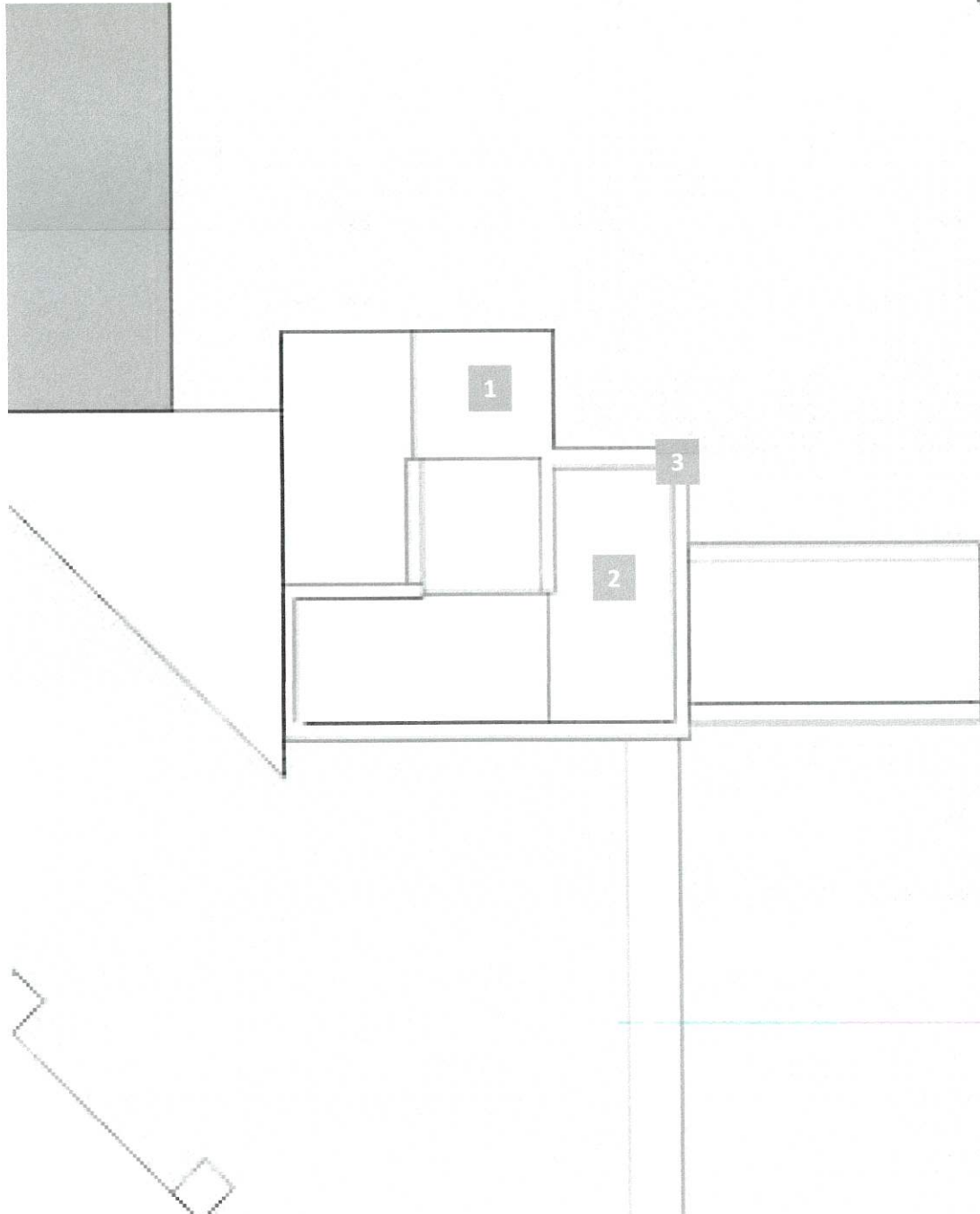
Action:

See 'general note' for train and crawl tunnel. Structure replacement required.

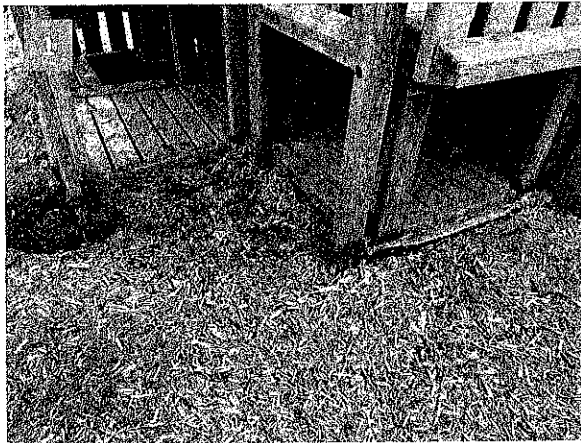
Ground Reconsidered

TOT SLIDE 2-5 Play Area

General Note: Pervasive rot and structural issues observed. Full replacement of this structure required.



Ground Reconsidered



Element: Deck

Observations:

Severe rot observed on all decking just above finished grade.

Action:

See 'general note' for train and crawl tunnel. Structure replacement required.



Element: Post

Observations:

Severe rot observed on most posts.

Action:

See 'general note' for train and crawl tunnel. Structure replacement required.



Element: Deck

Observations:

Decking missing. Rotted framing exposed.

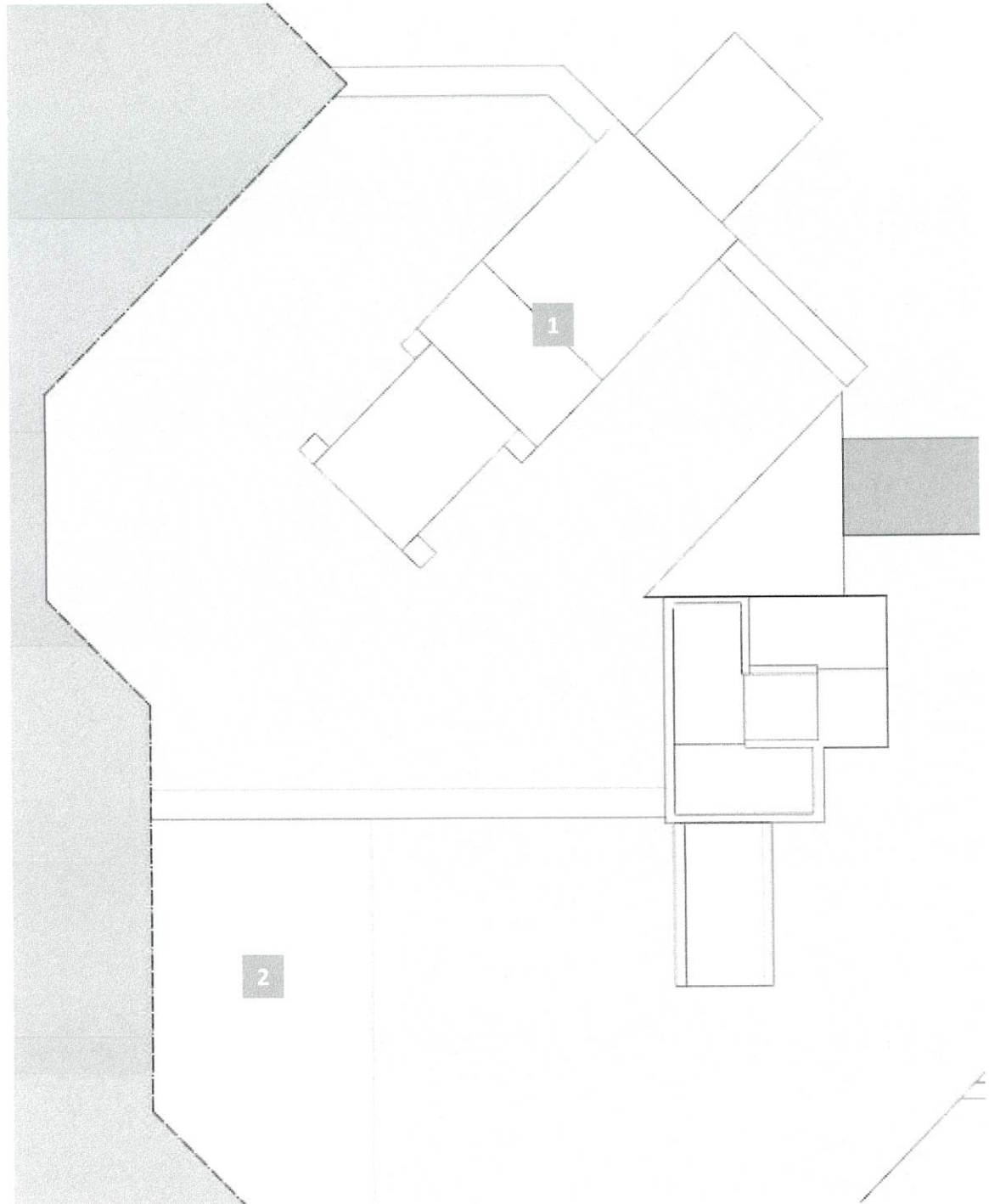
Action:

See 'general note' for train and crawl tunnel. Structure replacement required.

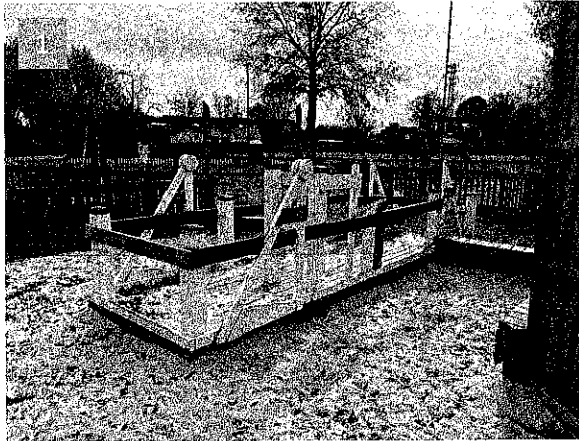
Reconsidered

2-5 Play Area

General Note: Pervasive rot and structural issues observed. Full replacement of this structure required.



Ground Reconsidered



Element: Woodland Ferry

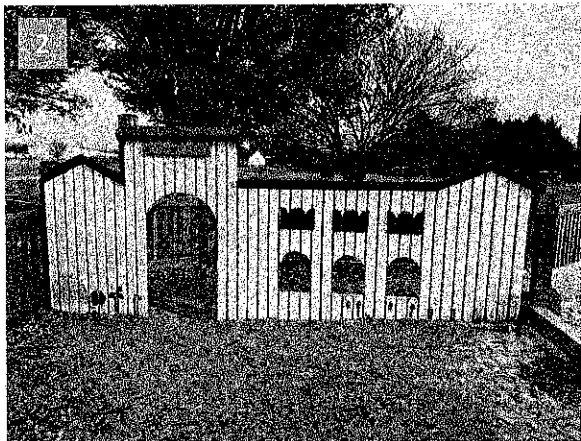
Observations:

Play value of structure is limited.
Additionally, wood integrity is deteriorating.

Katie Hickey noted bee nesting is typically a seasonal issue at the sand areas during a specific time of year.

Action:

Structure replacement recommended.
Maintaining sand to be evaluated.



Element: Ross Mansion

Observations:

Play value of structure is limited.
Additionally, wood integrity is deteriorating.

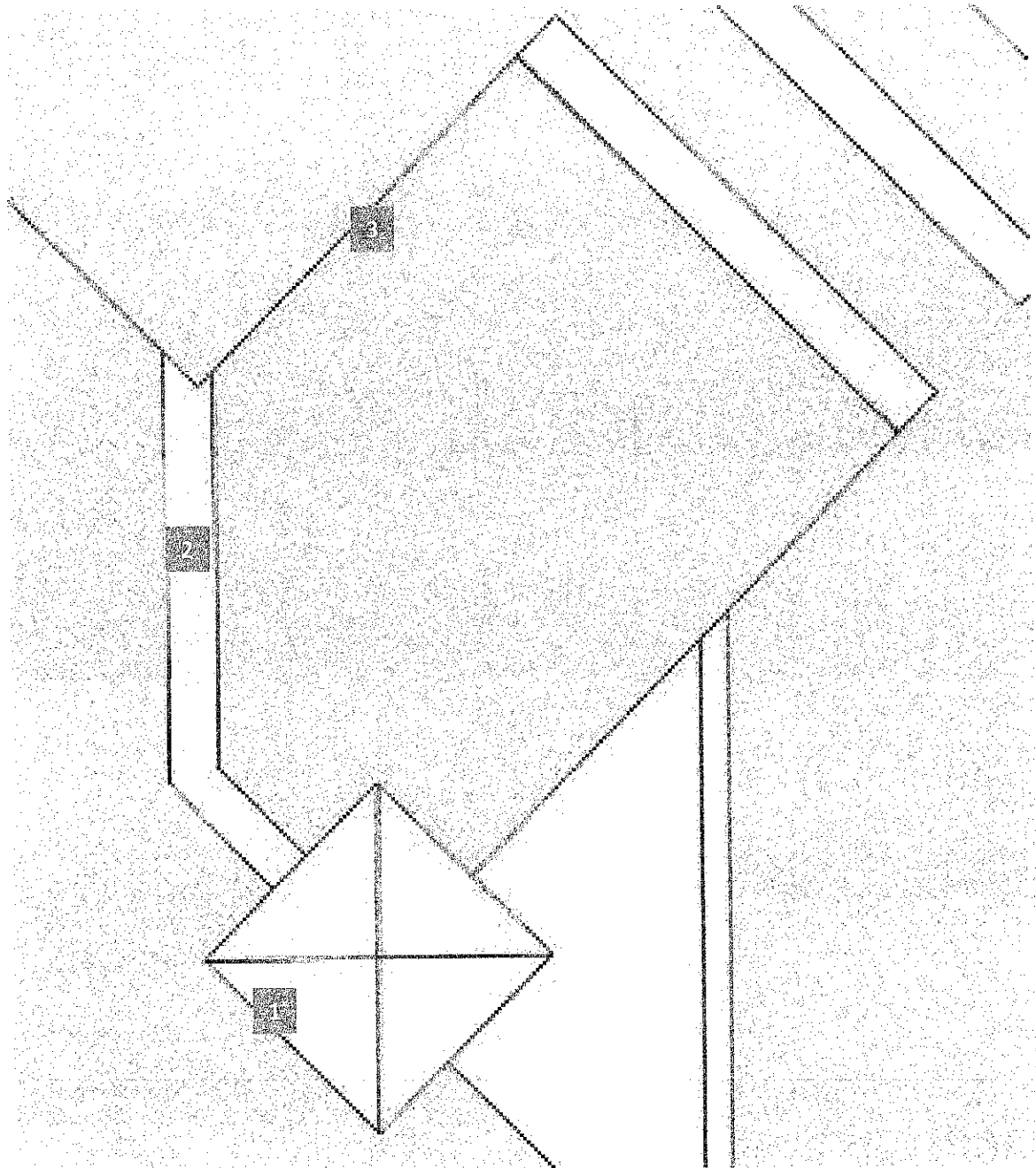
Action:

Structure replacement recommended.

Reconsidered Ground

CROOKED HOUSE

2-5 Play Area



Ground Reconsidered



Element: Vertical Planks

Observations:

Vertical wood planks are rotted and loose on the bottom approximately 6" below grade.

Structural posts were observed to be steady and not rotted.

Action:

Replace rotted planks as needed and consult with structural engineer.



Element: Sand Perimeter Board & Seats

Observations:

Perimeter board and fence slats rotted at grade. Some boards have been replaced.

Katie Hickey noted bee nesting is typically a seasonal issue at the sand areas during a specific time of year.

Action:

Maintaining sand play to be evaluated. Play area well positioned in playground to reimaged with new play features.



Element: Posts and Pickets

Observations:

Severe splitting/cracking observed at several posts and pickets at exposed end grain. Several rotted posts observed. Fastener have corroded through. Several loose pickets observed.

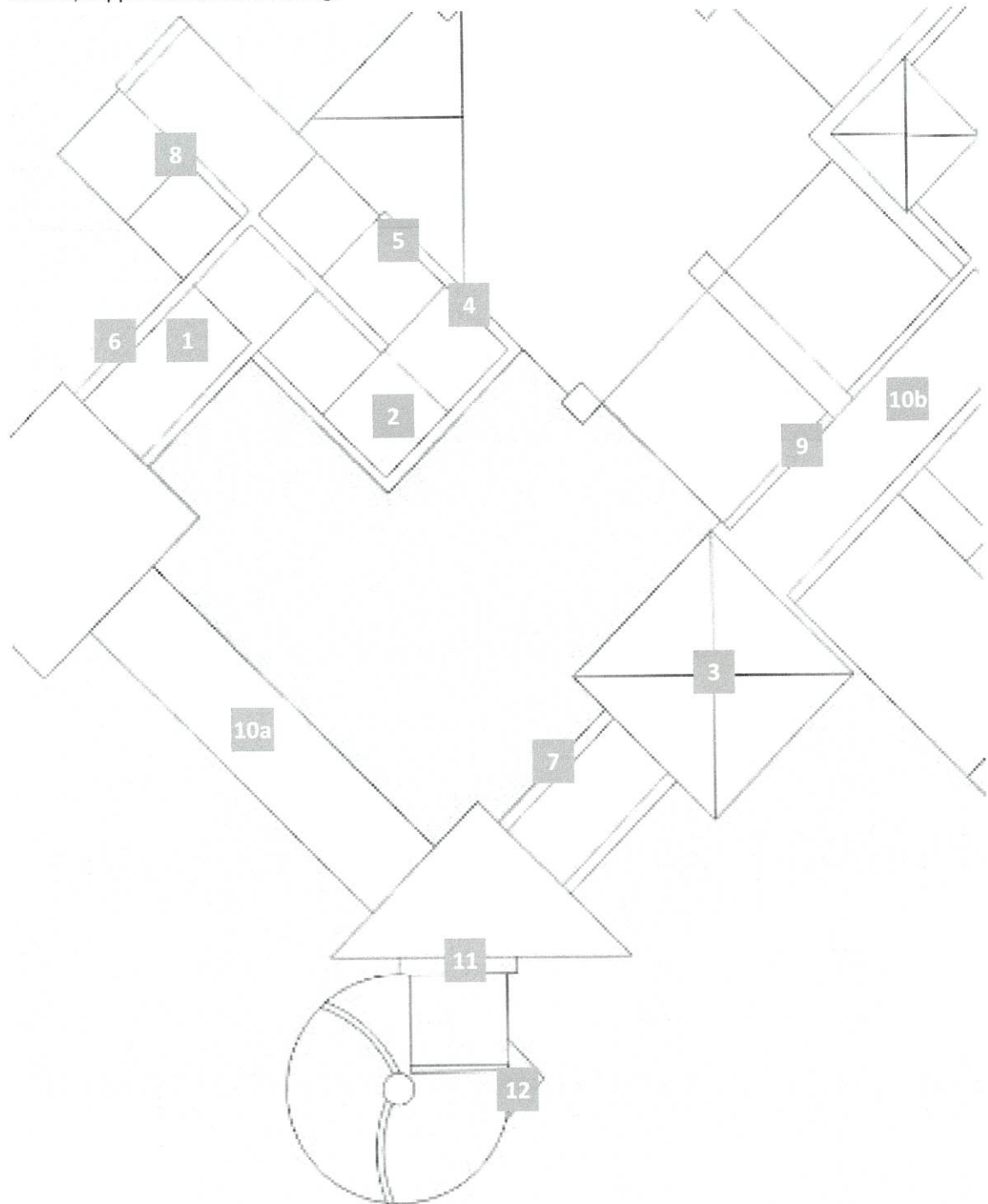
Action:

If sand play to be maintained, the perimeter fence requires replacement.

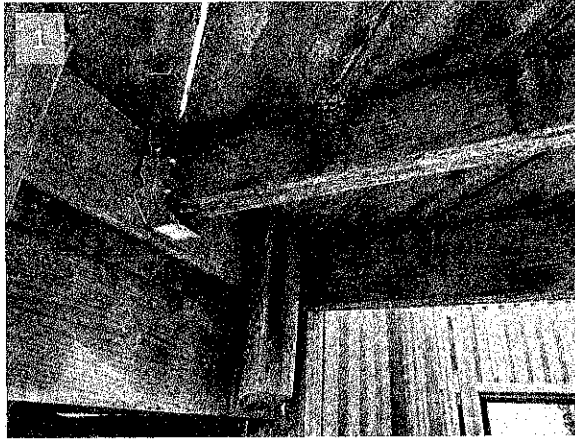
Ground Reconsidered

SUSPENSION BRIDE AND CURLY SPIRAL TUBE SLIDE 5-12 Play Area

General Note: The towers with peaked roofs on this main play structure are unstable and sway when modest lateral forces are applied. Remedial options to be determined in consultation with a structural engineer. Ground Reconsidered believes it may be possible to stabilize the structure with additional vertical, supports and cross bracing.



Ground Reconsidered



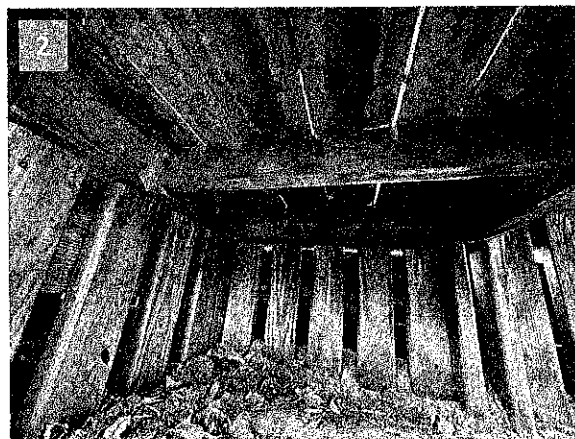
Element: Joist

Observations:

Broken joist under platform leaving a protruding metal joist hanger. Possible injury hazard.

Action:

Replace joist.



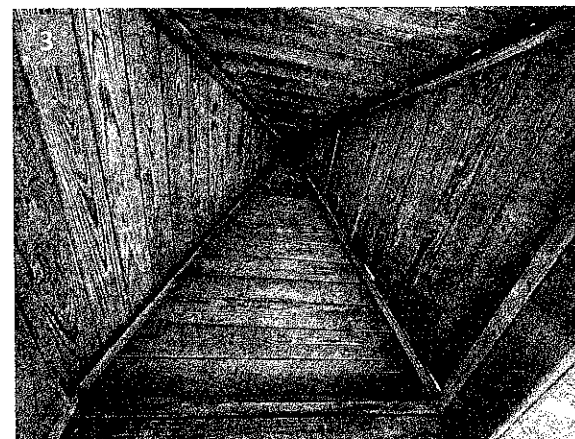
Element: Joist

Observations:

Protruding joist hanger. Possible injury hazard. Hanger meant for larger sized board. Hanger fasteners only supporting joist.

Action:

Recommend replacement of joist with larger size board.



Element: Roof

Observations:

Roof wood condition appears to be acceptable. Some loose boards observed.

Action:

Re-fastened boards as required. Per the concept plan, resilient waterproof covering or roofing recommended to help keep structure interior dry.

Reconsidered Ground



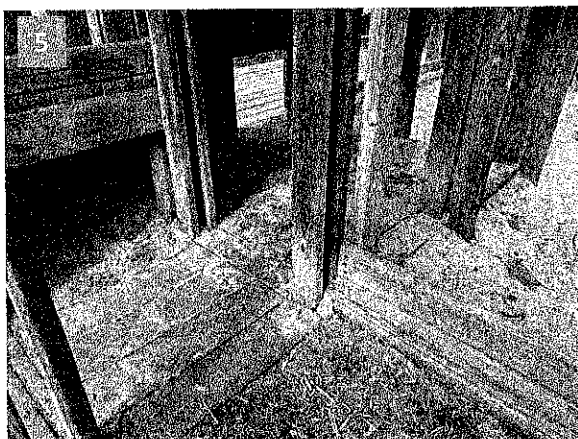
Element: Guardrail Bottom Rail

Observations:

Bottom rail is rotted and split. Fasteners are corroded. These conditions were observed at many of the pieces throughout the playground.

Action:

Method of replacement to be determined. These pieces appear to be more ornamental than structural. Disassembly needed to determine.



Element: Post

Observations:

In several locations, primary vertical structural supports utilize a pair of 2"x 6" boards. Rot was observed to be more common at 2-by boards.

Action:

Consultation with structural engineer required to determine next steps. Replacement of these primary vertical supports is assumed to be necessary.



Element: Post

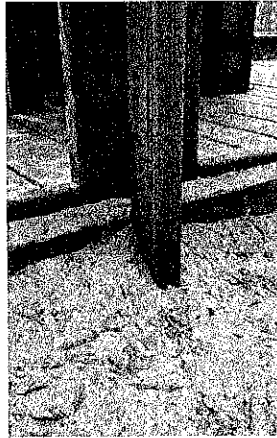
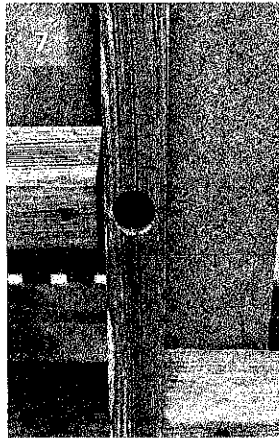
Observations:

Rotted primary vertical support.

Action:

Consultation with structural engineer required to determine next steps.

Ground Reconsidered



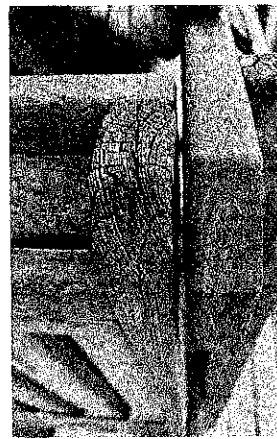
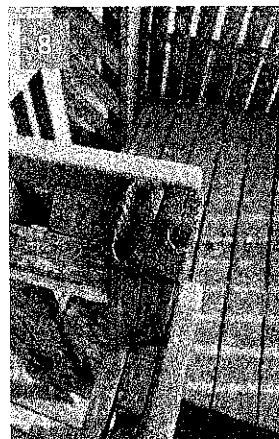
Element: Post Bolts

Observations:

Throughout the structure, anchor bolts are deeply countersunk. Much of the wood board has been removed compromising structural integrity/capacity of the board.

Action:

Consultation with structural engineer required to determine next steps.



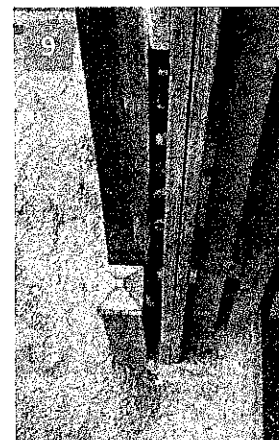
Element: Post/ Top Rail

Observations:

End grain is exposed throughout the structure. The exposed end grain is vulnerable to accelerated weathering and board deterioration.

Action:

Pieces throughout the structure require replacement. Detailing of replacement pieces to be determined. It's recommended replacements be installed to avoid end exposure or additional pieces be added to protect the end grain.



Element: Post

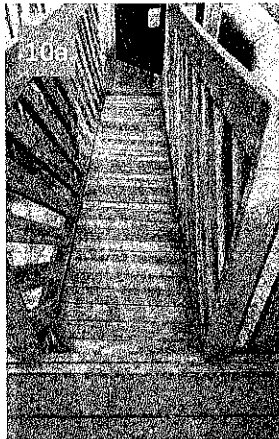
Observations:

Primary vertical structural supports at the corners of towers utilize a sistered 2"x 6" boards. Gaps are present between the 2x6 and the 6" x 6" post at the bottom. It's unclear how the 2x6 boards are anchored to the 6x6 post.

Action:

It's assumed this condition is a major contributor to structure instability. Consultation with structural engineer required to determine next steps. Replacement of these primary vertical supports is assumed to be necessary.

Ground Reconsidered



Element: Bridge

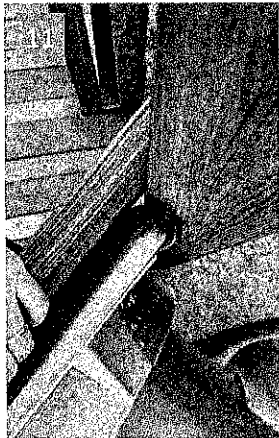
Observations:

10a: Decking is at the end of its life and requires replacement.

