

AGENDA
REGULAR MEETING OF THE MAYOR AND COUNCIL
June 11, 2024
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.
 - Changes to the agenda for this meeting.
 - Approval of minutes of the regular meeting on May 28, 2024.
 - Approval of Budget Workshop Meeting #1 on May 7, 2024.
 - Approval of Budget Workshop Meeting #2 on May 21, 2024.

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

Mayor Matthew MacCoy announces the Mayors Right Choice award winner Alaina Neese.

PUBLIC COMMENT:

1.

CORRESPONDENCE:

1.

NEW BUSINESS:

1. Cass Day with the Community Garden to provide the City Council with an update regarding 2024 activities and beyond.

AGENDA

REGULAR MEETING OF THE MAYOR AND COUNCIL

June 11, 2024

2. Present for approval a request from Franvia (Bonni) E. Page who resides at 709 Woolford Street for an on-street Handicapped Parking space in front of her home.
3. Present for approval the FY25 Budget.
4. Present for approval changes to the Fee and Rate Schedule that would revise the charges for service as approved in the FY25 Budget.
5. Chief of Police Marshall Craft and Deputy Chief Mike Rapa to demonstrate the FLOCK Safety Camera Registry link available to the residents and businesses of the City of Seaford.
6. Bids - 14.4kV Switchgear.
7. Present for approval the Downtown Development District Plan Amendment.
8. Present for approval Resolution R#1-2024 approving the Downtown Development District Plan Amendment.
9. Present for approval Addendum #2 to the Wastewater Service Agreement Between the City of Seaford and Sussex County that would amend Section 9 of the Agreement to base impact fees charged in the Unified Sanitary Sewer District to be based on the City of Seaford's Municipal Code, Chapter