10b: Decking appears to have been replaced and is in adequate condition.

Action:

Replace decking at 10a.



Element: Tube slide

Observations:

Stress cracks in plastic at top of slide observed at corners. Fasteners corroded. Slide was observed to be in functional condition however it's useful life may be limited.

Action:

Slide replacement optional however if renovating the structure for continued long-term use, replacement recommended.



Element: Tube slide

Observations:

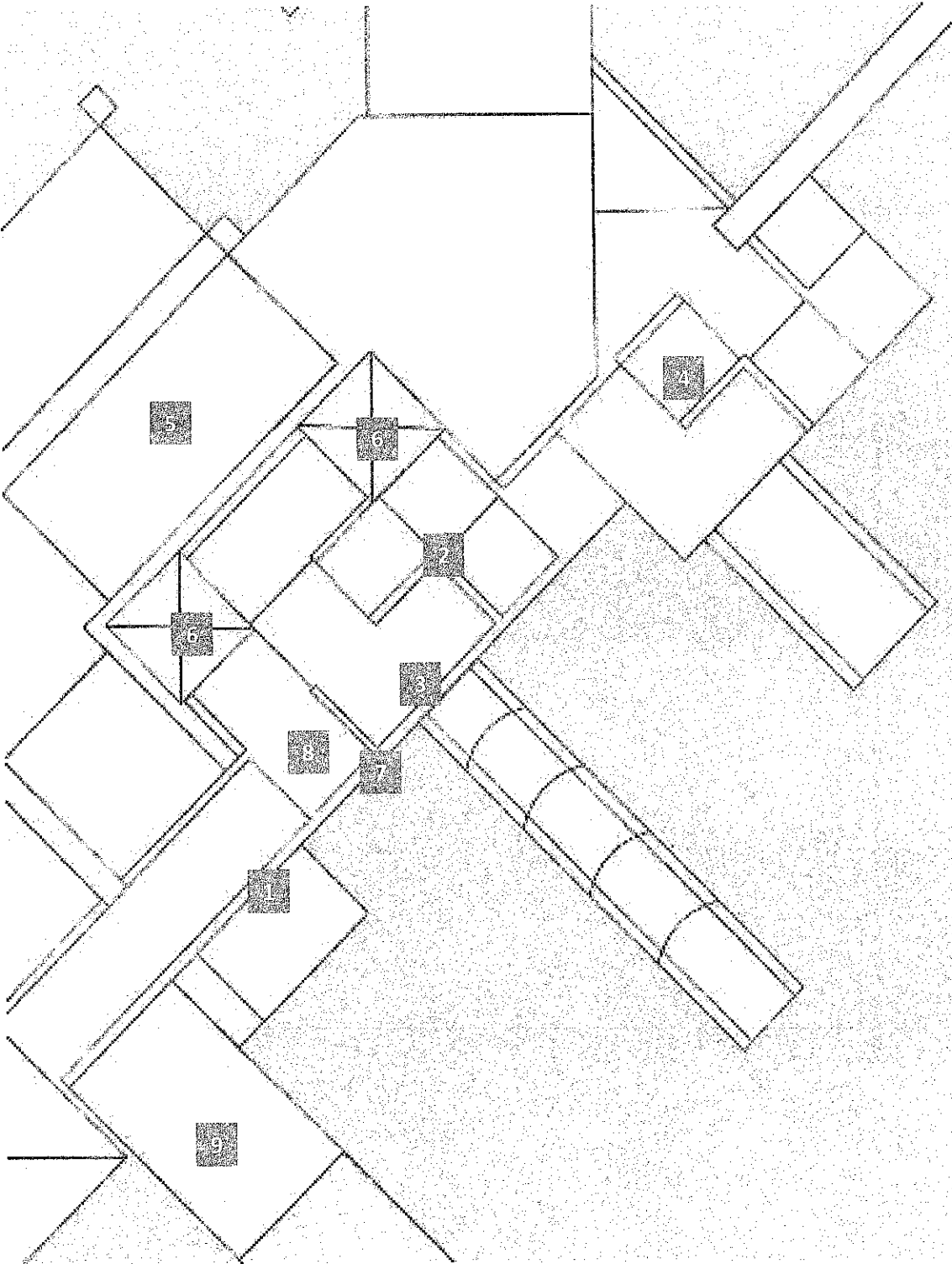
Fasteners at support post are missing on both sides.

Action:

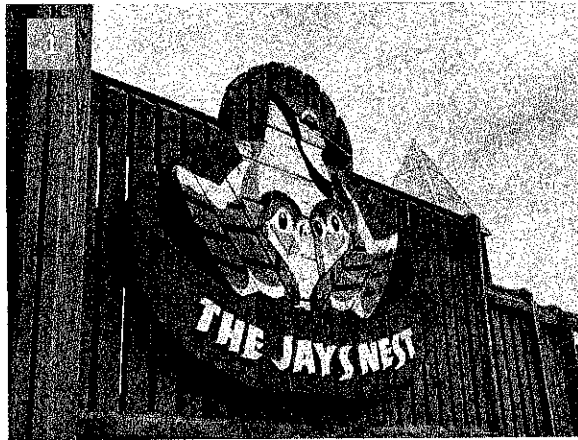
Replace missing fasteners.

Ground Reconsidered

LONG WAVE SLIDE AND TOT SLIDE 5-12 Play Area



Ground Reconsidered



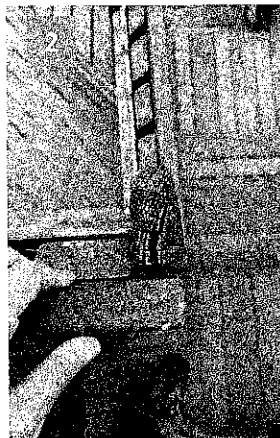
Element: Sign

Observations:

Top of 'The Jay's Nest' sign is broken and missing. Sign attached to guardrail with lag bolts, (4) observed. Signs appears to be in adequate condition otherwise.

Action:

Remove sign for repair and re-painting. Attachment detailing to be determined. Stronger structural connection recommended.



Element: Guardrail

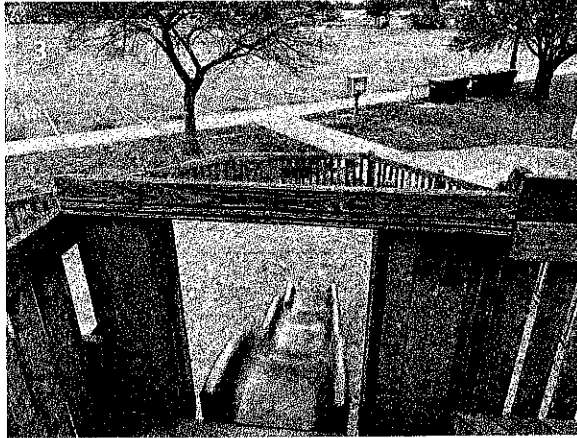
Observations:

Loose rail. Post wood has deteriorated. Fasteners (wood screws) have corroded.

Action:

Post replacement and fastener replacement required.

Ground Reconsidered



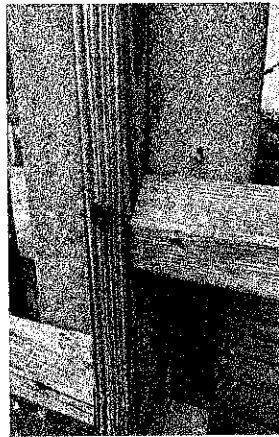
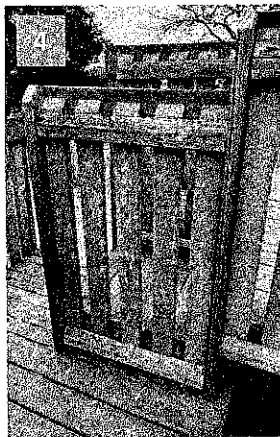
Element: Top Header

Observations:

Wood integrity of slide header piece deteriorated.

Action:

Replace header piece.



Element: Guardrail Posts

Observations:

Some posts were recently replaced in-kind. End grain exposed on new posts. Structural timber screws were used to fasten posts to framing structure. Picket fasteners corroded. Horizontal pieces at slats are at the end of their life.

Action:

Replace corroded fasteners and deteriorated wood. Solution to protect exposed end grain to be determined.



Element: Deck & Posts

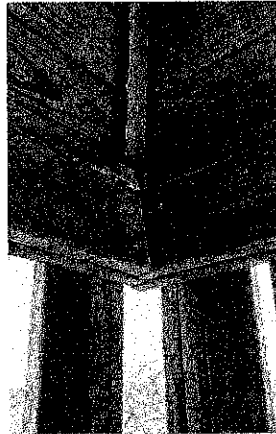
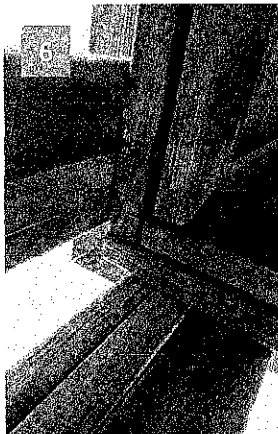
Observations:

Deck and posts were recently replaced in this area. However, guardrail is non-complaint and a potential fall risk.

Action:

Replacement of guardrail recommended. Design and detailing to be determined.

Ground Reconsidered



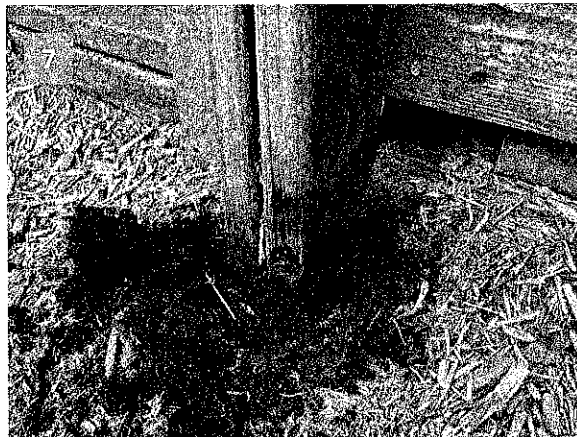
Element: Tower

Observations:

Structural connection at base of roof and to vertical 2x6 support posts appears weak. No cross bracing observed. This may be contributing to structure instability.

Action:

Consultation with structural engineer required to determine next steps.



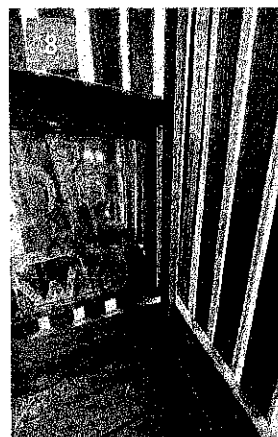
Element: Post

Observations:

Primary sistered 2x6 support post rotted a few inches below grade. Wood integrity questionable at deeply countersunk anchor bolt.

Action:

Consultation with structural engineer required to determine next steps.



Element: Mirror Panels

Observations:

Stainless steel mirror panels were observed to be scratched and graffitied.

Action:

Replace mirror panels as needed. Or panels could be removed and re-polished. Or panels could be removed and replaced with new elements.

Ground Reconsidered



Element: Deck & Posts

Observations:

Deck and posts were recently replaced in this area. Posts appear to have had post caps but are now missing.

Action:

More robust post cap recommended to protect end grain and be resilient to wear and tear. Product or detail to be determined.



Element: Slides

Observations:

Both Long wave slide and Tot slide were observed to be in good condition and steady.

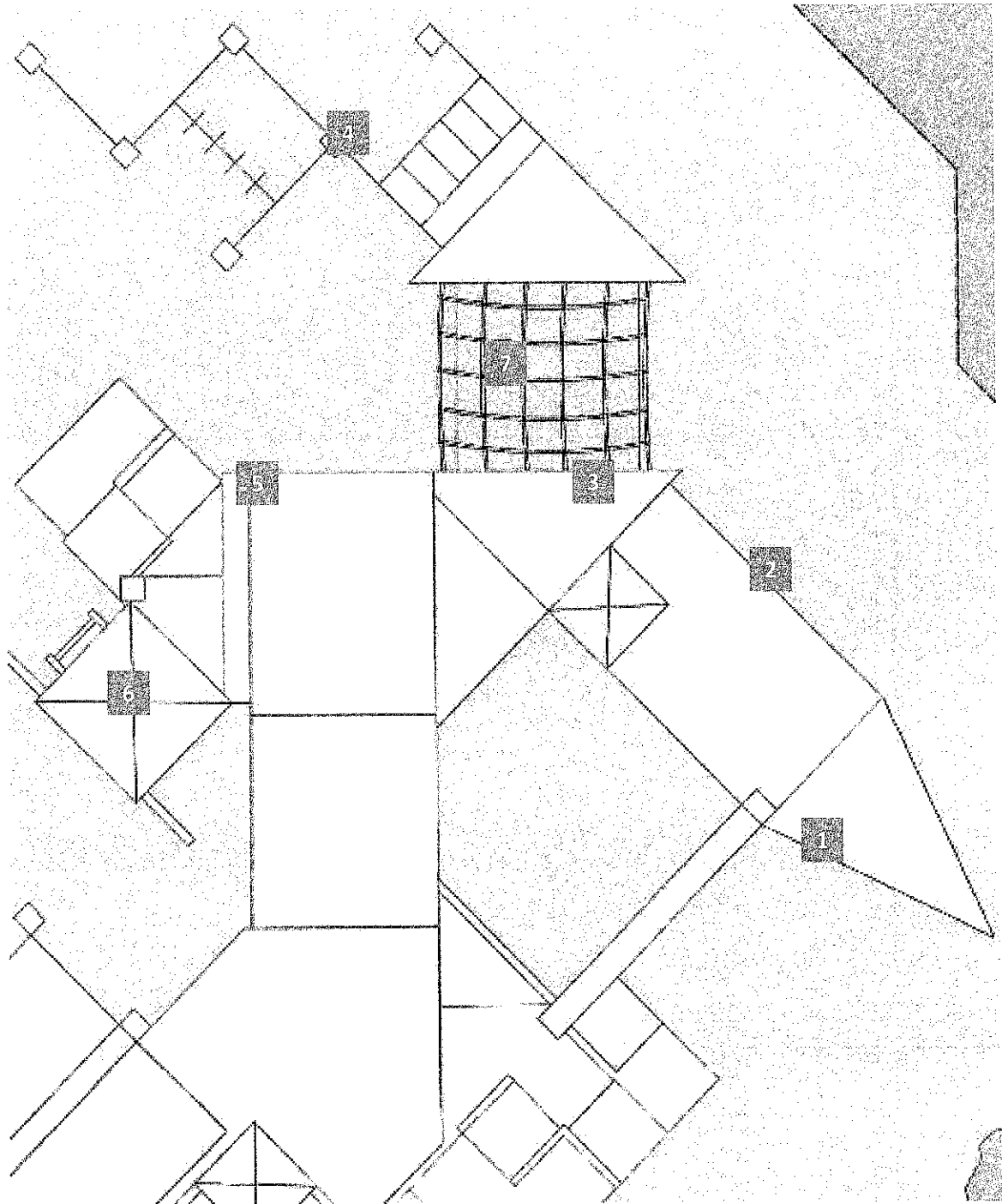
Action:

No remedial action identified. Replace corroded fasteners as required.

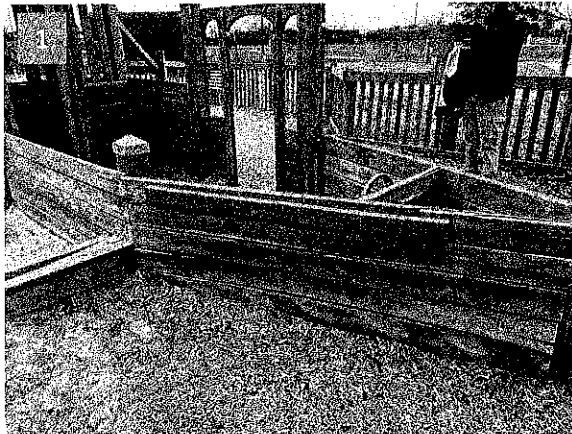
Reconsidered Ground

PIRATE SHIP AND ROCKET

5-12 Play Area



Ground Reconsidered



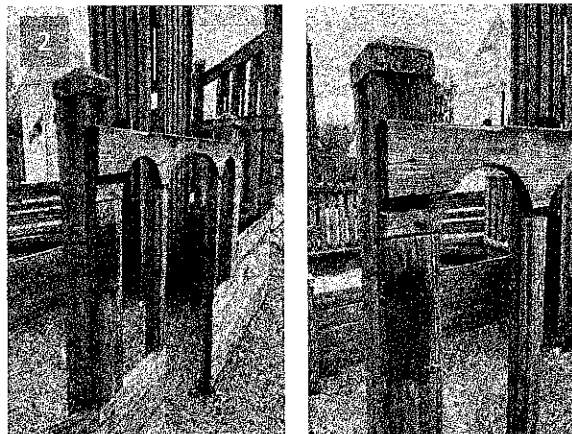
Element: Horizontal Boards

Observations:

Several boards are warped. Some boards have splitting / cracking. Fasteners are corroded.

Action:

Replace warped and split boards and fasteners as required.



Element: Doorway Header

Observations:

Header piece broken, exposing fastener. Posts were observed to be steady and free of rot at the surface.

Action:

Replace header piece.



Element: Deck

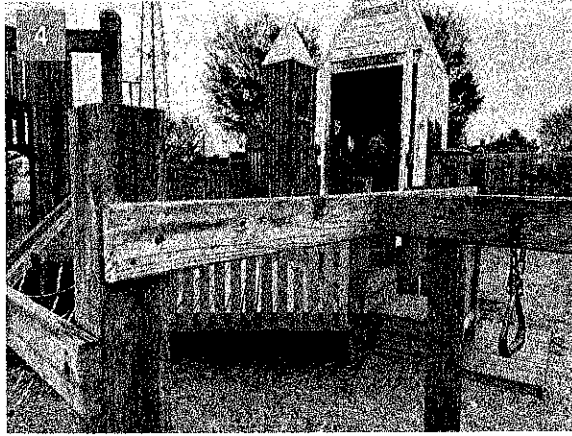
Observations:

Condition of posts and framing appears to be good condition and free of rot. No instability observed.

Action:

No remedial action identified. Replace corroded fasteners as required.

Ground Reconsidered



Element: Posts

Observations:

Checking observed at recently replace posts. Post cap missing. Horizontal supports recently replaced and anchored to posts with lag bolts and screws.

Action:

No remedial action identified except for the need to replace post caps with something that is more resilient.



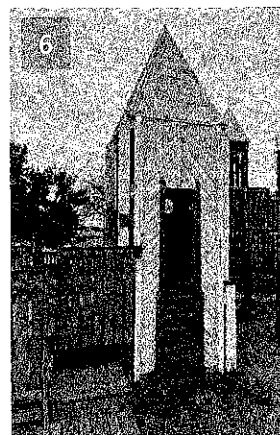
Element: Handrail

Observations:

Wood is deteriorated. Splitting and splinters observed.

Action:

Handrail replacement required.



Element: Tower

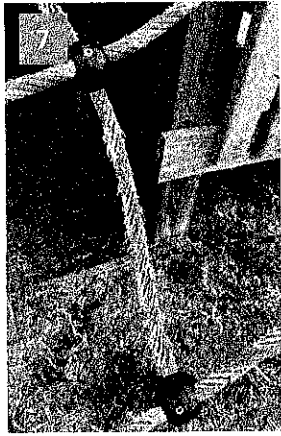
Observations:

This tower structure was observed to be more stable than other towers. Wood was generally in good condition. Some minor soft wood observed at grade.

Action:

Replace wood and corroded fasteners as required.

Ground Reconsidered



Element: Cargo Climbing Net

Observations:

The climbing net is at the end of its life and requires replacement.

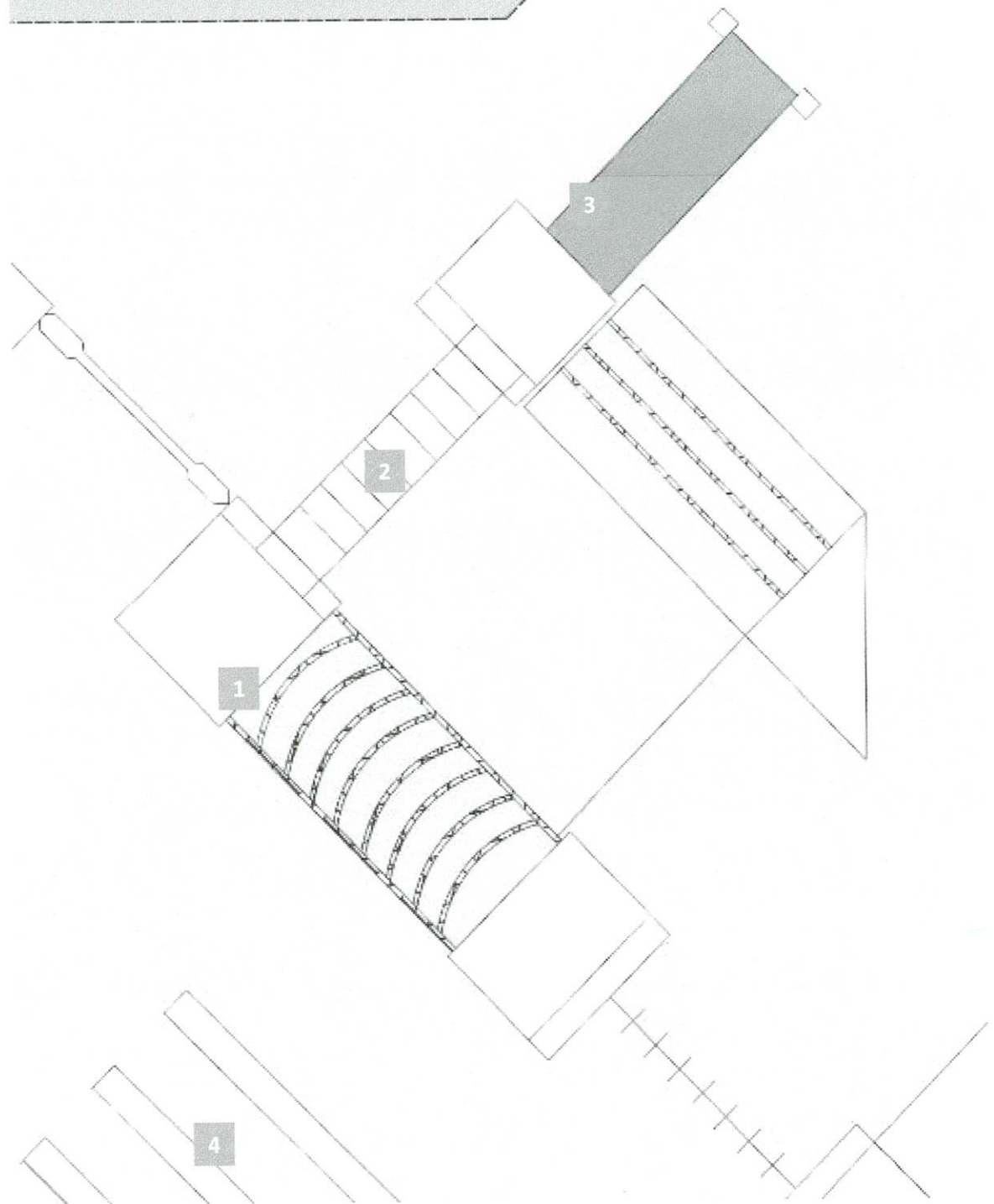
Action:

Replace product and detailing to be determined.

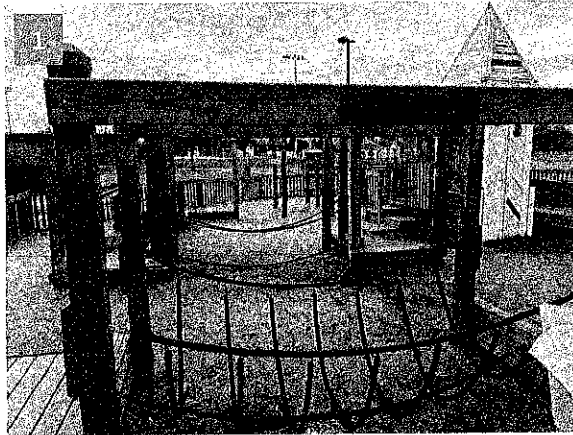
Ground Reconsidered

CRADLE BRIDGE/ CHAIN BRIDGE/RING BRIDGE/ CHAIN WALK/ HORIZONTAL LADDER

General Note: Pervasive rot and structural issues observed. Full replacement of this structure required.



Ground Reconsidered



Element: Post

Observations:

Based on post excavation observations, these posts are likely in concrete footings. Posts in concrete footings were observed to be severely rotted. Several unexcavated posts are unstable and wobble.

Action:

Full replacement recommended.



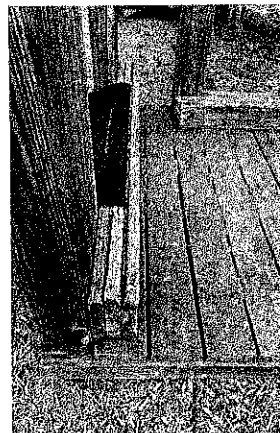
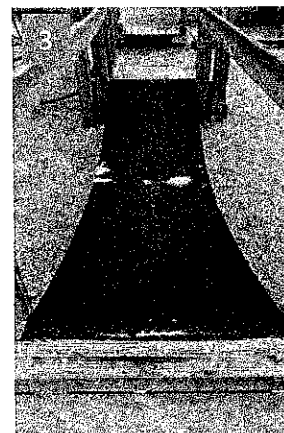
Element: Monkey bars

Observations:

Wood integrity is deteriorating.

Action:

If structure is to remain, replacement of monkey bar wood structure recommended.



Element: Posts and Top Rails

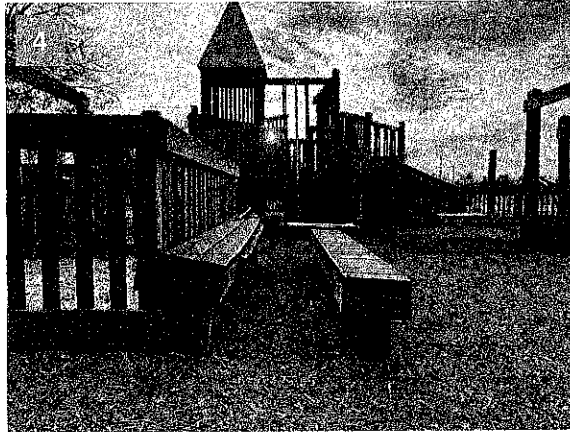
Observations:

Belt bridge material is worn out and at the end of its life.

Action:

Recommend full replacement since this element is attached to other elements with full replacement recommendations.

Ground Reconsidered



Element: Benches

Observations:

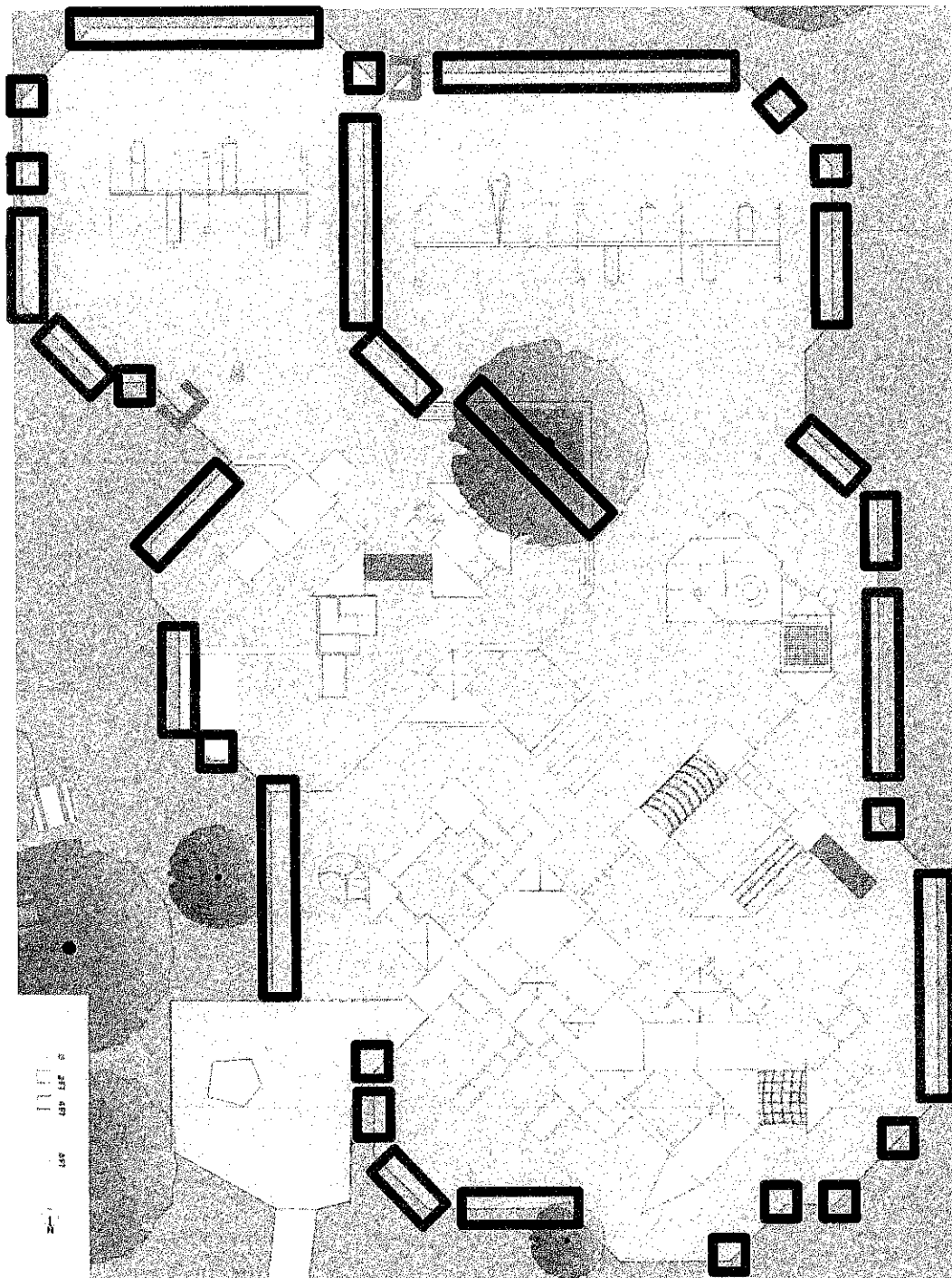
The bench adjacent to the guardrail is tilted. In general, the seating is stable.

Action:

Replacement of the seating is recommended.

Ground Reconsidered

PERIMETER FENCE



Ground Reconsidered

General Note:

Overall condition of perimeter fence is poor. Rot, warping, splitting at exposed grain, corroded fasteners was observed. Top and bottom rails are splitting in many places causing them to be detached from posts. New perimeter fencing is recommended. Donor recognition present on numerous fence slats.

Observations:

Inconsistent fence post spacing. Post spacing is between 5 feet to 7 feet, typical.

Fence height from finished grade to top rail 36-inches typical. Isolated areas are less than 36-inches.

Several picket replacements have been replaced over time.

Legend



Area where fence posts require replacement.



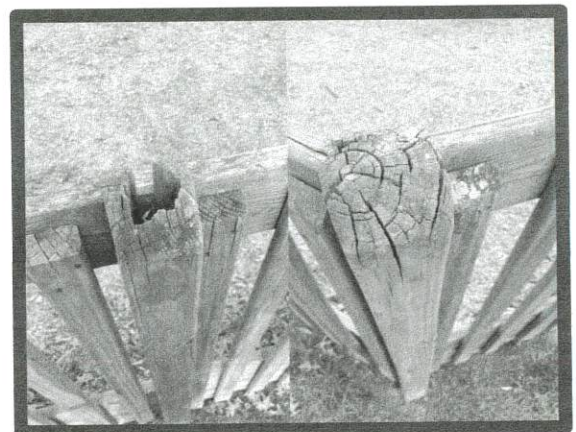
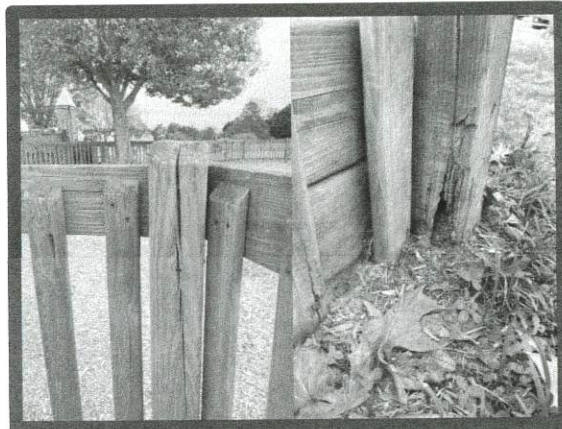
Area where top and/or bottom rails requires replacement.
Replacement of all top & bottom rails recommended.



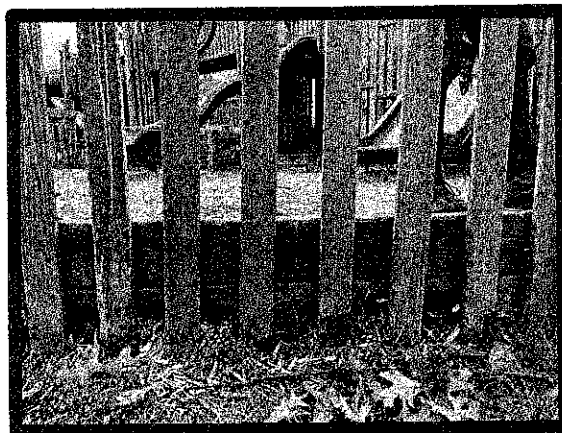
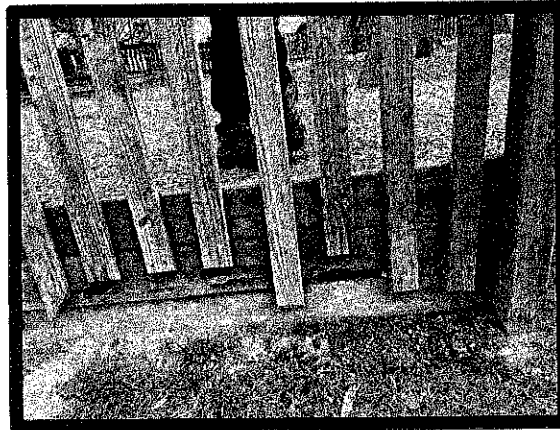
Area where pickets require replacement.
Replacement of all pickets recommended.



Area between orange marks has no donor recognitions on pickets.

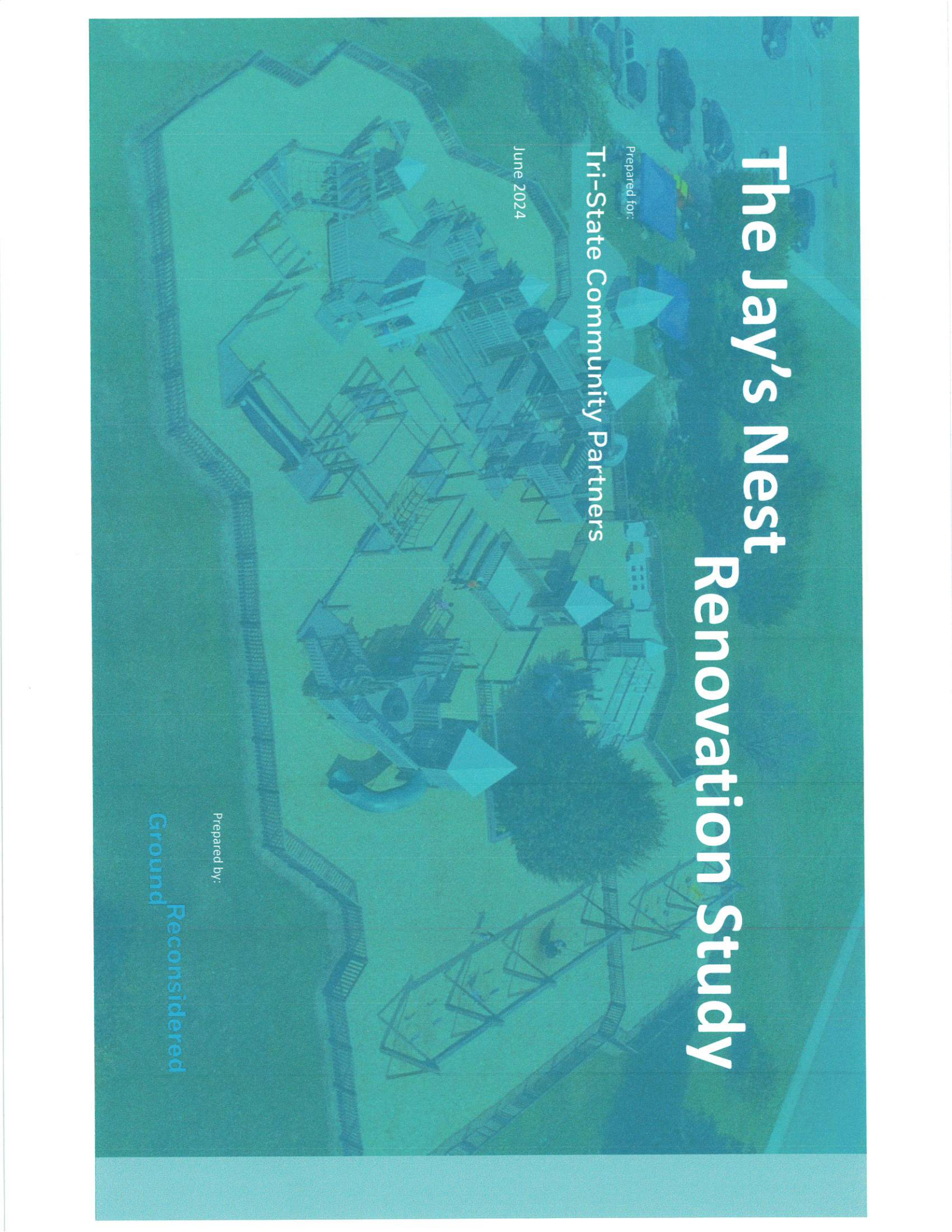


Ground Reconsidered



END OF SITE OBSERVATION REPORT

cc: Project File

An aerial photograph of a residential neighborhood, likely a suburban area, with a teal overlay. The image shows several houses with varying rooflines, some with gabled roofs and others with more complex structures. There are trees scattered throughout the neighborhood, and a road or driveway is visible on the right side. The overall tone is a muted teal, giving it a modern, graphic feel.

The Jay's Nest Renovation Study

Prepared for:

Tri-State Community Partners

June 2024

Prepared by:

Ground Reconsidered



CONTENTS

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Playground Observations	7
Restoration & Renovation Recommendations	16
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Context & Study Intent

Tri-State Community Partners has retained Ground Reconsidered to evaluate The Jay's Nest and prepare preliminary options for preserving or replacing the existing structures. Options presented herein address critical needs, suggest several opportunities to modify the playground, and include suggestions at varying levels of capital investment, which could be implemented in a phased approach.



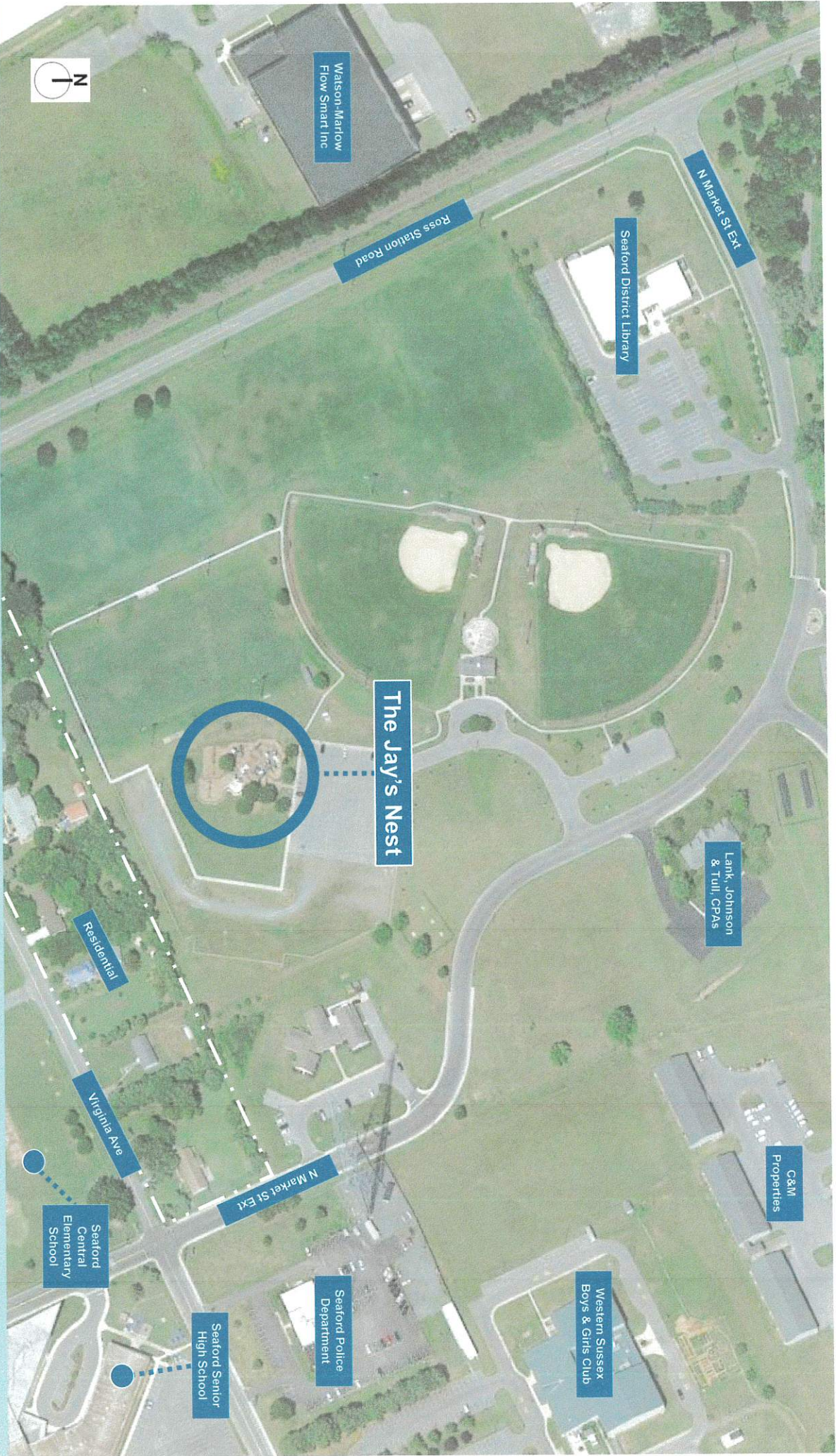
STUDY INTENT

The Jay's Nest

Tri-State Community Partners

Ground Reconsidered

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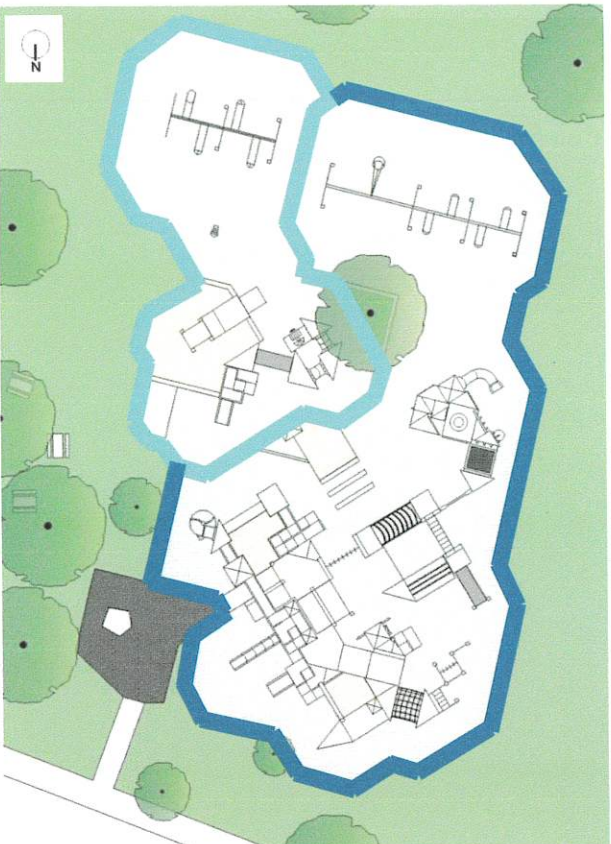
LOCATION & CONTEXT

490 N. Market St. Ext., Seaford, Delaware

The Jay's Nest

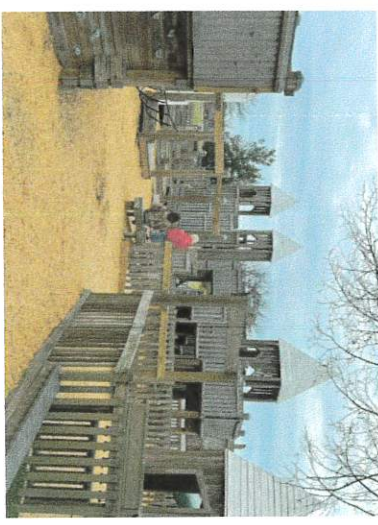
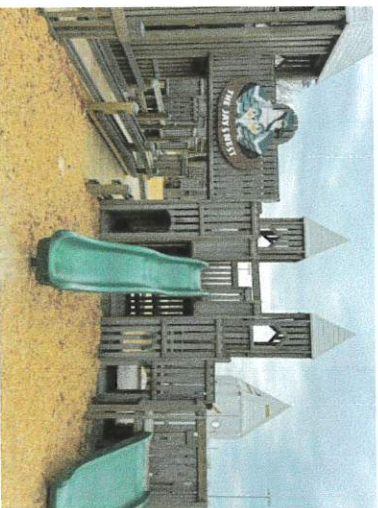
Tri-State Community Partners

Ground Reconsidered

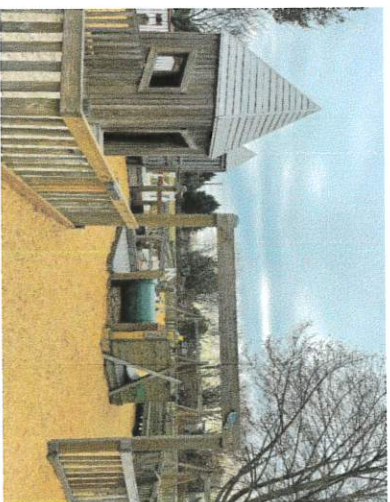


The existing playground was designed by Leathers & Associates and was constructed by the community April 2002. The structure is predominantly pressure treated wood. Areas of deck boards and guardrail boards have been replaced with a synthetic material (Trex-type). The Seaford Parks & Recreation Department hired Greenlane Contractors in June 2023 to perform emergency repairs including replacement of structural components and decking due to rot and addressing code violations. Repairs were made using pressure treated wood. Life expectancy of pressure treated wood is variable depending on the type of chemical treatment and installation conditions. Generally, pressure treated wood lasts 25 to 40 years. Decking may only last about 10 years.

5 – 12 Playground Area



2 – 5 Playground Area



Leathers & Associates playgrounds were custom designed, site-built and unique to each community. The designs were typically organized on a uniform grid using 90- and 45-degree angles. The peaked roofs on the towers was common feature.

PLAYGROUND CONTEXT

The Jay's Nest

Tri-State Community Partners

Ground Reconsidered

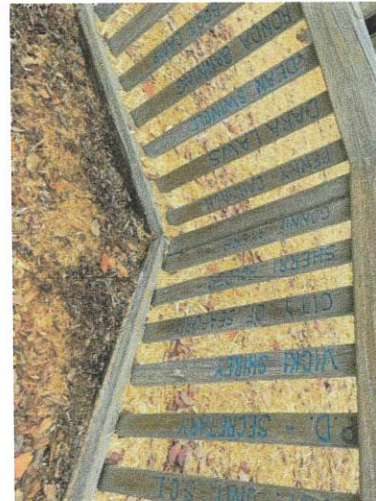
June 2024 | 6

Playground Observations





An incredible number of donors and sponsors contributed, and a large group of dedicated volunteer labor came together to bring this playground to fruition. More discussion with local stakeholders is needed to understand how this community needs to be acknowledged and honored with any renovation recommendations. A strong emotional connection is assumed.

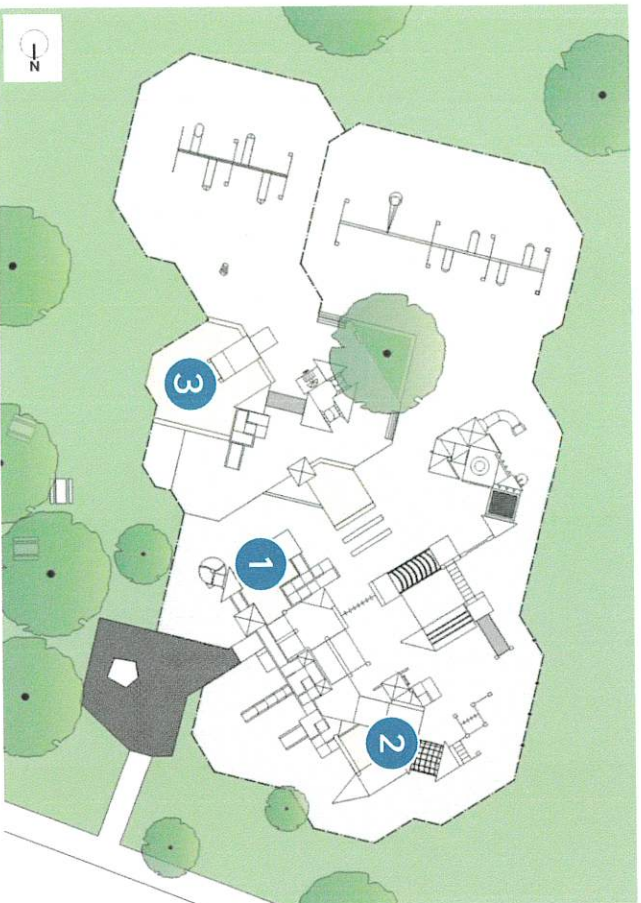


PLAYGROUND OBSERVATIONS

Donor Recognition

The Jay's Nest
Tri-State Community Partners

Ground Reconsidered



There are three sand play areas in the 5 to 12-year-old section and one sand play area in the 2 to 5-year-old section. The existing sand appears to be well maintained. Sand areas did not appear to conflict with any fall zones. Permanent or built-in play elements, like diggers or sand tables are not present.

Wood in contact with sand is generally in rotted condition.

1 5 – 12 Yr Old Area



2 5 – 12 Yr Old Area



3 2 – 5 Yr Old Area



PLAYGROUND OBSERVATIONS

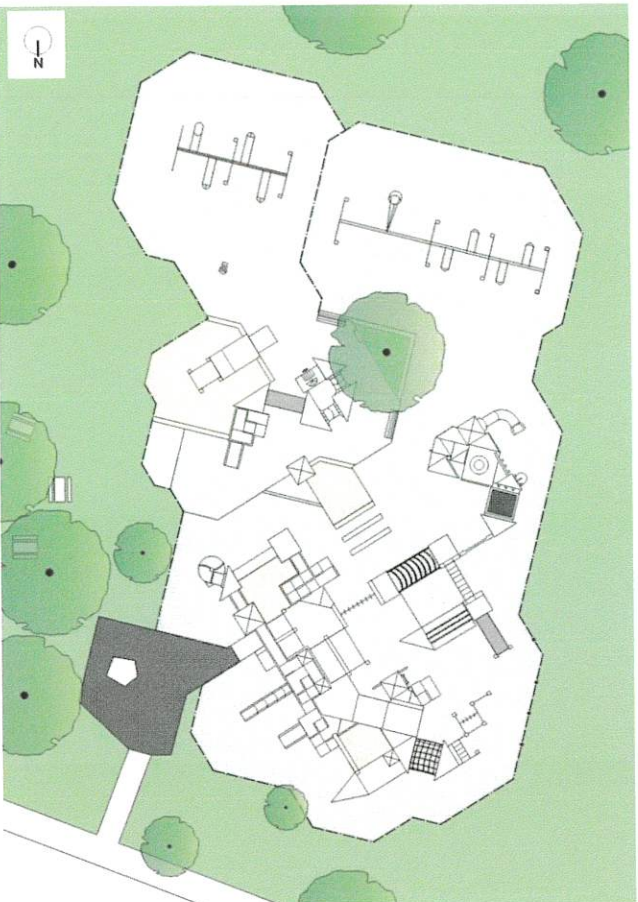
Sand Surfacing

The Jay's Nest

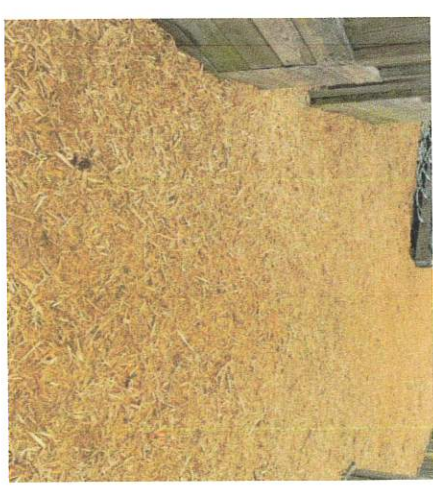
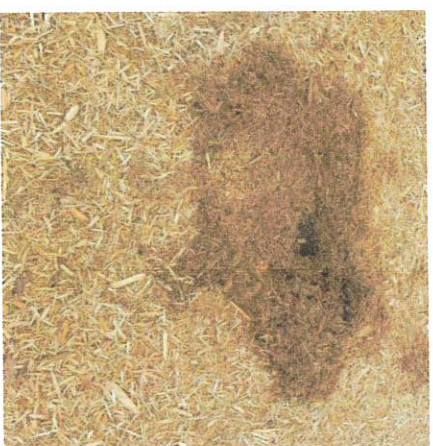
Tri-State Community Partners

Ground Reconsidered

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Other than the sand areas, the safety surfacing throughout is engineered wood fiber (EWF). When installed at the proper depth and regularly maintained, this safety surfacing material can meet fall protection and ADA accessibility requirements. A few dispersed areas were exposed to approximately a 6-inch depth. It appears EWF has decomposed below the surface. The full depth of EWF does not appear to have been removed and replaced recently. Impact attenuation tests were not performed by Ground Reconsidered and is unknown. Drainage below the EWF is unknown. Subsurface drainage is critical with this safety surfacing type to maintain effectiveness and maximize lifespan.



PLAYGROUND OBSERVATIONS

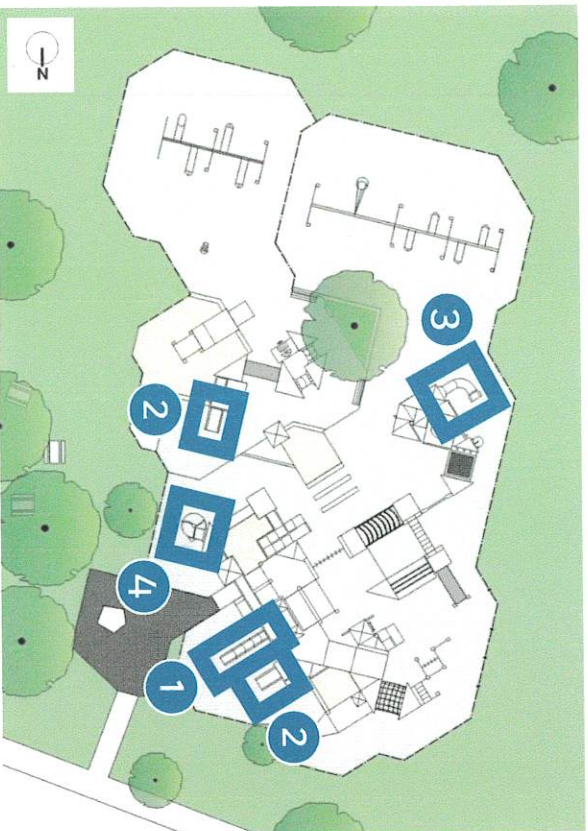
Engineered Wood Fiber Safety Surfacing

The Jay's Nest

Tri-State Community Partners

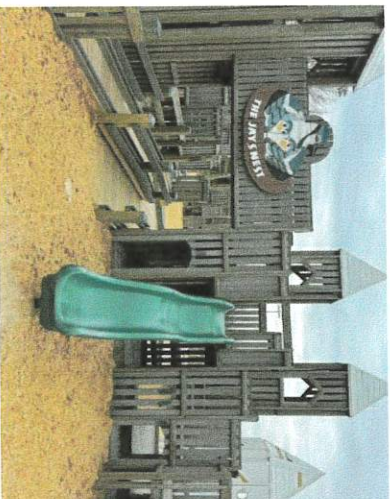
Ground Reconsidered

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All five slides are plastic and in good condition, overall. A few of the slides are missing fasteners and support posts on the curved and spiral slides have movement and are not rigid. It appears these issues are resolvable, and the slides can remain in service.

1 Wave Slide



2 Extra Wide Slide



3 Curved Tube Slide



4 Spiral Tube Slide



PLAYGROUND OBSERVATIONS

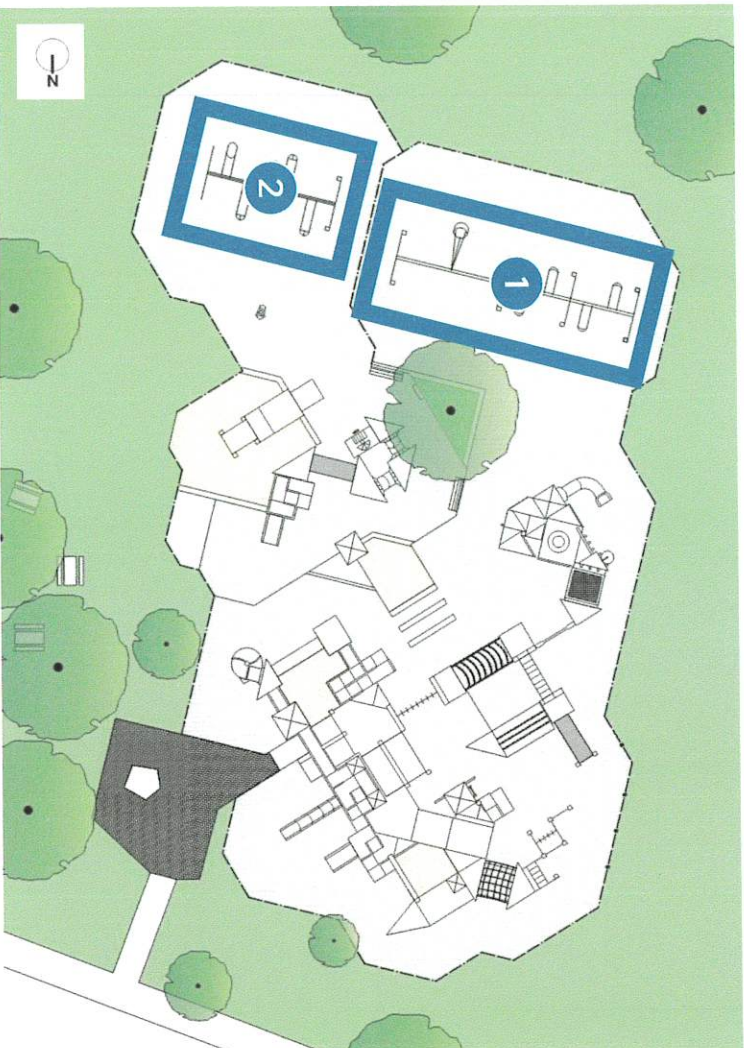
Slides

The Jay's Nest

Tri-State Community Partners

Ground Reconsidered

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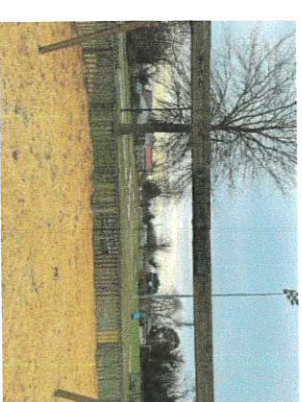
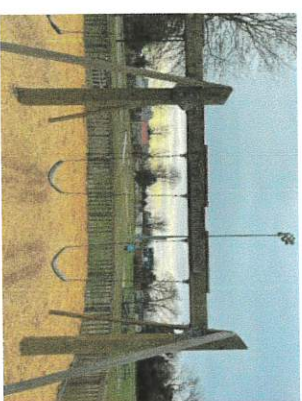
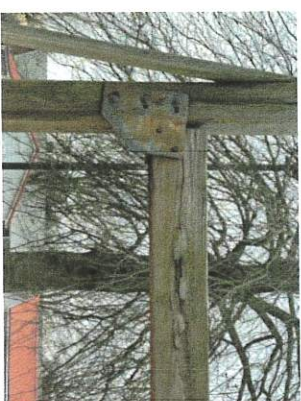


Both swing frames are in deteriorated condition. Cracking, checking and splitting of the beams was observed, particularly at the tire swing bay. Sag was observed at all beams. Brackets and hardware connecting the beam to the posts are corroded; structural integrity is questionable. The tire swing has been removed, presumably due to beam failure concern. The post condition below the surface level is unknown. Swing seats and hardware appeared to be in serviceable condition. The use zone appears to be compliant with current safety requirements. Swings are smartly located relative to adjacent play equipment.

PLAYGROUND OBSERVATIONS

Swings

1 5 to 12 Years Old



2 2 to 5 Years Old



Typical guard height observed is 38" high, compliant with the CPSC Public Playground Safety Handbook.



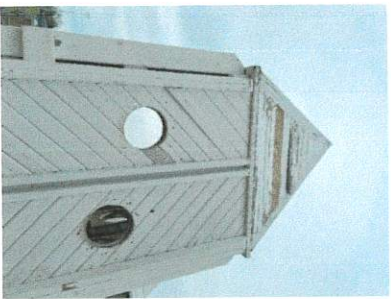
The end grain is exposed to weather at all pickets and many posts. Cuts have been made to shed water however they are still exposed to the weather contributing to deterioration. End check is a widespread issue.



Center split at ladder rail. Integrity of ladder a concern.



Missing and damaged roof planks on some roofs observed. Finish deterioration observed at white painted elements.



Four randomly selected structural posts were excavated to 6 to 8 inches. Rot was observed. Full assessment recommended.



Wood screws do not appear to be rated for pressure treated. Corrosion widespread. Fastener integrity questionable. Some lag bolts countersunk too deeply compromising structure of wood.



PLAYGROUND OBSERVATIONS

General Conditions

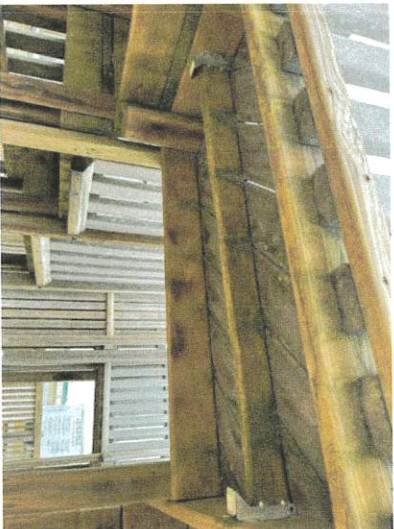
The Jay's Nest

Tri-State Community Partners

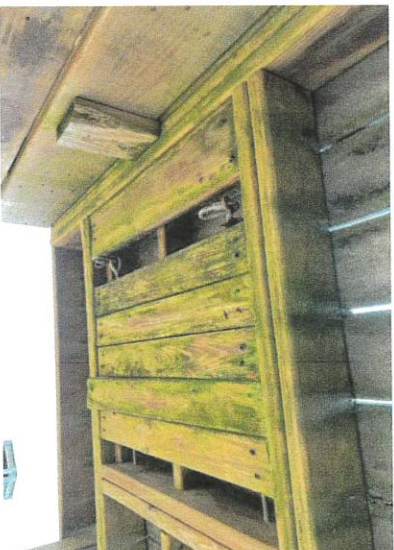
Ground Reconsidered

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Broken joist, leaving a protruding metal joist hanger. Possible injury hazard, particularly to the head.



Loose boards under platform. Possible injury hazard.



Fencing structural integrity issues at several locations. Areas are leaning. Other areas are unstable and wobbly.



The Jay's Nest sign does not appear to be mounted to a bridge framing with structural fasteners. Possible injury hazard if this heavy sign falls and hits someone.



Instrument no longer functional. Missing parts.



Talk tube functioning poorly.



PLAYGROUND OBSERVATIONS

General Conditions

The Jay's Nest

Tri-State Community Partners

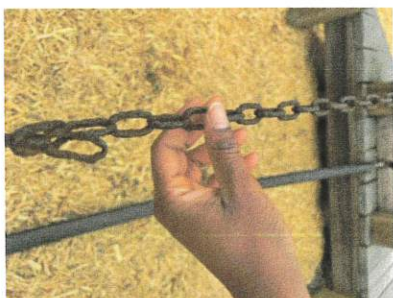
Ground Reconsidered

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Both rubber bridges are at the end of their life and in need of replacement.



Exposed corroded chain with burrs. "Tight rope" chain is touching the wood fiber.



Stainless steel mirror panels are scratched and graffitied.



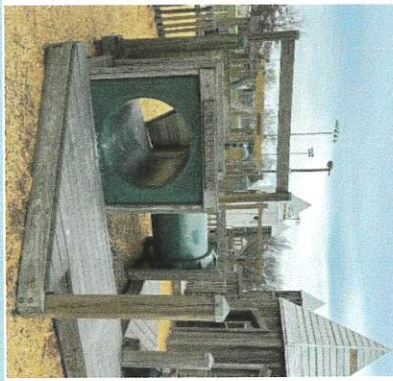
Climbing net is at the end of its life. Nylon is worn and frayed exposing the internal metal wire rope.



Chain within plastic sleeve possible injury hazard.



Tubes and associated platforms appears to be in serviceable condition.



Severe suckering and poor pruning observed at tree in play area. Condition to be monitored. Removal may be warranted.



PLAYGROUND OBSERVATIONS

General Conditions

The Jay's Nest
Tri-State Community Partners

Ground Reconsidered

Restoration & Renovation

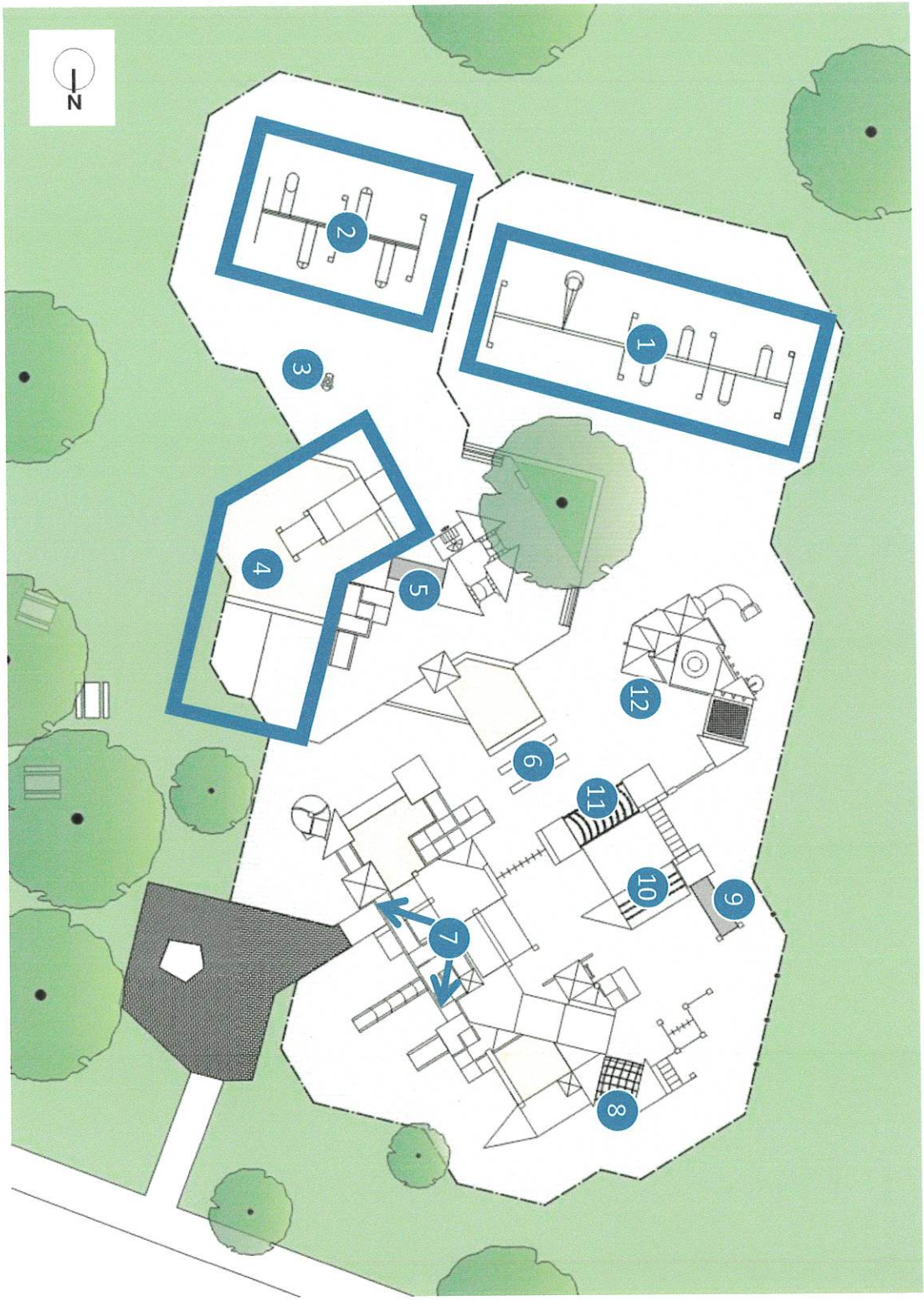
Recommendations

Swing frames are deteriorated and at or near the end of their life. Replacement of the swings is recommended.

Extensive repair of existing play structures to preserve and extend the life of the playground.

Limited replacement of select structures & elements with new equipment.





Legend

- 1 Swing, 5-12 yr old
- 2 Swing, 2-5 yr old
- 3 Springer
- 4 Woodland Ferry & Ross Mansion
- 5 Rubber Belt Bridge
- 6 Seating
- 7 Mirror Panel
- 8 Climbing Net
- 9 Rubber Belt Bridge
- 10 Chain "Tight Rope"
- 11 Chain Bridge
- 12 Climbing Chain

RESTORATION & RENOVATION
Plan

The Jay's Nest
Tri-State Community Partners

Ground Reconsidered

Engineered Wood Fiber

Remove full depth of wood fiber and replace with new Engineered Wood Fiber. If required, install a drainage aggregate base course with perforated piping. Mats are recommended at swings, slides and related high wear locations.

Sand

If sand is maintained at the playground, improved subsurface drainage is recommended. Separation or protection from play structure wood is recommended.

Tube Slides

Replace all missing fasteners and hardware. Reinforce foundations and support posts as required.

Stainless Steel Mirror

Restore existing or replace with new highly polished stainless steel.

Posts

Excavation and examination at each post strongly recommended. If post is unsound due to rot, replace as needed. It may be possible to salvage the existing post with a new concrete pier foundation with embedded steel base. More investigation and collaboration with a contractor required to determine feasibility.

Guardrail

Replace posts and slat infill as needed. Replace fasteners with new pressure treated rated fasteners as required.

Decking, Joists & Roofing

Replace as needed. Reinforce framing with hanger brackets as needed.

Components

Recommended replacements shown on subsequent slides.

Existing Wood to Remain

For all pressure treated wood to remain, treat with wood clean and brightener. Protect with penetrating sealer to extend the life of the wood components.

Perimeter Fence

Replace posts and rails as required to restore leaning or unstable fencing. Replace picket infill as needed including donor recognition.

The Jays Nest Sign

Assembly and mounting of sign to be further evaluated to ensure the sign will not fall and cause harm. Sign may require a backing. The guardrail may require additional structural framing that the sign can be anchored to.

RESTORATION & RENOVATION

Repair Observations

The Jay's Nest

Tri-State Community Partners

Ground Reconsidered

June 2024 | 18

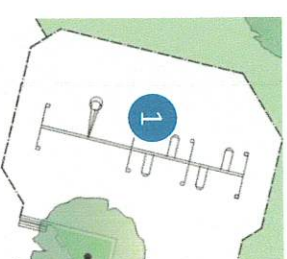
\$14,500



KOMPAN Robinia Swing (Inset image inclusive seat)



KOMPAN Duo Swing Seat



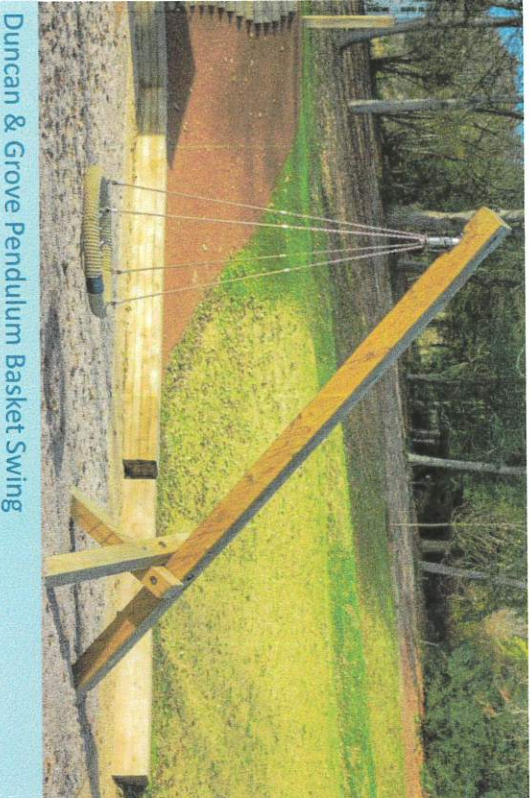
\$14,500

KOMPAN retail equipment cost indicated with blue labels. Delivery and labor excluded.

\$18,500



KOMPAN Cocowave Rope Pendulum Swing



Duncan & Grove Pendulum Basket Swing

RESTORATION & RENOVATION

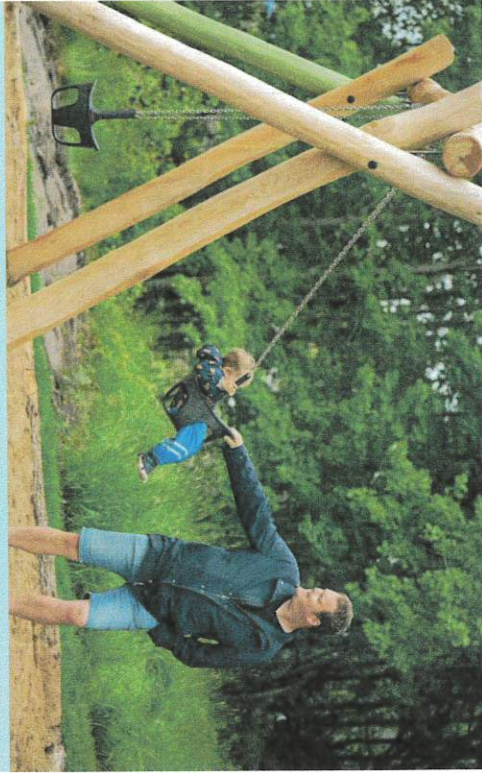
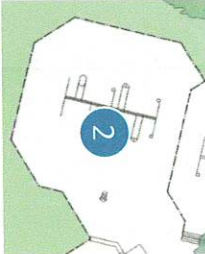
5- to 12-year-old

The Jay's Nest

Tri-State Community Partners

Ground Reconsidered

June 2024 | 19



KOMPAN Robinia Swing with Baby Seats



Duncan & Grove Basket Swing



KOMPAN You & Me Swing Seat



KOMPAN Flower Swing



KOMPAN Toddler Seat

RESTORATION & RENOVATION

2 to 5 years old

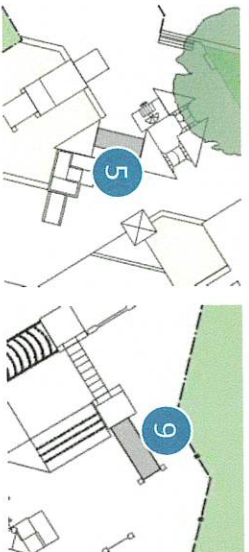
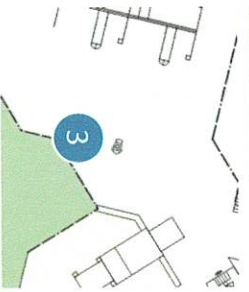
The Jay's Nest
Tri-State Community Partners

Ground Reconsidered
June 2024 | 20

KOMPan Spring Board



Rubber Belt Bridge



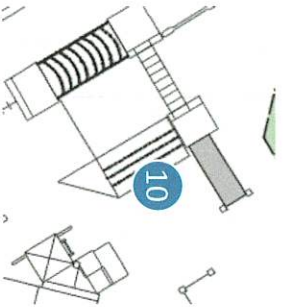
RESTORATION & RENOVATION

2- to 5-year-old play area

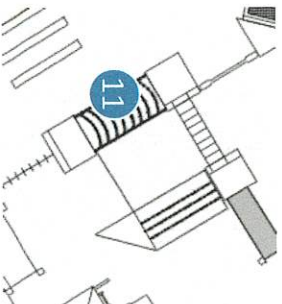
The Jay's Nest
Tri-State Community Partners

Ground **Reconsidered**
June 2024 | 21

InCord Rope Bridge



KOMPAN Wobble Bridge



RESTORATION & RENOVATION

5- to 12-year-old play area

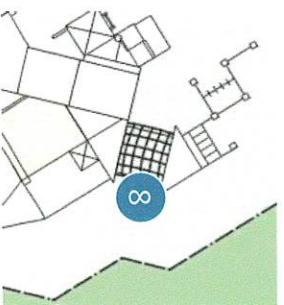
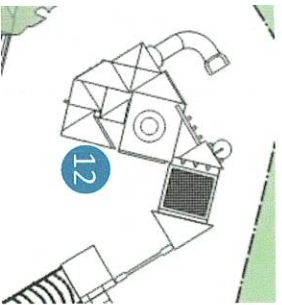
The Jay's Nest
Tri-State Community Partners

Ground Reconsidered
June 2024 | 22

Knotted climbing rope
to replace chain



Replace climbing net with InCord Spiderweb Climbing Net



RESTORATION & RENOVATION

5- to 12-year-old play area

The Jay's Nest
Tri-State Community Partners

Ground Reconsidered
June 2024 | 23

KOMPAN Crooked Den



\$50,000

KOMPAN Theater and Music Cottage

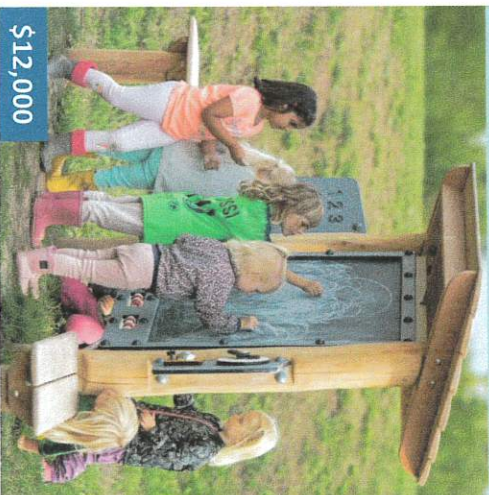


\$30,000

KOMPAN Play hut with Side, Gable & Desk



KOMPAN Play & Learn College



\$12,000

KOMPAN Oasis Sand House



RESTORATION & RENOVATION

2- to 5-year-old play area

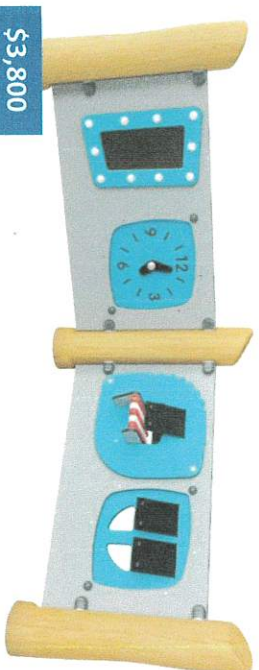
The Jay's Nest

Tri-State Community Partners

Ground **Reconsidered**

June 2024 | 24

KOMPAN Oasis Sand Boat with Sail



\$3,800

KOMPAN Propeller Plane



\$31,000

\$7,200



\$5,300

RESTORATION & RENOVATION

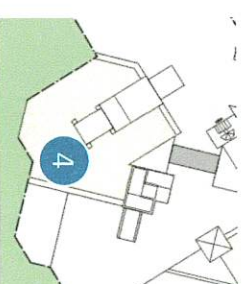
2- to 5-year-old play area

The Jay's Nest

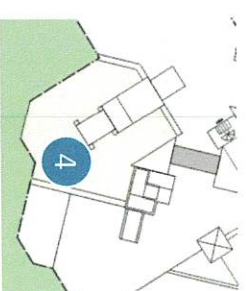
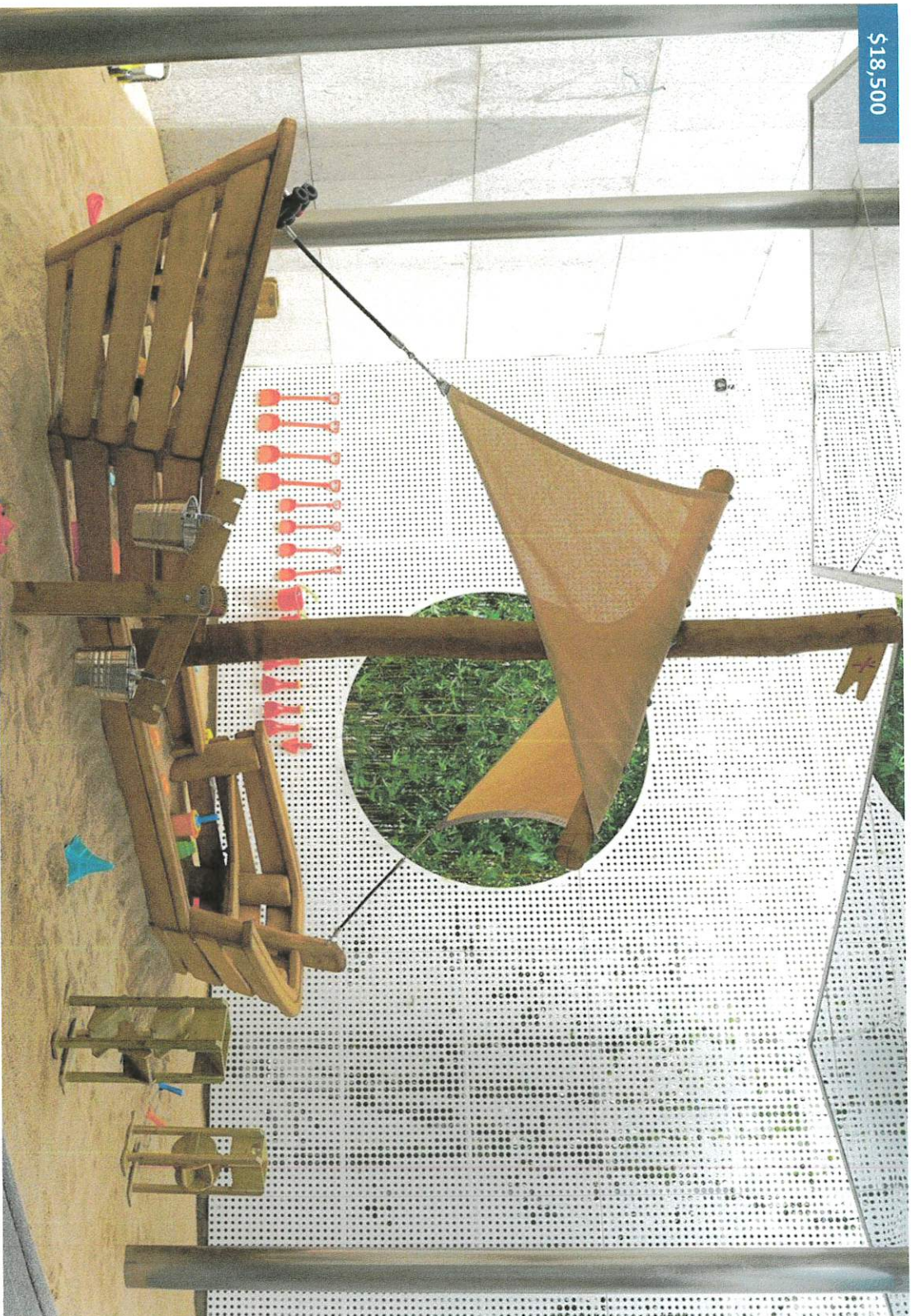
Tri-State Community Partners

Ground Reconsidered

June 2024 | 25



\$18,500



RESTORATION & RENOVATION

KOMPAN Oasis Sand Boat with Sail

The Jay's Nest
Tri-State Community Partners

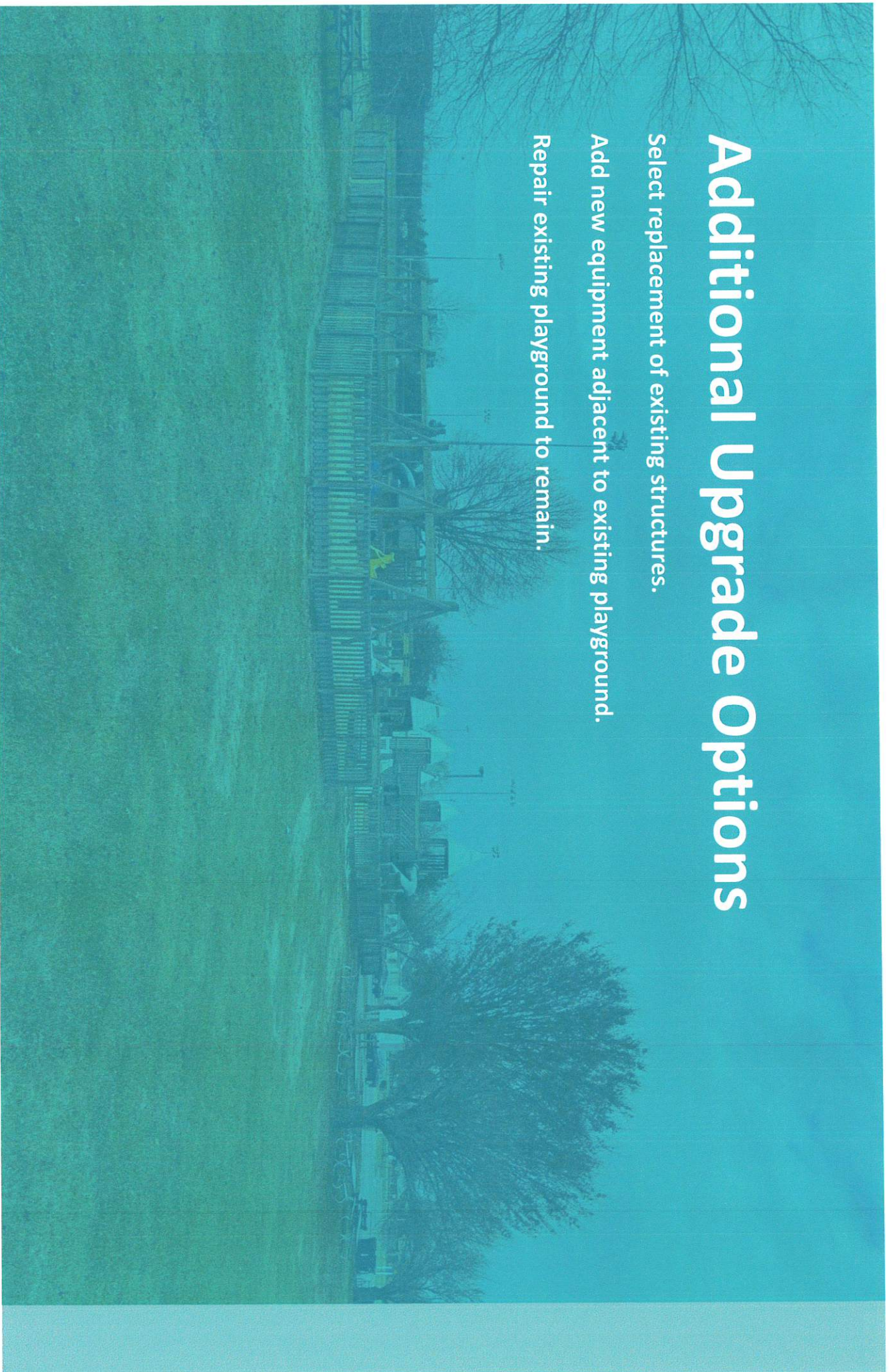
Ground **Reconsidered**
June 2024 | 26

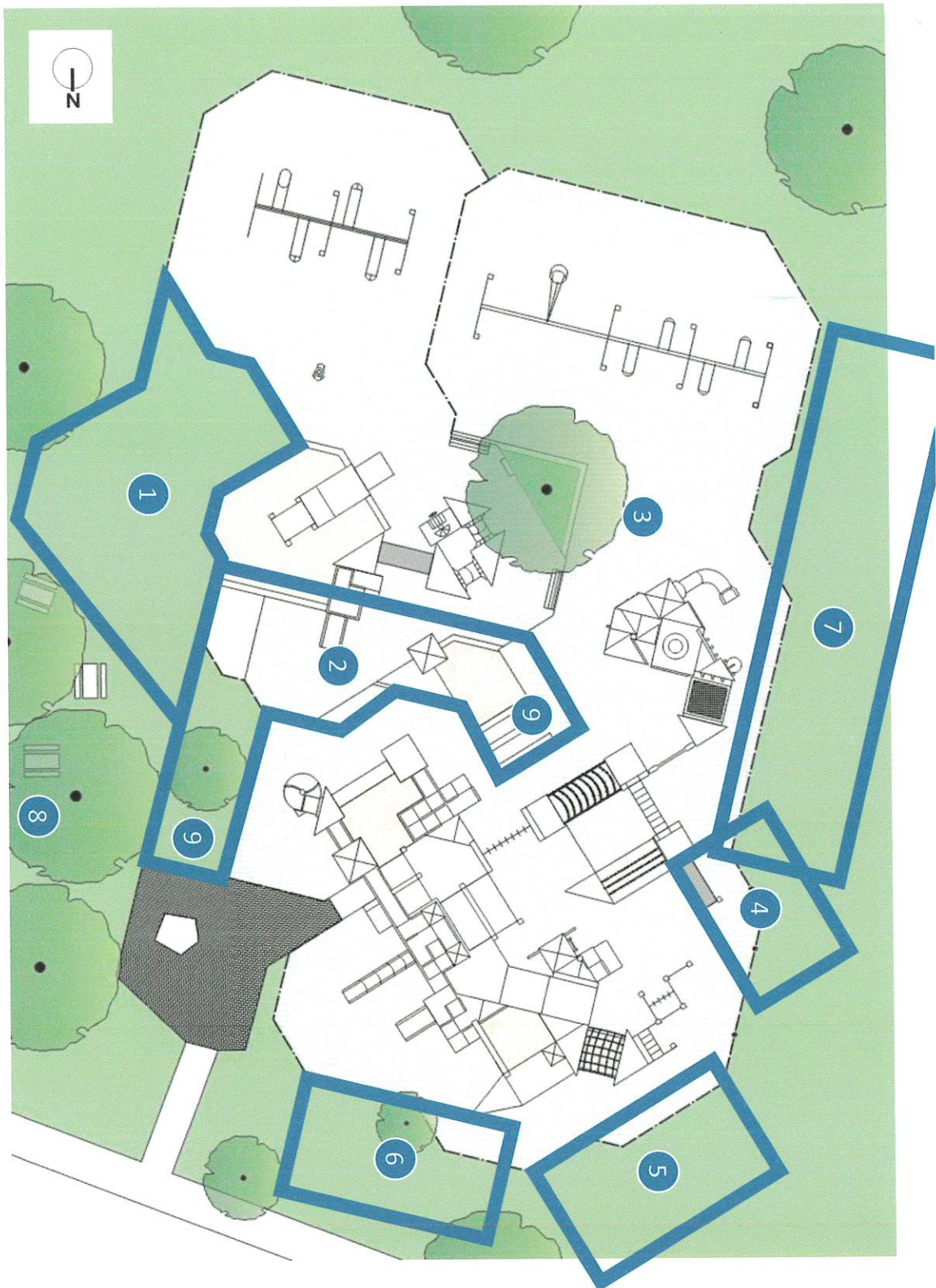
Additional Upgrade Options

Select replacement of existing structures.

Add new equipment adjacent to existing playground.

Repair existing playground to remain.





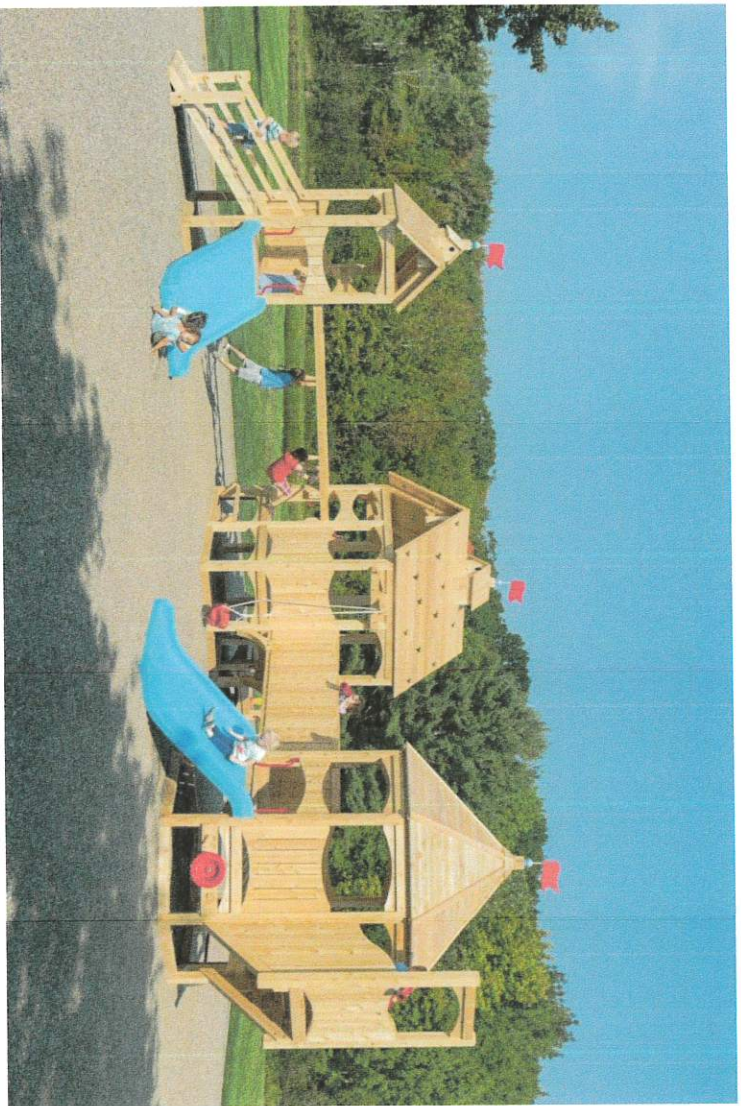
Legend

- 1 Expanded 2-5-year-old area
- 2 Sand, Water + Sound
- 3 Spinner Bowl
- 4 Cliff Rider
- 5 Fitness
- 6 Carousel
- 7 Zip Line
- 8 Hammock
- 9 Child Seating
- 10 Unitary Surfacing

ADDITIONAL UPGRADES Plan

The Jay's Nest
Tri-State Community Partners

Ground Reconsidered



ADDITIONAL UPGRADES

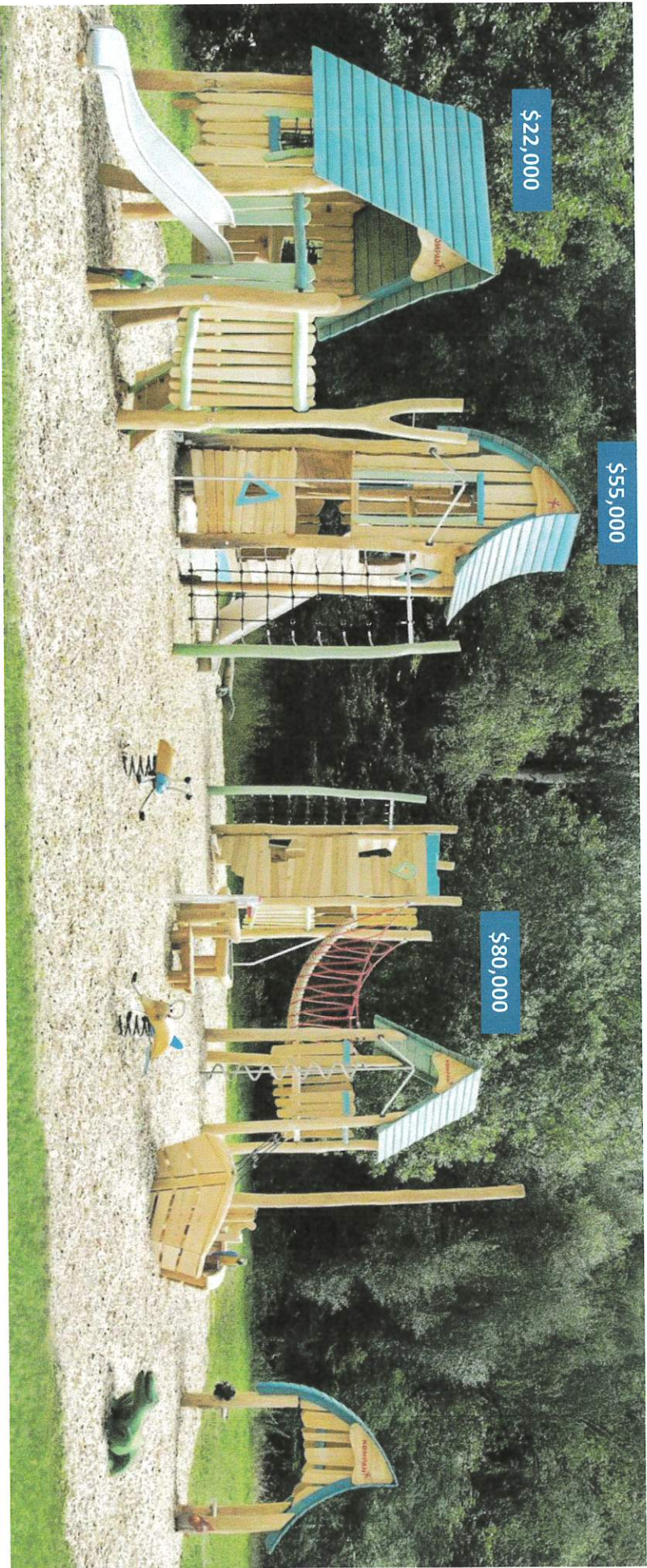
Expanded 2-5 Yr Old Area, CedarWorks Commercial

The Jay's Nest

Tri-State Community Partners

Ground Reconsidered

June 2024 | 29



\$22,000

\$55,000

\$80,000

ADDITIONAL UPGRADES

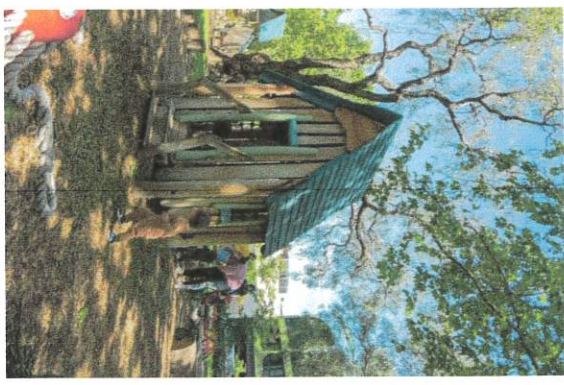
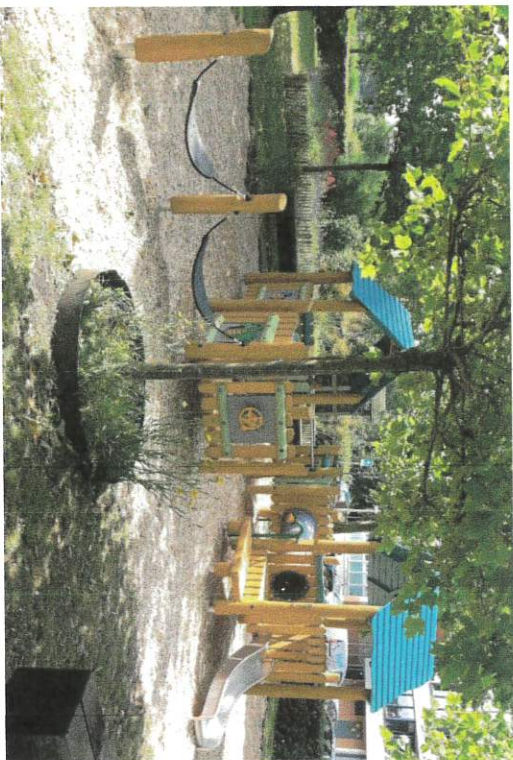
Expanded 2-5 Yr Old Area, KOMPAN Robinia Village

The Jay's Nest

Tri-State Community Partners

Ground Reconsidered

June 2024 | 30



ADDITIONAL UPGRADES

Expanded 2-5 Yr Old Area, KOMPAN Robinia Village

The Jay's Nest

Tri-State Community Partners

Ground Reconsidered

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ADDITIONAL UPGRADES

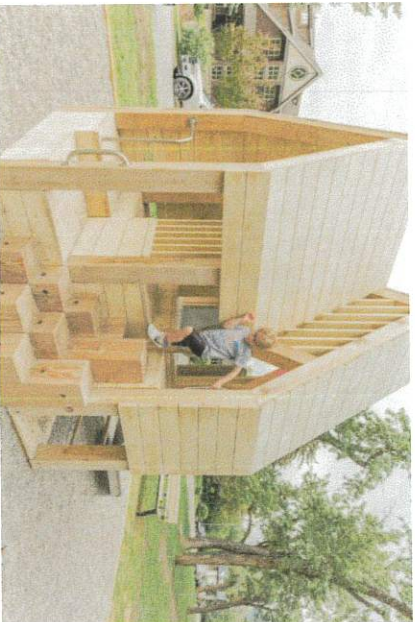
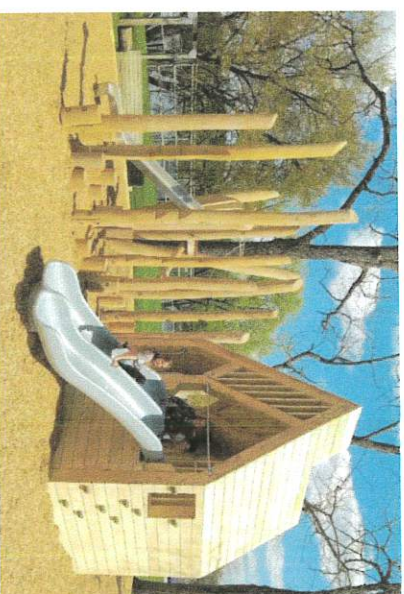
Expanded 2-5 Yr Old Area, Earthscape

The Jay's Nest

Tri-State Community Partners

Ground Reconsidered

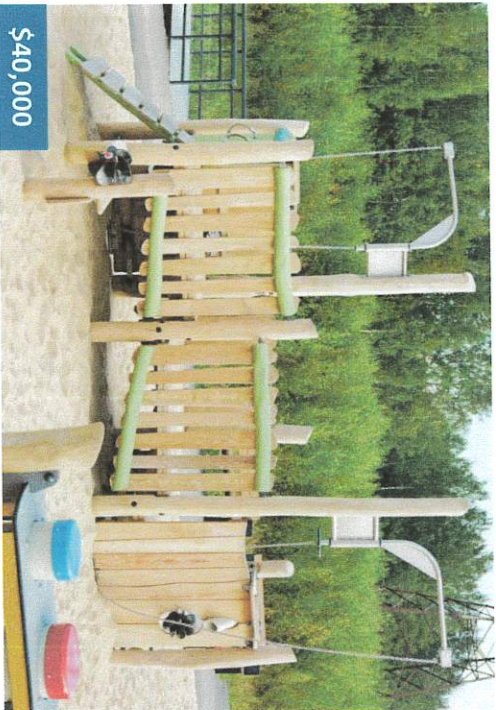
June 2024 | 32



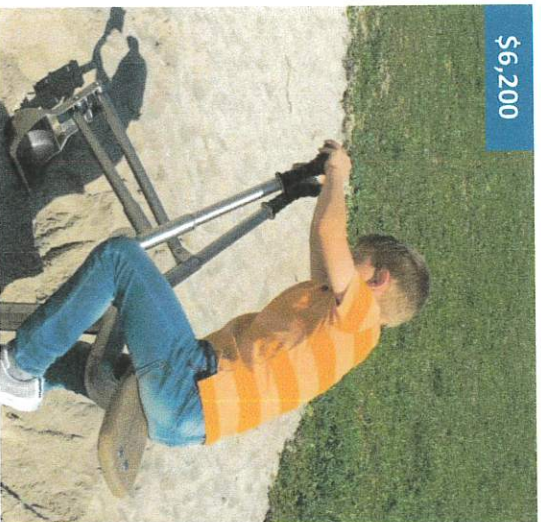
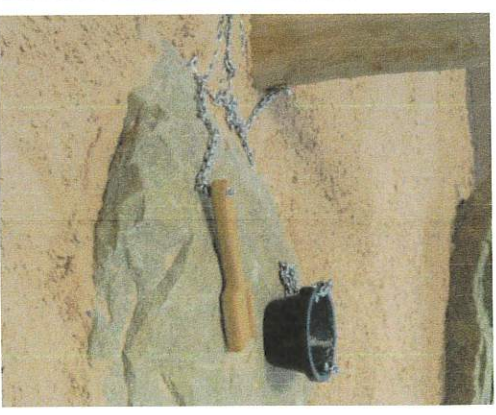
ADDITIONAL UPGRADES
Expanded 2-5 Yr Old Area, Earthscape

The Jay's Nest
Tri-State Community Partners

Ground Reconsidered
June 2024 | 33



\$40,000



\$6,200



ADDITIONAL UPGRADES

Sand Play

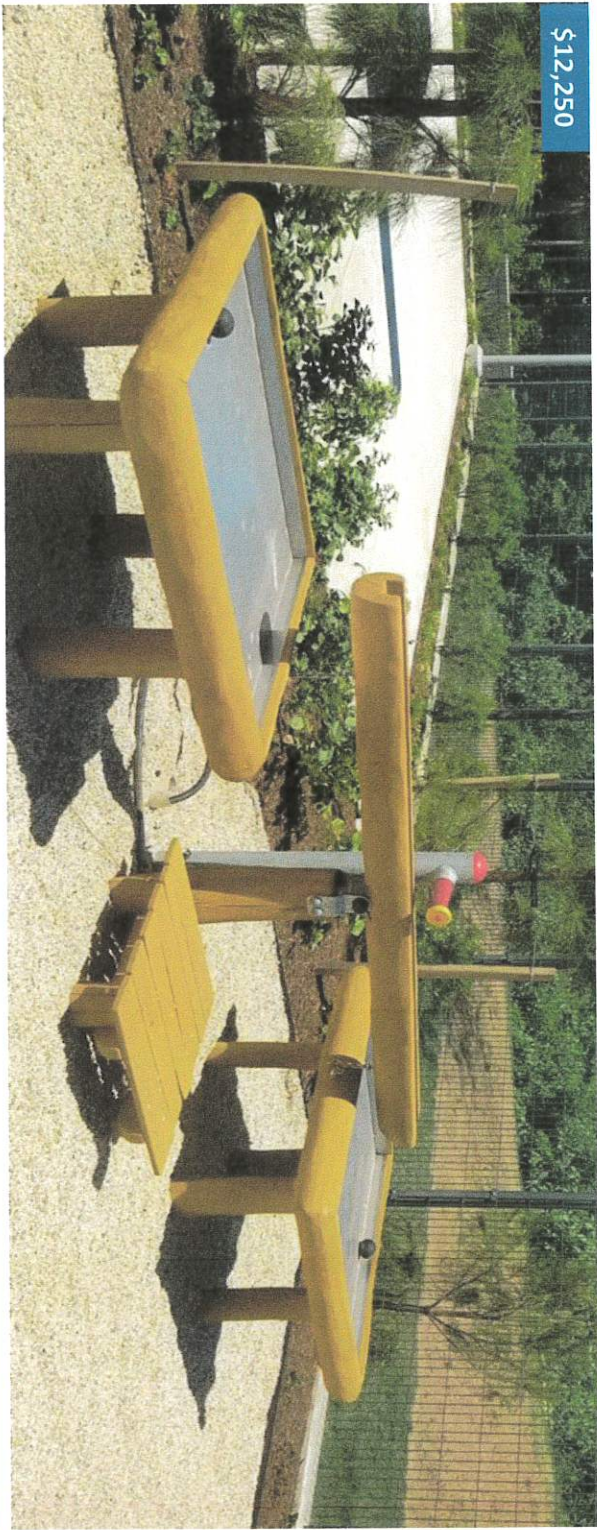
The Jay's Nest
Tri-State Community Partners

Ground Reconsidered

June 2024 | 34



\$12,250



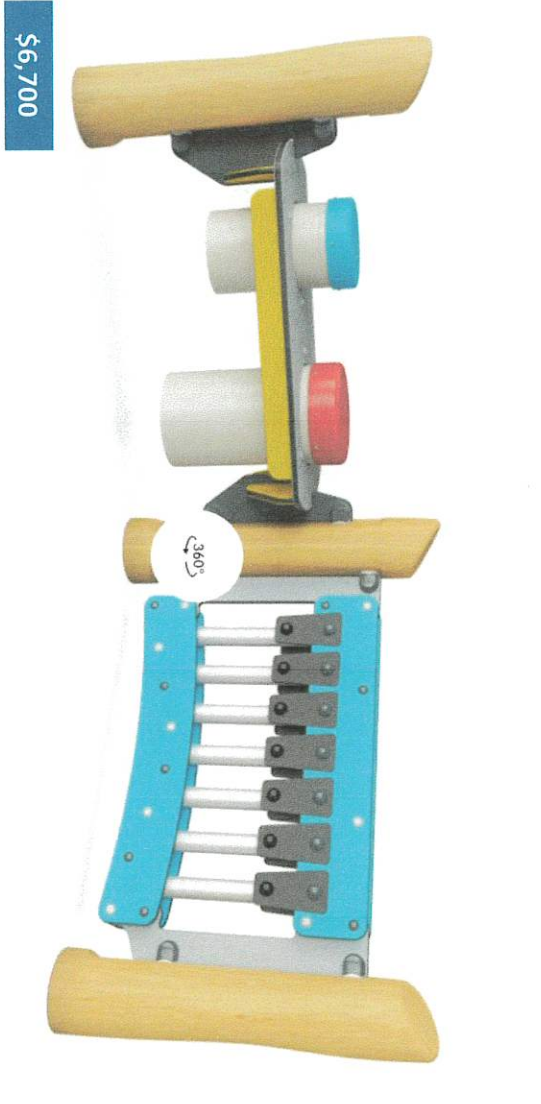
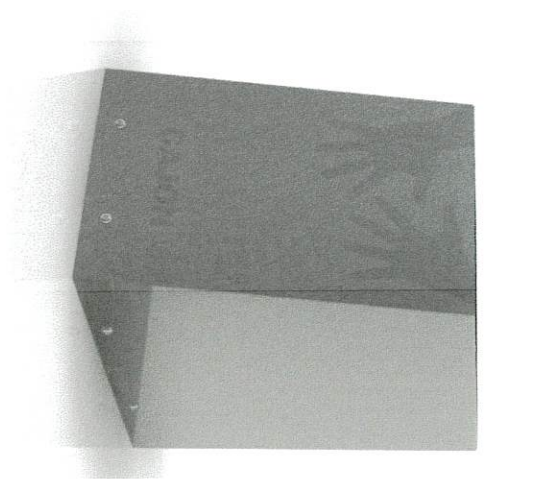
ADDITIONAL UPGRADES

Water Play

The Jay's Nest
Tri-State Community Partners

Ground Reconsidered

June 2024 | 35



\$6,700

ADDITIONAL UPGRADES

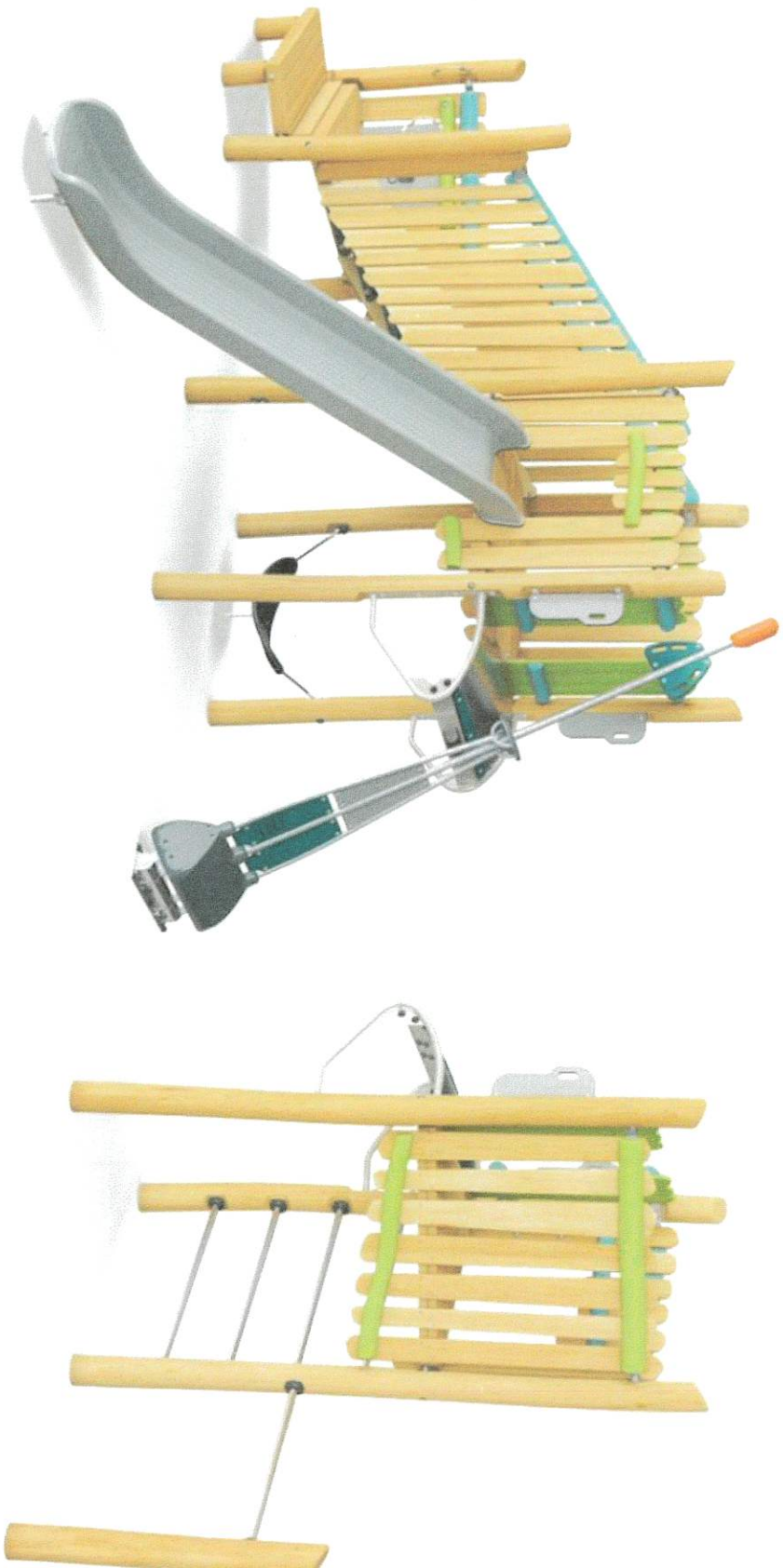
Sound Play

The Jay's Nest
Tri-State Community Partners

Ground Reconsidered

June 2024 | 36

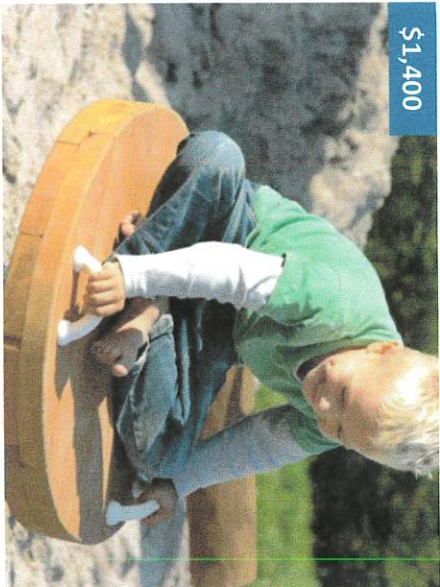
\$55,000



ADDITIONAL UPGRADES
5- to 12-year-old, KOMPAN Robinia Cliff Rider

The Jay's Nest
Tri-State Community Partners

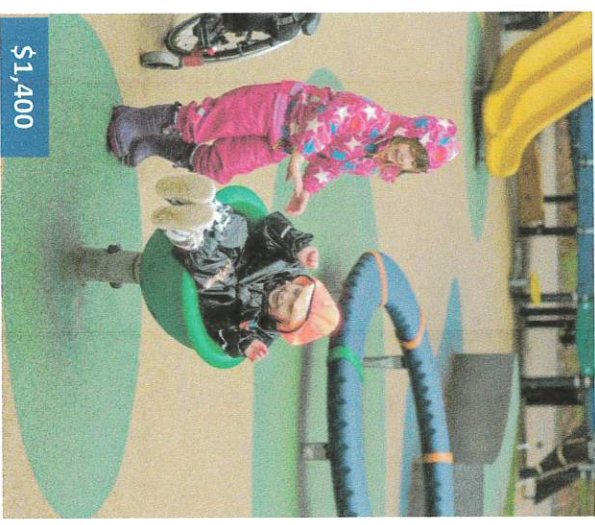
Ground **Reconsidered**
June 2024 | 37



\$1,400



\$20,000



\$1,400

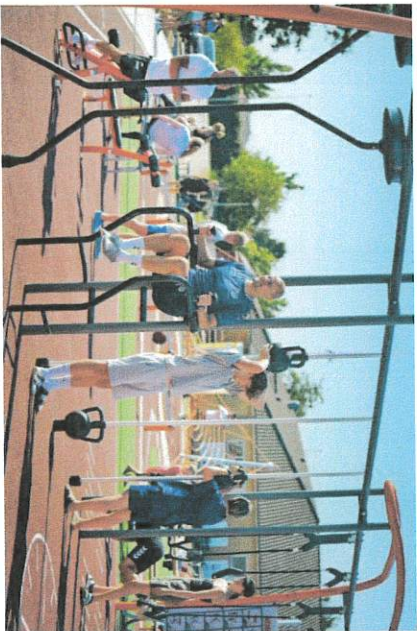
ADDITIONAL UPGRADES

Spinning

The Jay's Nest
Tri-State Community Partners

Ground Reconsidered

June 2024 | 38



\$52,000

ADDITIONAL UPGRADES
Fitness, 12+ years old

The Jay's Nest
Tri-State Community Partners

Ground Reconsidered
June 2024 | 39

\$48,000



ADDITIONAL UPGRADES

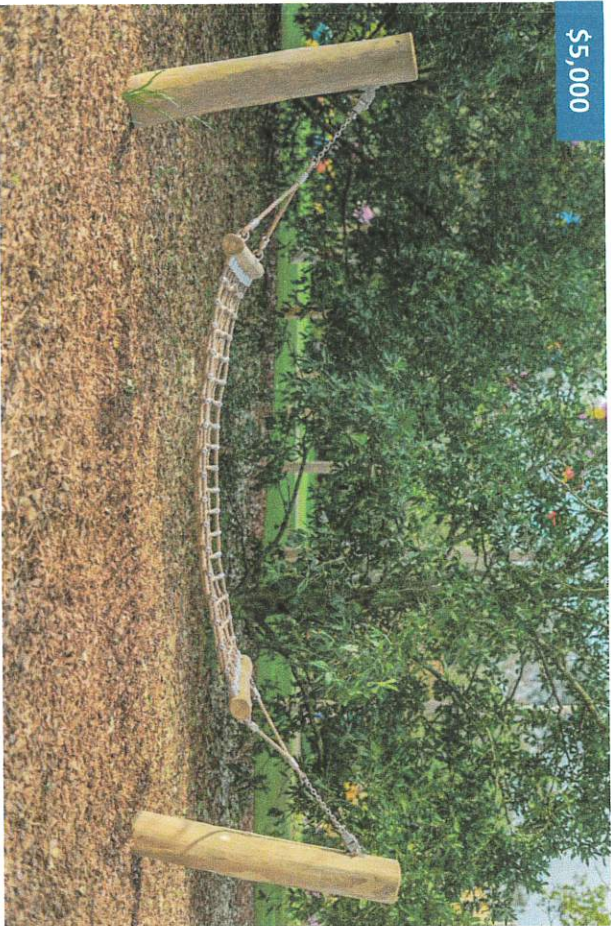
Zip Line

The Jay's Nest

Tri-State Community Partners

Ground Reconsidered

June 2024 | 40



\$5,000



\$2,200

ADDITIONAL UPGRADES

Seating

The Jay's Nest

Tri-State Community Partners

Ground **Reconsidered**

June 2024 | 41



ADDITIONAL UPGRADES

Unitary PIP Safety Surfacing

The Jay's Nest

Tri-State Community Partners

Ground **Reconsidered**

June 2024 | 42



CITY OF SEAFORD POLICE DEPARTMENT

300 Virginia Avenue
Seaford DE 19973
(302) 629-6645



NB# Z
3/16/24

TO: File
FROM: Marshall Craft
Chief of Police
DATE: March 02, 2026
RE: City of Seaford – Nutter Park Opioid Prevention & Community Stabilization Initiative

I. Executive Summary



The City of Seaford proposes the Nutter Park Opioid Prevention & Community Stabilization Initiative, a comprehensive, place-based prevention and recovery support strategy centered at Nutter Park, located directly behind Chandler Heights in Seaford, Delaware.

This initiative aligns with the intent and eligible uses of the Delaware Prescription Opioid Settlement Distribution Commission (POSDC) by:

- Expanding primary prevention programming
- Increasing youth and family engagement
- Supporting early intervention and referral pathways
- Enhancing harm reduction awareness
- Building a safe, structured environment for sustained prevention programming

Following two homicides in March 2025 (one at Nutter Park and one on Clarence St.), this initiative is designed to stabilize a high-risk environment and convert it into a structured prevention hub that directly addresses risk factors associated with opioid misuse, substance use disorder (SUD), and overdose.

The requested funds will support:

1. Infrastructure enhancements (secondary but necessary for safe program delivery)
2. Structured opioid prevention programming
3. Youth-focused coordinated events
4. Community education and overdose prevention outreach
 1. Schools
 2. Boys & Girls Club
 3. Community events
5. Data-driven evaluation and reporting
6. Life-saving emergency response enhancements (AED deployment in all patrol vehicles)
7. Equipment storage and mobile program support capacity

II. Statement of Need

Seaford serves approximately 9,000 residents and continues to experience elevated violent crime rates per capita relative to other Delaware municipalities. The Chandler Heights/Nutter Park area presents:

- Concentrated youth gathering location
- Limited structured supervision
- Prior violent incidents
- Proximity to households impacted by substance use disorder
- Limited safe recreational infrastructure

Sussex County continues to experience significant opioid-related morbidity and mortality. Risk factors in this neighborhood include:

- Economic stressors
- Trauma exposure
- Limited after-school engagement
- Exposure to drug activity
- Lack of positive structured programming

Research-based prevention principles show that environmental design + structured programming + consistent adult engagement significantly reduce substance initiation and later SUD.

III. Program Overview

Program Name:

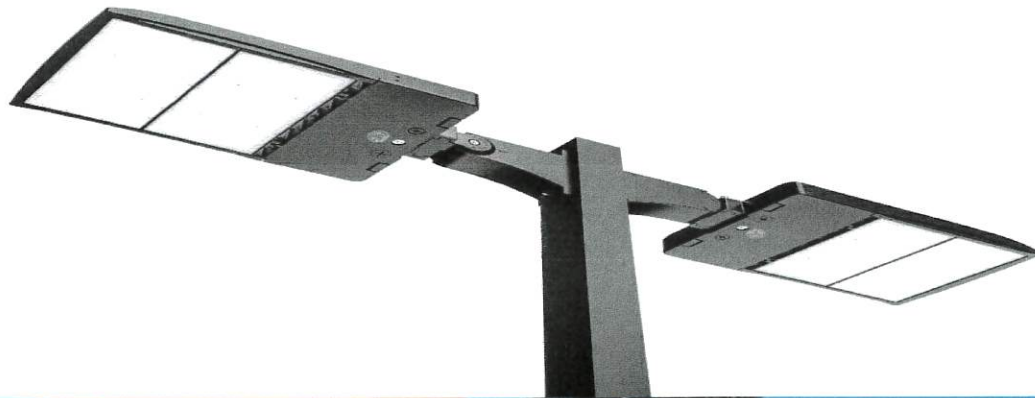
Nutter Park Prevention Hub (NPPH)

This initiative combines:

1. Environmental Safety Improvements (Secondary Support Component)_____
2. Primary Prevention Programming
3. Youth Skill-Building & Athletic Engagement
4. Family Education & Harm Reduction Awareness

5. Referral & Early Intervention Pathways
6. Life-Saving Emergency Response Support (AED deployment & trained officer response)
7. Mobile Program Equipment & Supply Storage

IV. Infrastructure Enhancements (Supportive to Eligible Programming)



A. Basketball Court Rehabilitation

- Resurface two courts
- Replace poles and nets on both courts
- Improve striping

B. Lighting Installation

- High-efficiency LED lighting
- Includes installation of required pole(s) and electrical components
- Increase visibility and safety
- Supports structured supervised events

C. Surveillance Cameras

- Integrated with SPD system
- Includes camera hardware and installation supplies
- Supports violence deterrence
- Creates a safe prevention environment

D. Sidewalk Installation (Collins Avenue)

- Improves pedestrian safety
- Enables walk-to-program access
- Encourages community exercise programming

E. AEDs

- Equip Patrol vehicles with AEDs for immediate overdose response for cardiac and respiratory arrests.
- Officers are often first on scene for opioid-related emergencies.
- AED use with naloxone increases survival rates.
- Reduces time-to-treatment during cardiac and respiratory arrest.
- Aligns with POSDC priorities: harm reduction, overdose prevention, and emergency response support.

F. Police Officer funding

- Assist with structured youth engagement
- Provide safety oversight during prevention programming
- Participate in prevention messaging
- Support community trust-relationship building

H. Programming (Curriculum)

- Age-appropriate opioid and fentanyl Education, Prevention, and Awareness.
- Refusal skills and peer pressure resistance training.

- Trauma-informed coping and mental health literacy.
- Decision-making and life skills development.
- Family education on overdose prevention and safe medication practices.

V. Detailed Program Components

1. Youth Opioid Prevention & Life Skills Series

Target Population: TBD (main focus is on youth)

Frequency: TBD (monthly and quarterly)

Total Annual Cycles: TBD

Curriculum Focus:

- Opioid education and prevention (age-appropriate)
- Fentanyl awareness
- Refusal skills
- Decision-making
- Trauma-informed coping skills
- Peer pressure navigation
- Mental health literacy
- Safe medication storage education

Delivery:

- Partner-led facilitation
- SPD Community Policing support
- Day and or Evening sessions (Nutter Park, Churches, Boys & Girls Club, Chandler Heights community room, Meadowbridge Community Room)
- Combination of classroom-style (portable setup) + activity-based learning

2. Coordinated Youth Events (Nutter Park, Churches, Boys & Girls Club, Chandler Heights Community Room, Meadowbridge Community Room)

Annual Event Target: TBD (# of Coordinated Events)

Breakdown: (Need to include the number of events for each of the below items)

- ___ Structured Basketball Prevention Skills drills
- ___ "Prevention Nights in the Park"
- ___ Family Education & Resource Nights
- ___ Summer Kickoff & Back-to-School events

- ____ Youth Leadership & Anti-Drug Rally Events
- ____ Education & Prevention training (schools, Boys & Girls Club, community event)

Each event may have one or more of the following:

- Include opioid Education & Prevention messaging
- Provide resource tables
- Include naloxone education
- Offer confidential referral access
- Include positive structured recreation

3. Athletic Engagement as a Prevention Strategy

Create partnerships to host youth-connected and structured sports to lower substance initiation rates: Examples

- Structured league nights
- Education & Prevention-themed skills drills
- Swag items with anti-drug messaging
- Coach training in recognizing early substance risk signs

4. Family & Adult Education Series (examples)

Quarterly sessions covering:

- Recognizing opioid misuse signs
- Naloxone education
- Safe medication disposal
- Accessing treatment
- Grief support for overdose loss
- Trauma-informed parenting

5. Early Intervention & Referral Pathways (examples)

On-site coordination with:

- Treatment providers
- Recovery navigators
- Behavioral health professionals
- SCORI – Seaford Community Opioid Initiative PEER program

Referrals documented (de-identified) for reporting metrics.

VI. Potential Non-Profit Partners (Sussex County, DE)

‘Comprehensive Community Strategy’ (examples)

1. Tidal Health

- Mobile Integrated Health
- Community Health - Navigation/Harm/Risk Reduction
- Behavioral health services
- Community education
- Overdose response training
- Continuum of Care

2. Brandywine Counseling & Community Services

- SUD treatment
- Prevention education
- Youth counseling

3. Connections Community Support Programs

- Mental health
- Crisis response
- Case management

4. Delaware Guidance Services

- Youth behavioral health
- Prevention education

5. La Esperanza

- Bilingual outreach
- Hispanic community engagement
- Prevention access

VII. Goals & Measurable Objectives

Goal 1:

Increase youth opioid education, prevention, awareness, and refusal skills.

Objective:

- Reach _____ youth annually
- _____% demonstrate improved knowledge (pre/post testing or questionnaire)

Goal 2:

Reduce risk factors associated with youth substance initiation.

Objective:

- Host _____ structured youth events annually
- Maintain average attendance of _____ + youth per event

Goal 3:

Increase community knowledge of overdose response, education, and prevention.

Objective:

- Train _____ adults annually in naloxone awareness
- Distribute educational materials at all community events

VIII. Deployment Timeline (12 Months)

Quarter 1:

- Finalize partner MOUs
- Begin infrastructure improvements
- Launch first youth series for opioid education and prevention

Quarter 2:

- Host _____ events
- Begin family education nights

Quarter 3:

- Summer prevention skills/drills series
- Conduct mid-year evaluation

Quarter 4:

- Fall education and prevention series
- Annual outcome reporting

IX. Reporting & Evaluation Plan

To meet POSDC mandatory reporting:

Data Collected:

- Attendance numbers
- Demographics (non-identifying)
- Pre/post knowledge surveys
- Referral counts
- Event frequency
- Partner reports

Reporting Schedule:

- Monthly progress/finance report
- Quarterly progress/finance report
- Financial expenditure tracking
- Annual performance report
- Outcome summary tied to opioid education and prevention metrics

Evaluation Method:

- KPIs
- Knowledge increase measurement
- Participation retention tracking
- Incident comparison at Nutter Park (baseline vs 12 months)
- Partner performance review

X. Budget Alignment Summary (High-Level)

Category	Estimate Allocation
• Basketball poles(4), backboards (4), rim/nest (4), and Labor	\$16,426.30
• Basketball Court Resurfacing and striping x 2	\$20,000.00
• Nutter Park Lights, poles, breakers, receptacles, and related supplies	\$ 6,922.95
• Surveillance Camera (includes hardware & install)	\$ 3,500.00
• Sidewalk across Nutter Park along Collins Avenue	\$78,400.00
• AEDs – upfit police vehicles (5 x \$1,651 each/5 pads @ 196 each. S/H)	\$ 9,235.00
• Police Officer Funding (Community Event Overtime/Detail support)	\$ 5,000.00
• Programming (education & prevention)/Coordination) *was \$135,813.60	\$132,423.45
• Total allocation:	\$271,907.70

NOTE: Sidewalk quote came in nearly double the expected cost (\$40k to \$78,400)

- I reduced AED from \$21k to \$9,235
- I reduced Police Officer Funding from \$10k to \$5k
- I reduced the lighting expense from \$14,147.80 to 6,922.95 by removing the labor (\$7224.85)
- I removed the 7'x14' enclosed trailer - \$6,000
- I removed the swag items engagement & support - \$5,000

XI. Sustainability Plan

- Ongoing Parks & Recreation programming
- SPD community policing integration
- Partner grant collaboration
- Local sponsorship for athletic uniforms
- Future POSDC continuation funding eligibility

XII. Conclusion

The Nutter Park Prevention Hub transforms a previously destabilized environment into a structured prevention-centered community asset.

This proposal:

- Meets opioid settlement eligibility intent
- Combines infrastructure with prevention
- Provides measurable outcomes
- Establishes sustained youth engagement
- Strengthens community trust
- Expands life-saving overdose response capacity
- Ensures structured, secure delivery of prevention programming

NB#3
3/10/26

ORDINANCE #2026-02

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 §15.58.6 to read as shown on the following pages.

03/10/2026	Date of First Reading
00/00/2026	Date of Second Reading & Adoption
00/00/2026	Date of Advertisement
00/00/2026	Date the Ordinance is Effective

CITY OF SEAFORD

By: _____
Mayor

Witness: _____

Attest: _____
City Manager

CHAPTER 15 – Zoning, Land Use & Development

ARTICLE 58 – Off-Street Parking and Loading

§ 15.58.6 Parking Areas for vehicles being used by persons with disabilities.

- A. Parking spaces or zones for use by persons with disabilities which limit or impair the ability to walk shall be provided in accordance with 21 Del. C §4183A.
- B. No new accessible parking spaces may be installed, and no existing accessible parking spaces may be restriped, repainted, resurfaced or otherwise altered, until a permit authorizing such action has been issued and confirming that any accessible parking spaces are in compliance with 21 Del. C §4183A(d).
- C. For purposes of this section, “conspicuously marked” means that a vertical sign has been placed at an approximate height of at least five feet when measured from the surface directly below the sign to the bottom of the sign for each parking space or zone. The sign shall comply with federal specifications for the identification of a parking zone or space of persons with disabilities which limit or impair the ability to walk. A sign at least 12 inches wide (horizontal) by 18 inches tall (vertical) that includes the international symbol of accessibility shall be required for each parking space or zone for persons with disabilities which limit or impair the ability to walk. These requirements may not be constructed to preclude additional markings, such as the international wheelchair symbol or a striped extension area painted on the space or zone, or a tow-away warning sign. Signs shall also comply with 21 Del. C § 4183A(j).
- D. The Building Official and/or their designee shall issue a written notice of violation and corrective order to an individual of record or artificial entity of record of private property that is generally accessible to the public who has failed to erect and maintain accessible parking spaces, areas, and signage pursuant to this section. Such corrective order shall afford the individual of record or artificial entity of record found in violation of this section with at least 10 calendar days and not more than 30 calendar days to achieve compliance with this section. If, after 30 days from the date that the written notice of violation and corrective order is issued, the individual of record or artificial entity of record has not erected and or maintained the required accessible parking spaces, area, or signage, the Building Official and/or their designee shall assign a fine per §8.2.20(E).
- E. An individual or artificial entity who violates any provision of this section shall receive a mandatory fine of \$100 for a first offense, and for a subsequent like offense, a mandatory fine of \$500.

NOT 4
3/10/26

ORDINANCE #2026-04

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SEAFORD, an ordinance to amend Chapter 9, of the Municipal Code of Seaford, Delaware relating to "Plumbing", in the manner following, to wit:

Chapter 9, Article 1, of the Municipal Code of Seaford, Delaware is hereby amended by striking out all of said ARTICLE 1 and substituting in lieu thereof a new ARTICLE 1 to read as shown on the following pages.

03/10/2026	Date of First Reading
00/00/2026	Date of Second Reading & Adoption
00/00/2026	Date of Advertisement
00/00/2026	Date the Ordinance is Effective

CITY OF SEAFORD

By: _____
Mayor

Witness: _____

Attest: _____
City Manager

CHAPTER 9 - PLUMBING

ARTICLE 1 – PLUMBING CODE

[Amended on 09/13/2011 by Ordinance #2011-03]

[Amended on 10/22/2019 by Ordinance #2019-04]

[Amended on 00/00/2026 by Ordinance #2026-04]

§ 9.1.1 Title. This article shall be known as the “Plumbing Code of the City of Seaford, Delaware”.

§ 9.1.2 Adoption of Plumbing Code.

- A. The *International Plumbing Code*, 2018-2021 edition with amendments, including Appendix Chapters B, C, D, and E, as published by the International Code Council, be and is hereby adopted as the Plumbing Code of the City of Seaford, in the State of Delaware for regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Plumbing Code on file in the office of the Building Official of the City of Seaford are hereby referred to, adopted, and made a part hereof, as if they were fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in § 9.1.3 of this Code.
- B. At least one (1) copy of the Plumbing Code shall be on file in the office of the City Building Official for public inspection and use.
- C. Any and all existing ordinances or parts of ordinances in conflict herewith are hereby repealed.
- D. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City of Seaford hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared invalid.
- E. Nothing in this ordinance or in the Plumbing Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in § 9.1.2 (C) of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.
- F. The City Manager is hereby ordered and directed to cause this ordinance to be published.
- G. This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect thirty (30) days from and after the date of its advertisement in a newspaper of local circulation.

§ 9.1.3 Amendments to the ~~2018~~ 2021 International Plumbing Code.

A. The following sections are hereby revised:

1. § 101.1 Delete: [NAME OF JURISDICTION], Insert: **City of Seaford, Delaware**
2. § 102 Insert at end of section: **§102.12 City of Seaford Standard Design Specifications.** The most current edition of the City of Seaford Standard Design Specifications are hereby a referenced part of this code and as such are enforceable under this code.
3. § 102.7 Delete: ~~this code for new installations.~~, Insert: **§105.4.1 of this code.**

a. ~~§ 103~~ Delete Title: ~~DEPARTMENT OF PLUMBING INSPECTION~~, Insert: **CODE DEPARTMENT**

4. § 103.1 Delete: ~~department of plumbing inspection~~[INSERT NAME OF DEPARTMENT], Insert: **Code Department**

Delete: ~~code official~~, Insert: **Building Official**

Insert at the end of the paragraph: ~~All references within this Code, to "Department of Plumbing Inspection", are hereby deleted and replaced with "Code Department". All references within this Code, to "code official", are hereby deleted and replaced with "Building Official".~~

5. § 103.2 Delete: ~~The code official shall be appointed by the chief appointing authority of the jurisdiction,~~ Insert: **The Building Official shall be hired by the City Manager**
6. § 105.4.1 Delete: ~~Materials, equipment and devices shall not be reused unless such elements have been reconditioned, tested, placed in good and proper working condition and approved.~~ Insert: **No permits shall be issued by the Building Official unless the structure to be erected, constructed, enlarged, altered, repaired, moved or emplaced shall be of new materials and equipment.**
7. § ~~106.6.2~~109.2 Delete: ~~indicated in the following schedule: [JURISDICTION TO INSERT APPROPRIATE SCHEDULE]applicable governing authority,~~ Insert: **established by City Council.**
- ~~8.~~ § ~~106.6.3~~109.5 Delete: ~~Fee refunds. The code official shall authorize the refunding of fees as follows:~~
- ~~9.~~ ~~1.~~ ~~The full amount of any fee paid hereunder that was erroneously paid or collected.~~
- ~~10.~~ ~~2.~~ ~~Not more than [SPECIFY PERCENTAGE] percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.~~
- ~~11.~~ ~~3.~~ ~~Not more than [SPECIFY PERCENTAGE] percent of the plan review fee paid when an application for a permit for which a plan review fee has been~~

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paid is withdrawn or canceled before any plan review effort has been expended.

~~12.~~

~~8. The code official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment. The code official is authorized to establish a refund policy.~~

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9. § 113.1 Delete: applicable governing authority Insert: City Council

10. § 113 Insert at end of section:

§113.5 Board meetings; records.

- A. Meetings of the Board shall be held at the call of the Chairman and at such other times, as the Board may determine.
- B. The Chairman or in his absence, the acting chairman, may administer oaths and compel the attendance of witnesses.
- C. All meetings of the Board shall be open to the public.
- D. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions.
- E. The record shall be immediately filed in the City office and shall be a public record.

§ 113.6 Filing fee for appeal. A fee, as determined by the Mayor and Council, shall accompany each appeal to the Plumbing Board of Appeals.

§ 113.7 Hearings. The Board shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and by mail to the registered owners of the next five (5) properties adjoining or adjacent, in each direction, to the property upon which the appeal centers. The appeal shall be decided within a reasonable time not to exceed sixty (60) days from the date of the filing of such appeal. Upon the hearing, any party may appear in person or by agent or by attorney, provided that the agent or attorney produces authorization from his principal for acting in such a capacity.

11. § 114 Delete section in its entirety., Insert: Deleted.

13.12. § 108.4115.4 Delete: [SPECIFY OFFENSE], Insert: misdemeanor

Delete: [AMOUNT] dollars, Insert: five hundred dollars (\$500.00)

Delete: [NUMBER OF DAYS], Insert: ten (10)

14.13. § 108.5116.4 Delete: [AMOUNT] dollars, Insert: one hundred dollars (\$100.00)

Delete: [AMOUNT] dollars, Insert: five hundred dollars (\$500.00)

§ 109.2 Delete: The board of appeals shall consist of five members appointed by the chief appointing authority as follows: one for 5 years, one for 4 years, one for 3 years, one for 2 years and one for 1 year. Thereafter, each new member shall serve for 5 years or until a successor has been appointed. Insert: The board of appeals shall consist of three members appointed by the Mayor and Council.

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c. § 109.2.1 Delete: of five individuals, one from each of the following professions or disciplines:

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1. Registered design professional who is a registered architect or a builder or superintendent of building construction with at least 10 years' experience, 5 years of which shall have been in responsible charge of work.

2. Registered design professional with structural engineering or architectural experience.

3. Registered design professional with mechanical and plumbing engineering experience; or a mechanical and plumbing contractor with at least 10 years' experience, 5 work.

4. Registered design professional with electrical engineering experience; or an electrical contractor with at least 10 years' experience, 5 years of which shall have been in responsible charge of work.

5. Registered design professional with fire protection engineering experience; or a fire protection contractor with at least 10 years' experience, 5 years of which shall have been in responsible charge of work. Insert: members who are qualified by experience and training to pass on matters pertaining building construction and plumbing installation. Board members shall not be employees of the City of Seaford.

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d. § 109.2.2 Delete: The chief appointing authority shall appoint two alternate members who shall be called by the board chairman to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for board membership, and shall be appointed for 5 years or until a successor has been appointed. Insert: The Mayor and Council shall appoint one alternate member who shall be called by the board Chairman to hear appeals during the absence or disqualification of a member.

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e. § 109.2.3 Delete: Chairman. The board shall annually select one of its members to serve as chairman., Insert: Board meetings; records.

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A. Meetings of the Board shall be held at the call of the Chairman and at such other times, as the Board may determine.

- B. The Chairman or in his absence, the acting chairman, may administer oaths and compel the attendance of witnesses.
- C. All meetings of the Board shall be open to the public.
- D. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions.
- E. The record shall be immediately filed in the City office and shall be a public record.

§ 109.2.4 Delete: Disqualification of member. A member shall not hear an appeal in which that member has any personal, professional or financial interest., Insert: **Rules adoption.** The Plumbing Board of Appeals shall make and adopt rules in accordance with the provisions of this Chapter.

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g. § 109.2.5 Delete: Secretary. The chief administrative officer shall designate a qualified clerk to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the chief administrative officer. Insert: **Filing fee for appeal.** A fee, as determined by the Mayor and Council, shall accompany each appeal to the Plumbing Board of Appeals.

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h. § 109.2.6 Delete: Compensation of members. Compensation of members shall be determined by law. Insert: **Hearings.** The Board shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and by mail to the registered owners of the next five (5) properties adjoining or adjacent, in each direction, to the property upon which the appeal centers. The appeal shall be decided within a reasonable time not to exceed sixty (60) days from the date of the filing of such appeal. Upon the hearing, any party may appear in person or by agent or by attorney, provided that the agent or attorney produces authorization from his principal for acting in such a capacity.

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i. § 109.3 Delete section in its entirety., Insert: **Deleted.**

j. § 109.4 Delete section in its entirety., Insert: **Deleted.**

k. § 109.4.1 Delete section in its entirety., Insert: **Deleted.**

l. § 109.5 Delete section in its entirety., Insert: **Deleted.**

m. § 109.6 Delete section in its entirety., Insert: **Deleted.**

n. ~~§ 109.6.1~~ Delete section in its entirety., Insert: Deleted.

e. ~~§ 109.6.2~~ Delete section in its entirety., Insert: Deleted.

~~1.14.~~ § 202 Insert: **Solvent Cement**. This code prohibits the use of ~~all purpose~~**all-purpose** glue in any reference to solvent cement.

Insert: **Supervision of Work**. Work completed under the permit of a licensed plumber while employed by the licensed plumber, or the same firm, partnership, corporation, or owners of the company as the licensed plumber.

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~~2.15.~~ § 305.4.1 Delete: [NUMBER] inches (mm), Insert: **twenty four (24) inches**

Delete: [NUMBER] inches (mm), Insert: **twenty four (24) inches**

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~~3.16.~~ § 312.4 Delete section in its entirety., Insert: Deleted.

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~~4.17.~~ § 701.2 Delete: ~~Where a public sewer is not available, the sanitary drainage piping and systems shall be connected to a private sewage disposal system in compliance with state or local requirements. Where state or local requirements do not exist for private sewage disposal systems, the sanitary drainage piping and systems shall be connected to an approved private sewage disposal system that is in accordance with the International Private Sewage Disposal Code.~~

Insert:

- A. Every building in which plumbing fixtures are installed and all premises having drainage piping shall be connected to a public sewer.
- B. Building sewers, when installed by any person, firm or corporation other than the municipality, its agents, servants or employees, or by an independent contractor under contract with the City, shall be of approved materials listed in the City of Seaford Standard Design Specifications, from the public sewer to the clean out inside the curb line.
- C. When an existing sewer lateral does not have a clean out installed at the curb line, the property owner shall be responsible for the cost of all construction, installation, maintenance and/or repair of the building sewer from the building to the public sewer, including the wye branch, tap and any and all street repairs associated with said work.
- D. When a sewer lateral is installed with a clean out at the curb line, the property owner shall be responsible for the cost of all construction, installation, maintenance and/or repair of the building sewer on private property from the building to the cleanout wye branch at the curb line. Downstream from this point,

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the City shall be responsible for the cost of all construction, installation, maintenance and/or repair of the sewer lateral, including the wye branch, tap and any and all street repairs associated with said work.

5-18. § 903.1 Delete: {NUMBER} inches (mm), Insert: **six (6) inches**

6-19. § 918.1 Insert at end of paragraph: **The use of Air Admittance Valves shall only be permitted when specifically approved by the Building Official prior to use or installation.**

§ 9.1.4 through §9.1.99 RESERVED

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NB#15
3/10/20

ORDINANCE #2026-03

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SEAFORD, an ordinance to amend Chapter 4, of the Municipal Code of Seaford, Delaware relating to "Buildings", in the manner following, to wit:

Chapter 4, Article 1, of the Municipal Code of Seaford, Delaware is hereby amended by striking out all of said ARTICLE 1 and substituting in lieu thereof a new ARTICLE 1 to read as shown on the following pages.

03/10/2026	Date of First Reading
00/00/2026	Date of Second Reading & Adoption
00/00/2026	Date of Advertisement
00/00/2026	Date the Ordinance is Effective

CITY OF SEAFORD

By: _____
Mayor

Witness: _____

Attest: _____
City Manager

CHAPTER 4 - BUILDINGS

ARTICLE 1 – BUILDING CODE

[Amended on 06/11/2013 by Ordinance #2013-04]

[Amended on 12/09/2014 by Ordinance #2014-02]

[Amended on 10/22/2019 by Ordinance #2019-03]

[Amended on 12/08/2020 by Ordinance #2020-04]

[Amended on 00/00/2026 by Ordinance #2026-03]

§ 4.1.1 Title.

This article shall be known as the “Building Code of the City of Seaford, Delaware”.

§ 4.1.2 Adoption of Building Code.

- A. The *International Building Code*, ~~2018~~ 2021 edition with amendments, and including all referenced codes, as published by the International Code Council, is hereby adopted as the Building Code of the City of Seaford, in the State of Delaware for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the Building Official of the City of Seaford, Delaware are hereby referred to, adopted, and made a part hereof, as if they were fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in § 4.1.3 through § 4.1.7 of this Code.
- B. At least one (1) copy of this Code shall be on file in the office of the City Building Official for public inspection and use.
- C. Any and all existing ordinances or parts of ordinances in conflict herewith are hereby repealed.
- D. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City of Seaford hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared invalid.
- E. Nothing in this ordinance or in the Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in § 4.1.2 (C) of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.
- F. The City Manager is hereby ordered and directed to cause this ordinance to be published.

- G. This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect thirty (30) days from and after the date of its advertisement in a newspaper of local circulation.

§ 4.1.3 Amendments to the ~~2018-2021~~ International Building Code (IBC).

A. The following sections are hereby revised:

1. § 101.1 Delete: [NAME OF JURISDICTION], Insert: ~~the~~The City of Seaford, Delaware
2. § 101.4.3 Delete: The provisions of the International Private Sewage Disposal Code shall apply to private sewage disposal systems., Insert: All references within this Code to the International Private Sewage Disposal Code are hereby deleted with this amendment, refer to the ~~2018-2021~~ International Plumbing Code (IPC), as adopted in the Code of the City of Seaford § 9.1.2 .
- ~~1. § 103~~ Delete Title: DEPARTMENT OF BUILDING SAFETY, Insert: CODE DEPARTMENT
3. § 103.1 Delete: ~~Department of Building Safety~~[INSERT NAME OF DEPARTMENT], Insert: Code Department

~~Insert at the end of the paragraph: All references within this Code, to "Department of Building Safety", are hereby deleted and replaced with "Code Department".~~
4. § 103.2 Delete: appointed by the chief appointing authority of the jurisdiction, Insert: hired by the City Manager
5. § 104.9.1 Delete: ~~Materials that are reused shall comply with the requirements of this code for new materials. Used equipment and devices shall not be reused unless approved by the building official. The use of used materials which meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless approved by the building official.~~ Insert: No permits shall be issued by the Building Official unless the structure to be erected, constructed, enlarged, altered, repaired, moved or emplaced shall be of new materials and equipment.
6. § 105.2, Building: (1) Delete: tool and storage sheds,
7. § 105.2, Building: (2) Delete: Fences not over 7 feet (2134mm) high., Insert: The repair and or replacement of a roofing material, i.e. shingles, underlayment paper, metal roofing, down to but not including roof sheathing, however, If any part of the roof structure or roof

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sheathing is in need of repair or replacement, a permit is required.

8. § 105.2, Building: (6) Delete: Sidewalks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below and which are not part of an accessible route.; Insert: **Deleted.**
9. § 105.2, Building: (9) Delete: Prefabricated swimming pools accessory to a Group R-3 occupancy, as applicable in Section 101.2, which are less than 24 inches (610 mm) deep, do not exceed 5,000 gallons (18,925 L) and are installed entirely above ground.; Insert: **Deleted.**
10. § 105.2.2 Delete: public service agencies by established right.; Insert: **the City of Seaford.**
11. § 105.3 Delete: applicant; Insert: **property owner, or his duly authorized representative**
12. § 109.1 Delete: prescribed by law; Insert: **as established by City Council**
13. § 109.2 Delete: applicable governing authority; Insert: **City Council**
14. § 109.4 Delete: building official; Insert: **City Council**
15. § 109.5 Delete: prescribed by law; Insert: **as established by City Council**
16. § 109.6 Delete: Refunds. The building official is authorized to establish a refund policy; Insert: **Deleted.**
17. § 113.1 Delete: appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.; Insert: **the City Council.**
18. § 113.3 Delete: Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction.; Insert: **Deleted.**
19. § 1612.3 Delete: [INSERT NAME OF JURISDICTION]; Insert: **theThe City of Seaford, Delaware**
- Delete: [INSERT DATE OF ISSUANCE]; Insert: **June 16, 1995**
22. § 1612.4 Insert after § 1612.4:
1612.4.1 Elevation requirements.
The minimum elevation requirements shall be as specified in ASCE 24 or the base flood elevation plus eighteen inches (18"), whichever is higher **and also** include electrical systems, equipment and

components; heating, ventilating, air-conditioning; plumbing appliances and plumbing fixtures; duct systems; and other service equipment.

§ 4.1.4 Amendments to the ~~2018~~ 2021 International Residential Code (IRC).

A. The following sections are hereby revised:

1. § R101.1 Delete: ~~[NAME OF JURISDICTION]~~, Insert: ~~the~~The City of Seaford, Delaware
2. § R103 Delete Title: DEPARTMENT OF BUILDING SAFETY, Insert: CODE DEPARTMENT
3. § R103.1 Delete: ~~Department of Building Safety~~, Insert: Code Department

Insert at the end of the paragraph: All references within this Code, to "Department of Building Safety", are hereby deleted and replaced with "Code Department".
4. § R103.2 Delete: ~~appointed by the chief appointing authority of the jurisdiction~~, Insert: hired by the City Manager
5. § R104.9.1 Delete: ~~Used materials, equipment and devices shall not be reused unless approved by the building official~~, Insert: No permits shall be issued by the Building Official unless the structure to be erected, constructed, enlarged, altered, repaired, moved or emplaced shall be of new materials and equipment.
6. § R105.2, Building: (1) Delete: ~~One-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m²)~~, Insert: Deleted.
7. § R105.2, Building: (2) Delete: ~~Fences not over 7 feet (2134 mm) high~~, Insert: The repair and or replacement of a roofing material, i.e. shingles, underlayment paper, metal roofing, down to but not including roof sheathing, however, if any part of the roof structure or roof sheathing is in need of repair or replacement, a permit is required.
8. § R105.2, Building: (5) Delete: ~~Sidewalks and driveways, not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below~~, Insert: Deleted.
9. § R105.2, Building: (7) Delete: ~~Prefabricated swimming pools that are less than 24 inches (610 mm) deep~~, Insert: Deleted.
10. § R105.2, Building: (10) Delete: ~~Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches~~

~~(762 mm) above grade at any point, are not attached to a dwelling and do not serve the exit door required by Section R311.4.~~ Insert: Deleted.

11. § R105.2.3 Delete: public service agencies by established right, Insert: the City of Seaford.
12. § R105.3 Delete: applicant, Insert: property owner, or his duly authorized representative
13. § R108.1 Delete: prescribed by law, Insert: as established by City Council
14. § R108.2 Delete: applicable governing authority, Insert: City Council
15. § R108.4 Delete: prescribed by law, Insert: as established by City Council
16. § R108.5 Delete: Refunds. The building official is authorized to establish a refund policy, Insert: Deleted.
17. § R108.6 Delete: applicable governing authority, Insert: City Council
18. § R112.1 Delete: appointed by the governing body and shall hold office at its pleasure, Insert: the City Council.
- Delete: adopt rules of procedure for conducting its business and shall
19. § R112.3 Delete: Qualifications. The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction, Insert: Deleted.
20. § R313.2 Delete: An automatic residential fire sprinkler system shall be installed in one and two family dwellings.
- Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system, Insert: One and two family dwelling unit fire sprinkler systems shall not be required per this Section R313.2 in The City of Seaford, but if a dwelling unit fire sprinkler system is installed, said installation shall comply with the requirements of Section P2904 or NFPA 13D, as applicable.
21. § R313.2.1 Delete: Design and installation. Automatic residential fire sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.

22. Table R301.2(1) Delete the table, footnotes to remain, and insert the following table:

TABLE R301.2 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA												
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED ^a	FLOOD HAZARDS ^a	AIR FREEZING INDEX ^a	MEAN ANNUAL TEMP.
	SPEED ^a (mph)	Topographic effects ^a	Special wind region ^a	Windborne debris zone ^a		Weathering ^a	Frost line depth ^a	Termites ^a				
20 (lb/ft ²)	120	NO	No	No	A	SEVERE	Bottom of all footings must be 24" minimum below finish grade	Moderate to Heavy	YES (required at all Valleys and 24" in from edge of Eaves)	YES (refer to most current Community NFIP Maps and Studies)	358	55.5°F
Manual J Design Criteria ^a												
Elevation			Altitude correction factor ^a		Coincident wet bulb	Indoor winter design relative humidity	Indoor winter design dry-bulb temperature	Outdoor winter design dry-bulb temperature	Heating temperature difference			
52			1,000		75	30%	70	19	51			
Latitude			Daily range		Summer design gains	Indoor summer design relative humidity	Indoor summer design dry-bulb temperature	Outdoor summer design dry-bulb temperature	Cooling temperature difference			
39			M		41%	50%	75	90	15			

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA															
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ^a	SUBJECT-TO-DAMAGE FROM			ICE-BARRIER UNDERLAYMENT REQUIRED ^a	FLOOD HAZARDS ^a	AIR FREEZING INDEX ^a	MEAN-ANNUAL TEMP.			
	SPEED ^a (mph)	Topographic effects ^a	Special wind region ^a	Windborne debris zone ^a		Weathering ^a	Frost-line depth ^a	Termites ^a							
20 (lb./ft ²)	120	NO	No	No	A	SEVERE	Bottom of all footings must-be 24" minimum below finish grade	Moderate to-Heavy	YES (required-at all-Valleys-and 24"-in-from edge-of-Eaves)	YES (refer to-most current Community NFIP-Maps and Studies)	358	55.5°F			
Manual J Design Criteria ^a															
Elevation		Latitude		Winter-Heating		Summer-Cooling		Altitude-correction factor		Indoor-design temperature		Design-temperature cooling		Heating-temperature difference	
52		39		19		90		1,000		72		75		53	
Cooling-temperature difference		Wind-velocity heating		Wind-velocity-cooling		Coincident-wet-bulb		Daily-range		Winter-humidity		Summer-humidity			
15		-		-		75		M		30%		50%			

23. § P2603.5.1. Delete: [NUMBER] inches (mm), Insert: **twenty four (24) inches**

Delete: [NUMBER] inches (mm), Insert: **twenty four (24) inches**

24. § R322.2.1

Delete:

1. Buildings and structures in flood hazard areas, including flood hazard areas designated as Coastal A Zones, shall have the lowest floors elevated to or above the base flood elevation plus 1 foot (305 mm), or the design flood elevation, whichever is higher.
2. In areas of shallow flooding (AO Zones), buildings

and structures shall have the lowest floor (including basement) elevated to a height above the highest adjacent grade of not less than the depth number specified in feet (mm) on the FIRM plus 1 foot (305 mm), or not less than 3 feet (915 mm) if a depth number is not specified.

3. Basement floors that are below grade on all sides shall be elevated to or above base flood elevation plus 1 foot (305 mm), or the design flood elevation, whichever is higher.

Insert:

1. Buildings and structures in flood hazard areas, including flood hazard areas designated as Coastal A Zones, shall have the lowest floors, electrical systems, equipment and components; heating, ventilating, air-conditioning; plumbing appliances and plumbing fixtures; duct systems; and other service equipment elevated to or above the base flood elevation plus eighteen inches (18"), or the design flood elevation, whichever is higher.

2. In areas of shallow flooding (AO Zones), buildings and structures shall have the lowest floor (including *basement*), electrical systems, equipment and components; heating, ventilating, air-conditioning; plumbing appliances and plumbing fixtures; duct systems; and other service equipment elevated at least as high above the highest adjacent *grade* as the depth number specified in feet on the FIRM, plus eighteen inches (18"), or at least 3 feet 6 inches if a depth number is not specified.

3. Basement floors that are below grade on all sides shall be elevated to or above the base flood elevation plus eighteen inches (18"), or the design flood elevation, whichever is higher.

§ 4.1.5 Amendments to the [2018-2021](#) International Plumbing Code (IPC).

Refer to the Code of the City of Seaford § 9.1.2.

§ 4.1.6 Amendments to the [2018-2021](#) International Property Maintenance Code (IPMC).

A. The following sections are hereby revised:

1. § 101.1. Delete: [NAME OF JURISDICTION], Insert: [theThe](#) City of Seaford, Delaware
2. § 102.3. Delete: Nothing in this code shall be construed to cancel, modify or set aside any provision of the International Zoning Code.
3. § 103 Delete Title: [DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION CODE COMPLIANCE AGENCY](#), Insert: CODE DEPARTMENT

4. § 103.1 Delete: ~~department of property maintenance inspection~~[INSERT NAME OF DEPARTMENT], Insert: Code Department

Delete: ~~code official~~, Insert: Building Official

Insert at the end of the paragraph: All references within this Code, to "~~Department of Property Maintenance Inspection~~Code Compliance Agency", are hereby deleted and replaced with "Code Department". All references within this Code, to "code official", are hereby deleted and replaced with "Building Official".

5. § 103.2 Delete: ~~The code official shall be appointed by the chief appointing authority of the jurisdiction~~, Insert: The Building Official shall be hired by the City Manager

6. ~~§ 103.5; 104.1~~ Delete: ~~schedule. [JURISDICTION TO INSERT APPROPRIATE SCHEDULE.], applicable governing authority~~, Insert: City Council.

- 6.7. ~~§ 104.2~~ Delete: ~~Refunds. The code official is authorized to establish a refund policy.~~ Insert:

Insert:

A. When the City of Seaford has affected the abatement of a violation by its own employees or has paid for the abatement of such violation by its agents or contractors, the actual costs thereof and any related expenses along with an administrative fee of one hundred dollars (\$100.00) shall be charged to the owner of such property and, if not sooner paid, such charge will be carried on the records of the City of Seaford and shall be collectible in the same manner as real estate taxes are collected.

B. When the City of Seaford has, for the second time and any additional times at such property, effected the abatement of a violation by its own employees or has paid for the abatement of such violation by its agents or contractors, the actual costs thereof and any related expenses along with an administrative fee of five hundred dollars (\$500.00) shall be charged to the owner of such property and, if not sooner paid, such charge will be carried on the records of the City of Seaford and shall be collectible in the same manner as real estate taxes are collected.

C. Interest on all outstanding balances owed to the City shall be charged at the rate of eighteen percent (18%) per annum to be applied thirty (30) days following the date of completion of the work. If not paid by the owner or occupier thereto, said bill shall be charged to the owner or occupier of such property.

- 1-8. ~~§ 105.4~~ Delete: ~~Materials that are reused shall comply with the requirements of this code for new materials. Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested where~~

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~~necessary, placed in good and proper working condition and approved by the code official. The use of used materials which meet the requirements of this code for new materials is permitted. Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested when necessary, placed in good and proper working condition and approved by the code official.~~ Insert: **No permits shall be issued by the Building Official unless the structure to be erected, constructed, enlarged, altered, repaired, moved or emplaced shall be of new materials and equipment.**

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- 7.9. ~~§ 111.2.1~~ Delete: consist of a minimum of three members who are qualified by experience and training to pass on matters pertaining to property maintenance and who are not employees of the jurisdiction.

Insert: **be the City Council.**

Delete: The board shall be appointed by the chief appointing authority, and shall serve staggered and overlapping terms.

2. ~~§ 111.2.1~~ Delete: **Alternate members.** The chief appointing authority shall appoint two or more alternate members who shall be called by the board chairman to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for board membership.

Insert: **Deleted.**

3. ~~§ 111.2.2~~ Delete: shall annually select one of its members to serve as chairman. Insert: **chairman shall be the Mayor.**

4. ~~§ 111.2.4~~ Delete: chief administrative officer shall designate a qualified person to. Insert: **City Manager shall**

8. ~~§ 112.4.1~~ Delete: [AMOUNT] dollars authority having jurisdiction, Insert: **one hundred dollars (\$100.00) City Council**

10. ~~§ 112.4.1~~ Delete: [AMOUNT] dollars, Insert: **five hundred dollars (\$500.00)**

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- 9.11. ~~§ 302.4~~ Delete: (jurisdiction to insert height in inches), Insert: **ten (10) inches**

- 10.12. ~~§ 304.14.~~ Delete: During the period from [DATE] to [DATE],

- 11.13. ~~§ 602.3.~~ Delete: during the period from [DATE] to [DATE]

- 12.14. ~~§ 602.4.~~ Delete: during the period from [DATE] to [DATE]

§ 4.1.7 Amendments to the 2018 International Energy Conservation Code (IECC).

A. The following sections are hereby revised:

1. § C101.1. Delete: [NAME OF JURISDICTION], Insert: ~~the~~**The City of Seaford, Delaware**
2. § C104.2 Delete: ~~applicable governing authority~~, Insert: **City Council**
3. § C104.3 Delete: ~~code official~~, Insert: **City Council**
4. § C104.4 Delete: ~~prescribed by law~~, Insert: **as established by City Council**
5. § C104.5 Delete: ~~Refunds. The code official is authorized to establish a refund policy.~~ Insert: **Deleted.**
6. § C108.4 Delete: ~~applicable governing authority,~~, Insert: **City Council.**
7. § C109.1 Delete: ~~appointed by the governing body and shall hold office at its pleasure,~~ Insert: **the City Council.**
8. § C109.3 Delete: ~~Qualifications. The board of appeals shall consist of members who are qualified by experience and training and are not employees of the jurisdiction.~~ Insert: **Deleted.**
9. § R101.1. Delete: [NAME OF JURISDICTION], Insert: ~~the~~**City of Seaford, Delaware**
10. § R104.2 Delete: ~~applicable governing authority~~, Insert: **City Council**
11. § R104.3 Delete: ~~code official~~, Insert: **City Council**
12. § R104.4 Delete: ~~prescribed by law~~, Insert: **as established by City Council**
13. § R104.5 Delete: ~~Refunds. The code official is authorized to establish a refund policy.~~ Insert: **Deleted.**
14. § R108.4 Delete: ~~applicable governing authority,~~ Insert: **City Council.**
15. § R109.1 Delete: ~~appointed by the governing body and shall hold office at its pleasure,~~ Insert: **the City Council.**
16. § R109.3 Delete: ~~Qualifications. The board of appeals shall consist of members who are qualified by experience and training and are not employees of the jurisdiction.~~ Insert: **Deleted.**

§ 4.1.8 through § 4.1.99 **RESERVED**

NB#1
3/10/26

February 18, 2026

206 West Main Street
Salisbury, MD 21801

410.742.3115

salisbury@gmbnet.com

gmbnet.com

ARCHITECTS
• • •
ENGINEERSCHARLES M. O'DONNELL, III, P.E.
A. REGGIE MARINER, JR., P.E.
JAMES C. HOAGESON, P.E.
JASON M. LYTLE, P.E.
ROLAND E. HOLLAND, P.E.
MORGAN H. HELFRICH, AIA
CHRIS B. DERBYSHIRE, P.E.
KATHERINE J. MCALLISTER, P.E.
ANDREW J. LYONS, JR., P.E.
W. MARK GARDOCKY, P.E.
CHRISTOPHER J. PFEIFER, P.E.
BENJAMIN K. HEARN, P.E.JOHN E. BURNSWORTH, P.E.
AUTUMN J. BURNS
BRENT R. JETT, P.E.
BRADLEY J. HOGAN, P.E.
DEANE L. TOWNSEND, AIACity of Seaford
414 High St.
P.O. Box 1100
Seaford, DE 19973Attn: Mr. Charles D. Anderson
City Manager

Re: Proposal for Jay's Nest Playground Repairs

Dear Mr. Anderson:

In accordance with your request, George, Miles & Buhr, LLC (GMB) is pleased to provide this proposal for assisting the City with developing a plan for repairs and improvements to the three (3) Jay's Nest Playground structures which were identified in the report provided by Reconsidered Ground as in need of repairs to remain. We understand the remaining structures at the playground are to be demolished and are not included in this scope.

Additionally, the City is requesting support to develop subsurface drainage options for the facility which is proposed to be reconstructed over several phases. It is believed that the lack of a subdrainage system at the facility is a contributing factor to the deterioration of existing structures.

SCOPE OF SERVICES

- We will provide one (1) site visit to observe the three (3) existing structures in need of repairs.
- We will excavate the ground penetrating posts where exposed approximately 10 inches to check below grade conditions of the posts.
- We will review exposed connections and hardware and provide recommendations for repairs, replacement or improvements.
- We will review the railings and slats where accessible to check connections.
- We will assume the original design was sufficient, and there are no load calculations or evaluation of the existing structures included in this scope.
- We will research viable options for incorporating subsurface drainage at the playground facility.
- We will develop a concept for implementing the recommended draining improvements into the facility as phased reconstruction of the playground occurs.
- Perform a desktop level assessment of the existing City drainage network to determine how playground drainage improvements can be connected to the existing system.

ASSUMPTIONS/EXCLUSIONS

- The City will utilize the structure repair details provided by GMB and prepare a bid/RFP document for solicitation of pricing from contractors.
- The expectation is that the structure repairs will extend the life of the remaining 23-year old structures by approximately 5 years.

- Drainage improvements proposed will be concept level and not suitable to serve as design or construction documents.
- Construction cost estimates will not be developed for either the structure repairs or playground drainage improvements.
- Bidding phase services are not included under this scope of work.

ESTIMATED SCHEDULE

GMB proposes to initiate these services within two (2) weeks upon receiving a signed agreement and anticipate the following schedule:

- The site observations are expected to be completed in early March.
- The report for structure repairs and improvement recommendations will be provided within 1 month of our site observations.
- The drainage improvements will be a separate deliverable from that of the playground structure improvements, and we anticipate that work will be completed within 3 months of receiving a signed agreement.

FEE FORMAT AND ESTIMATED FEE

We propose to bill our services each month on the basis of hours expended related to the scope of services and in accord with the attached Schedule of Hourly Rates & Expenses and General Conditions. GMB will not exceed the Estimated Total Hourly Rate Fee unless there is a change to the scope of services necessitated by unforeseen circumstances or Owner modifications.

- **Estimated Fee for the above described services = \$6,335**

Reimbursable expenses will be billed in addition to the hourly rates and are estimated to be approximately:

- **Estimated Reimbursable Expenses = \$165**

Total Estimated Fee = \$6,500

If this proposal meets with your approval, please execute in the space provided below and return one (1) copy to our office as acceptance and notification to proceed.

If you have any questions, do not hesitate to contact us. We thank you for this opportunity to be of service to the City of Seaford.

Sincerely,



Chris Derbyshire, P.E.
Sr. Vice President / Project Director

CBD/slh

Enclosures: Fee Derivation
GMB Schedule of Hourly Rates & Expenses
General Conditions

ARCHITECTS
• • •
ENGINEERS

ACCEPTED FOR CITY OF SEAFORD:

By: _____

Printed Name: _____

Title: _____

Date: _____

Phone No.: _____

Email: _____

ARCHITECTS
• • •
ENGINEERS

PROPOSAL FEE FORM

PROJECT: Jay's Nest Playground Repairs
& Drainage Options

Task	Project Director	Project Engineer	Grad Engineer	Senior Designer	Clerical	Task Subtotal
1	3	24				27
2	1		4			5
3	2		10	2	1	15
Subtotal-Mhrs	6	24	14	2	1	47
Billing Rates	\$ 230.00	\$ 130.00	\$ 110.00	\$ 110.00	\$ 75.00	
Subtotal Payroll	\$ 1,380.00	\$ 3,120.00	\$ 1,540.00	\$ 220.00	\$ 75.00	
Subtotal (BILLING RATES)						\$ 6,335
Expenses: Mileage						\$ 100
Expenses: Copies						\$ 25
Expenses: Postage						
Expenses: Printing/CADD						\$ 40
Subtotal: (EXPENSES)						\$ 165
TOTAL FEE (Hourly + RE)						\$ 6,500

SCHEDULE OF HOURLY RATES & EXPENSES

HOURLY RATES

Effective January 1, 2026

CLASSIFICATION	HOURLY RATE
Senior Project Director	\$ 185.00 - \$ 255.00
Project Director	\$ 160.00 - \$ 230.00
Senior Project Manager	\$ 135.00 - \$ 210.00
Project Manager	\$ 115.00 - \$ 185.00
Assistant Project Manager	\$ 115.00 - \$ 165.00
Senior Project Engineer/Architect/Landscape Arch	\$ 115.00 - \$ 165.00
Senior Environmental Scientist	\$ 100.00 - \$ 165.00
Project Engineer/Architect/Landscape Arch	\$ 130.00 - \$ 155.00
Graduate Engineer/Architect/Landscape Arch	\$ 105.00 - \$ 150.00
Environmental Scientist	\$ 70.00 - \$ 145.00
Geospatial Analyst	\$ 70.00 - \$ 145.00
Senior Designer	\$ 90.00 - \$ 165.00
Designer	\$ 75.00 - \$ 125.00
CADD Operator	\$ 70.00 - \$ 110.00
Construction Representative	\$ 90.00 - \$ 145.00
Resident Project Representative (RPR)	\$ 65.00 - \$ 135.00
Senior Project Coordinator	\$ 90.00 - \$ 135.00
Project Coordinator	\$ 65.00 - \$ 130.00
Surveyor	\$ 95.00 - \$ 180.00
Survey Crew Chief	\$ 100.00 - \$ 130.00
Survey Technician	\$ 65.00 - \$ 90.00
Administrative/IT Support	\$ 50.00 - \$ 145.00
GIS Specialist	\$ 60.00 - \$ 105.00
Senior Technician	\$ 60.00 - \$ 135.00
Technician	\$ 45.00 - \$ 95.00

Expert Testimony

2x Hourly Rates

EXPENSES

All items per each, unless noted.

Internal:

Photocopies:

Black & White	\$ 0.20
Color	\$ 0.50

Prints/Plots:

Black & White/Color	\$ 0.50 /s.f.
Mylar	\$ 2.00 /s.f.

Travel:

Mileage	\$ 0.725/mile*
Subsistence (Meals & Lodging)	At Actual Cost
Overnight/Immediate Delivery	At Actual Cost

Survey Crew Rates

1-person crew	\$ 185.00/hour
2-person crew	\$ 215.00/hour
3-person crew	\$ 245.00/hour

Other:

Electronic Media Copies/Transfers/File	\$ 300.00/file
Website Project File Sharing	\$ 1.00/MB/month
Construction Management Software	\$ 1,400.00/\$1MM/year
Surveying Equipment/Total Station Only	\$ 35.00 /day
Surveying Equipment/Total Station + GPS Unit	\$ 150.00 /day

* Adjusted annually in accordance with the Internal Revenue Service directives

GENERAL CONDITIONS

(Effective January 1, 2026)

AGREEMENT

The term "Agreement" refers to the undertaking by George, Miles & Buhr, LLC ("GMB") to perform Services described in the attached Proposal and these General Conditions. The Agreement shall become effective upon acceptance by Client of the attached Proposal and General Conditions, which when acknowledged in writing, are authorization to proceed. The Agreement is between Client and GMB, and their respective partners, divisions, affiliates, members, successors and assigns, both of whom promise not to transfer or assign any interest in the Agreement without the other party's written consent. The Agreement supersedes all prior written proposals or negotiations and is conditioned upon Client's acceptance of these General Conditions. No modification of the terms of the Agreement or General Conditions shall be valid unless authorized in writing by both parties. If additional services are required by Client, GMB will provide the services when authorized in writing and documented to do so by Client.

FEES, RETAINER

Any estimate of the fees and expenses that GMB expects to incur in providing Client with services outlined in the attached Proposal is not a maximum or lump sum fee. Client understands and agrees that the final billing may be more or less than the estimate. Fees for services will be adjusted if there are changes to the scope or schedule, as defined in the Proposal including supporting drawings, schedules and exhibits. If GMB does not have an established relationship with the Client, a retainer will be requested approximating the value of services for a minimum of sixty (60) days and will be credited to the final invoice. A Schedule of Hourly Rates & Expenses is attached to and incorporated as part of the Proposal. Unless otherwise noted, all proposals are valid for a period of 90 days from the date of the proposal.

INVOICES

Invoices are due upon receipt. If an invoice is outstanding beyond thirty (30) days of the invoice date, interest will be charged at a rate of one percent (1%) per month and GMB reserves the right to stop providing services and to withdraw all permit applications. Further, if GMB has to refer any delinquent billing to an attorney for collection, Client agrees to pay GMB its reasonable attorney's fees and expenses of collection, to include, without limitation, all litigation related expenses and expert witness fees, plus 25%.

EXPENSES

Client agrees to pay GMB for internal expenses in accord with Schedule of Hourly Rates and Expenses charged for those items that are specific to the project, including, but not limited to, subcontracted consultants, permit fees, reproduction expenses, renderings, models, etc. GMB will invoice external expenses at cost plus 10%.

LIABILITY & CLAIMS

Client agrees to limit GMB's liability related to errors and omissions to an amount not to exceed the total fee for the project or GMB's available professional liability insurance coverage for that year, whichever is less. GMB will not be responsible for any liabilities arising from Client's negligent acts or errors, or from any entity whose conduct is not subject to GMB's control. Client acknowledges the inherent risks associated with construction. GMB will provide services with a standard of care exercised by licensed architects and engineers. At least 30 days prior to making any claim against GMB, Client agrees to provide GMB a Certificate of Merit issued by an architect or engineer, licensed by the state in which the project is located, specifically describing

every error or omission which the issuer believes to be a violation of the standard of care. If Client makes a claim or brings legal action against GMB for any services under this Agreement, and fails to prevail, Client agrees to pay all legal and other expenses incurred by GMB in its defense, including, but not limited to, attorney's fees, court costs, expert witness fees, etc.

INSTRUMENTS OF SERVICE

All work products, including those in electronic form, prepared by GMB and GMB's consultants are Instruments of Service for use solely with respect to this project. The Client shall be permitted to authorize Contractor, Subcontractors and material or equipment suppliers to reproduce applicable portions of the Instruments of Service appropriate to and for use in their execution of the work. Any unauthorized use of the Instruments of Service shall be at the Client's sole risk and without liability to GMB and GMB's consultants. No alterations shall be made to the Instruments of Service by the Client and/or any representative of the Client without the written permission of GMB and GMB's consultants. Copies of electronic media, if requested and approved, will be invoiced to the Client and due upon receipt.

APPROVALS

GMB has no control over governments and their agencies in granting approvals. Therefore, GMB cannot guarantee the timeframe for, or the cost of services incidental to, obtaining approvals from governments or governmental agencies. If the type or level of services as originally defined are revised or changed during our assignment, the fee for our services from that point forward will be subject to negotiation.

TERMINATION/SUSPENSION OF WORK

Client or GMB each may terminate the Agreement with fifteen (15) calendar days written notice; Client agrees to pay for all services provided by GMB up to the date of termination. Project delays and suspension of the project for more than 30 days, may result in additional cost to resume work. Client agrees to pay such costs before work resumes if said delays are attributable to the Client.

CONSTRUCTION SAFETY

Client agrees to require general or subcontractor to indemnify, defend and hold GMB harmless against claims arising from unsafe site conditions.

CONSTRUCTION ESTIMATES

GMB has no control over the cost of labor, materials, equipment and services provided by others or over the contractor's methods of determining prices and does not warrant or guarantee construction estimates.

CONSTRUCTION SCHEDULES

GMB has no control over the means, methods and techniques of construction employed by contractors, the timing of government approvals or the delivery of materials and equipment. The Client agrees that any construction schedule prepared by GMB is approximate and will not be the basis for a claim.

HAZARDOUS MATERIALS

Client agrees to defend, indemnify and hold GMB harmless for any and all liabilities, claims, costs and expenses, including, but not limited to, litigation expenses, attorney's fees, and expert witness fees, which relate in any way to the presence of any hazardous or toxic materials on the project.

GOVERNING LAWS; VENUE

The Agreement shall be interpreted in accordance with the laws of the State of Maryland. The venue for any dispute arising out of the Agreement shall be, at the sole discretion of GMB, the Circuit Court for Wicomico County, Maryland or the federal courts within the State of Maryland.

ARCHITECTS

• • •

ENGINEERS

NR#3
2/24/26
OB#1
3/10/26

ORDINANCE #2026-01

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SEAFORD, an ordinance to amend Chapter 8, of the Municipal Code of Seaford, Delaware relating to "Electronic Speed Monitoring Systems", in the manner following, to wit:

Chapter 8, of the Municipal Code of Seaford, Delaware is hereby amended by adding Article 11 as shown on the following pages.

02/24/2026	Date of First Reading
??/??/2026	Date of Second Reading & Adoption
??/??/2026	Date of Advertisement
??/??/2026	Date the Ordinance is Effective

CITY OF SEAFORD

By: _____
Mayor

Witness: _____

Attest: _____
City Manager

Article 11 - ELECTRONIC SPEED MONITORING SYSTEM

[Amended on 08/13/2024 by Ordinance #2024-04]

§ 8.11.1 Purpose and administration.

- A. This section establishes an electronic speed monitoring system to assist the City of Seaford in the enforcement of speed limits set forth in § 4169 and § 4170 of Title 21 of the Code of the State of Delaware.
- B. Per § 4170A of Title 21 of the Code of the State of Delaware, and 2 Del. Admin. C. §1207, the City Council, may provide by regulation or ordinance, for the establishment of a program imposing monetary liability on the owner of a motor vehicle for failure to comply with designated posted speeds in a residential district, as monitored by an electronic speed monitoring system in accordance with this section.
- C. This section does not apply to any authorized emergency vehicles being operated in compliance with § 4106 of Title 21 of State Code.

§ 8.11.2 Definitions.

For purposes of this ~~subsection~~ **Article** only:

~~Commercial-Business district~~ - The territory contiguous to and including a highway when 50 percent or more of the frontage thereon for a distance of 300 feet or more is occupied by buildings in use for commercial occupancy:

Electronic speed monitoring system - A device with 1 or more motor vehicle sensors that can produce a recorded image of a motor vehicle whose speed exceeds the posted speed limit.

Electronic speed monitoring system operator - An individual who has been trained and certified to operate an electronic speed monitoring system.

Owner - The registered owner of the vehicle on record with the State of Delaware, or any other state or Country provided, however, that in the event that the owner is a vehicle leasing company the "owner," for purposes of this section, shall mean the person shown on the records to be the lessee of the vehicle. Vehicle rental companies are excluded from the definition of "owner."

Recorded image - An image recorded by an electronic speed monitoring system and includes any of the following:

1. A photograph.
2. A microphotograph.

Commented [GL1]: Just looking for clarity to ensure that we are talking about the definitions being applicable just to this section of the municipal code. The word "subsection" confused me.

Commented [GL2]: Business district is defined in Title 21, section 101 and is also what is referred to in 4170A. I also know that Sussex County uses the word Commercial, but for this ordinance I think you need to follow the Title 21 language.

3. A digital image.
4. A video.
5. Any other medium used to store images or sounds.

Residential district - The territory contiguous to and including a highway not comprising a commercial district where 50 percent or more of the property on such highway for a distance of 300 feet or more is improved with residences or residences and buildings in use for commercial occupancy.

Work zone - Any area of roadway designated as a work zone by the Delaware Department of Transportation and in accordance with § 4105 (f)(2) of Title 21 of State Code.

§ 8.11.3 Conditions for installation and operation of electronic speed monitoring system.

- A. The installation and use of an electronic speed monitoring system to record images of motor vehicles travelling in a residential district within the City of Seaford, may only occur if all of the following conditions are met:
 1. If in a residential district, a study, as contemplated by 21 Del. C. §4170A and 2 Del. Admin C. §1207, which is no more than 1 year old and approved by the Delaware Department of Transportation, documents that the eighty-fifth percentile speed on the road is 5 miles per hour or greater than the posted speed limit.
 2. For all locations within the City of Seaford where electronic speed monitoring is to take place, the City Council and the Delaware Department of Transportation must first approve the road and extent of the road eligible for electronic speed monitoring.
 3. The City of Seaford Police Department must notify the Delaware Department of Transportation of the intent to use the electronic speed monitoring system at least 30 days in advance of implementation.
 4. The City of Seaford Police Department must provide notice on their publicly accessible web sites of the intended use of the electronic speed monitoring system at least 14 days prior to its implementation. The notice must identify each location where the electronic speed monitoring system is approved for use. Any additional locations which are subsequently approved must provide a new notice requirement.
 5. At least 1 sign must be installed advising motorists that the electronic speed monitoring system is in use. All signage must meet the requirements of 2 Del. Admin. C. §1207.

- B. Once a road is approved for an electronic speed monitoring system, the use of an electronic speed monitoring system will be at the discretion of the City of Seaford Police Department.

§ 8.11.4 System vendor, calibration and operator.

- A. System vendor. — The Delaware Department of Transportation shall select the system vendor(s) to provide electronic speed monitoring systems authorized by §4170A of Title 21 of the Delaware Code. The City of Seaford is required to use one of the vendor(s) selected by the Delaware Department of Transportation and may elect which vendor it desires to use if the Delaware Department of Transportation has contracted with more than one (1) vendor.
- B. System calibration. — Every electronic speed monitoring system in use on the roads in the City of Seaford must undergo an annual calibration check to be performed by an independent calibration laboratory.
1. The independent calibration laboratory must issue a signed certificate of calibration after the annual calibration check which:
 - a. Must be kept on file by the City of Seaford Police Department; and
 - b. May be entered into evidence in any court proceeding for a violation of this section.
- C. System operator. — Every electronic speed monitoring system operator must complete training by the manufacturer of the electronic speed monitoring system in the procedures for setting up, testing, and operating the electronic speed monitoring system.
1. On completion of the training, the manufacturer must issue a signed certificate to the electronic speed monitoring system operator.
 2. The certificate of training may be entered into evidence in any court proceeding for a violation of this section.
 3. An electronic speed monitoring system operator must fill out and sign a daily set-up log for the electronic speed monitoring system which:
 - a. States the date and time when the system was set up.
 - b. States that the operator successfully performed, and the device passed, the manufacturer's specified self-test of the system before producing a recorded image.

- c. Must be kept on file by the City of Seaford Police Department.
- d. May be entered into evidence in any court proceeding for a violation of this section.

§ 8.11.5 Violation and proof of violation.

- A. For a violation to occur, a motor vehicle must exceed the posted speed limit by 11 miles per hour or more in the residential district unless a lower speed limit is authorized either by statutory amendment or other legislative action. In the event that the legislature grants authority to issue violations at a speed lower than 11 miles per hour, the authority to issue violations shall be controlled by the enabling legislation.
- B. Proof of a violation of this section may be evidenced by information obtained from an electronic speed monitoring system approved under this section. A certificate, or facsimile thereof, based upon inspection of photographs, microphotographs, videotape or other recorded images produced by an electronic speed monitoring system shall constitute prima facie evidence of the facts contained therein, if the certificate, or facsimile thereof, is sworn to or affirmed by an operator or a technician employed by the City of Seaford designated by the City of Seaford for the purpose of carrying out this subsection. Any photographs, microphotographs, videotape or other recorded images evidencing a violation shall be made available for inspection in any proceeding to adjudicate liability for violation of this section.

Commented [GL3]: This is a lessons learned moment. Newark has gotten authority to issue violations at 6 over. This catch all language allows you to avoid going back to the council for an amendment.

§ 8.11.6 Notice of violation, procedure to contest violation, and orders subject to appeal.

- A. Any resident or non-resident owner or operator of any motor vehicle driven on the public streets, roads, or highways within the City of Seaford will be deemed to have submitted to the jurisdiction of the courts in this State for purposes of this section. Notwithstanding any other provision of the Seaford or State Code, a summons for a violation of this section may be executed by mailing to any resident or nonresident, by first-class mail, a copy thereof to the address of the owner of the vehicle as shown in the records of the Division of Motor Vehicles of this or any other state or Country. Collection actions, including default judgment and execution, may proceed based upon jurisdiction obtained through the mailing, by first-class mail, of a summons and subsequent court notices pursuant to this subsection. Every initial mailing shall include the following:
 - 1. Name and address of the owner of the vehicle.
 - 2. Registration number of the motor vehicle involved in the violation.
 - 3. Violation charges.
 - 4. Location where the violation occurred.

5. Date and time of the violation.
 6. Copies of 2 or more photographs, microphotographs, or other recorded images, taken as proof of the violation.
 7. Amount of the civil penalty imposed and the date by which the civil penalty should be paid.
 8. The length of time and location for contesting liability and notice that the failure to pay the civil penalty or to contest liability, in a timely manner, is an admission of liability and may result in a judgment being entered against the summonsed person and the denial of the registration or renewal of registration of any of the owner's vehicles.
 9. The ability to rebut the presumption under this section that the summonsed person was the operator of the vehicle at the time of the violation and the manner of rebutting said presumption.
- B. A person receiving the summons pursuant to this subsection may request a hearing to contest the violation by notifying, in writing, the entity designated on the summons within 20 days of the date of the summons. Upon receipt of a timely request for a hearing, a civil hearing shall be scheduled, and the defendant notified of the hearing date by first-class mail. A civil hearing shall be held by the Justice of the Peace Court, or another court with competent jurisdiction as designated by the Department of Safety and Homeland Security or the City Council. There shall be no right of transfer to the Court of Common Pleas.
- C. Any person found, by the court, to be responsible for a speeding violation, under this subsection, shall have a right of appeal only in those cases in which the civil penalty exceeds \$100, upon giving bond with surety satisfactory to the judge before whom such person was found responsible, such appeal to be taken and bond given within 15 days from the court's order. Such appeal shall operate as a stay or supersedeas of all proceedings in the court below in the same manner that a certiorari from the Superior Court operates. The taking of such appeal shall constitute a waiver by the appellant of the appellant's right to a writ of certiorari in the Superior Court.

§ 8.11.7 Civil penalties.

- A. After the expiration of any warning period required by either 21 Del. C. §4170A or 2 Del. Admin. C. §1207, the owner or operator of a vehicle who has failed to comply with the posted speed limit, as evidenced by information obtained from an electronic speed monitoring system, shall be subject to a civil penalty consistent with those established under Section § 4169(c) of Title 21 of State Code.

- B. Court costs, or similar administrative fees, not to exceed \$35, may be imposed against an owner or operator of a motor vehicle who requests a hearing to contest a violation and is either found at fault or admits to fault at the hearing. No costs may be assessed against a prevailing party.
- C. No additional assessments or court costs, other than those specified in this subsection, shall be assessed or collected against the owner or operator of a vehicle who has violated this section.
- D. Persons electing to pay by voluntary assessment shall make payments to the City of Seaford. Procedures for payment under this subsection shall be as provided by court rule or policy directive of the Justice of the Peace, or by regulation or Ordinance of the City of Seaford and shall be in lieu of the procedures set forth in Section § 709 of Title 21 of State Code.
- E. A violation for which a civil penalty is imposed under this section is not a criminal offense and is not to be made a part of the operating record of the person upon whom such liability is imposed.
- F. A violation for which a civil penalty is imposed under this section shall not be used for insurance purposes in the provision of motor vehicle insurance.

§ 8.11.8 Presumption of ownership.

- A. The owner of any vehicle found to be in violation of this section shall be held prima facie responsible for such violation in the same manner as under Section § 7003 of Title 21 of State Code unless the owner can furnish evidence that the vehicle was, at the time of the violation, in the care, custody or control of another person. Such presumption may be rebutted if the owner:
 - 1. Provides an affidavit, by regular mail, to the entity indicated on the summons that the owner was not the operator of the vehicle at the time of the alleged violation and provides the name and address of the person or company who leased, rented, or otherwise had care, custody or control of the vehicle, or attaches a certified copy of a police report showing that the vehicle or license plate or plates thereof had been reported to the police as stolen prior to the alleged violation of this section; or
 - 2. Provides proof in court or to the entity handling the administrative appeal process that the owner was not the operator of the vehicle at the time of the alleged violation and identifies the operator at the time of the violation. If the owner granted multiple persons permission to use the vehicle and is unable to identify the person who was operating the vehicle at the time of the violation, the owner will remain liable for the violation.

- B. A summons may be issued to any person identified by affidavit or evidence in court as the actual operator of the vehicle alleged to have violated the speed limit. There shall be a presumption that the person so identified was the operator; this presumption may be rebutted as described under this subsection.
- C. Notwithstanding any other provision in this section, if the motor vehicle which is documented by the electronic speed monitoring system in violation of subsection (e) of this section is commercially licensed, then the owner of that vehicle shall be sent notice of the date, time, and location of the violation with 2 photographs thereof. Within 10 days of the receipt of said notice, the owner of the vehicle shall provide the City of Seaford Police Department with the name and address of the driver of the vehicle at the date, time, and location of the violation and, within the same time period, shall provide the driver of the vehicle with the photographs of the violation. After receipt by the City of Seaford Police Department of the name and address of the driver of the vehicle at the time of the violation, the driver of the vehicle shall be prima facie responsible for such violation in the same manner as provided for under Section § 7003 of Title 21 of State Code and shall be subject to the provisions of this section. Failure of the owner of the vehicle found to be in violation of this section to provide the name and address of the driver, within the prescribed time period, shall cause the owner to be held responsible as set forth in this subsection.

§ 8.11.9 Failure to pay civil penalty.

- A. If the owner or operator identified by the owner fails to pay the civil penalty by voluntary assessment, request a hearing within the required time or submit an affidavit stating that the owner or operator identified was not the driver, upon notification from the City of Seaford or the System vendor, the Division of Motor Vehicles shall refuse to renew the registration of the owner's vehicle operated at the time the summons was issued. If the owner or operator identified by the owner is found responsible at a hearing and fails to pay the fine as ordered by the court, or requests a hearing and fails to appear, the Division of Motor Vehicles shall suspend the license of the owner or operator.
- B. Upon receiving a record of failure to comply, a court clerk may enter a civil traffic judgement against the owner or operator in the amount of the civil penalty, costs, and any applicable additional assessment, giving credit for any amount paid. Such judgement may, upon motion, be transferred by the court to the civil docket. Any judgement so transferred may be executed and enforced or transferred in the same manner as other judgements of the court and the Division of Public Safety, or its designee, and/or the City of Seaford shall have authority to seek such execution, enforcement or transfer.

§ 8.11.10 Funding sources and use of revenue.

- A. The City of Seaford shall contract with ~~at~~he Delaware Department of Transportation's approved system vendor for carrying out any tasks related to the use of an electronic speed monitoring system by using any eligible funding source.
- B. Revenue generated through the use of electronic speed monitoring systems may be used to pay costs of the system vendor, staff required to implement the requirements of this Ordinance, and any consultant fees for administration of the electronic speed monitoring system.
- C. Any revenue collected above what is required for the operation of the electronic speed monitoring system, as set forth in this subsection, shall be paid once a year to the Delaware Office of Highway Safety on or before an agreed upon date.

Commented [GL4]: You will need to confirm with OHS' DAG Lisa Morris that this is acceptable to OHS.

§ 8.11.11 Annual report.

- A. The City of Seaford will cooperate with the Delaware Department of Transportation and shall collect and provide all data necessary for the Delaware Department of Transportation to prepare its annual report. The City of Seaford will track and maintain at a minimum the below data, and will provide such to the Delaware Department of Transportation by February 28 of each year:
 - 1. Where and when the system was used.
 - 2. Citation data.
 - 3. Crash data.
 - 4. Readily available speed data.
 - 5. Financial data including detailed expenditures and revenues.
- B. The City of Seaford Police Department shall cooperate with the Delaware Department of Transportation regarding the collection of data necessary to prepare the State's annual report. Should the City of Seaford fail to provide required data as specified by the Delaware Department of Transportation in sufficient time to meet its reporting date requirements, the City of Seaford will no longer be eligible for use of the electronic speed monitoring system and this program may be terminated.

§ 8.11.12 Program Sunset.

Unless extended by the State of Delaware and the City of Seaford, Chapter 8 Article 11 of the Code of the City of Seaford shall sunset on June 30, 2028.

§ 8.11.13 through § 8.11.99 RESERVED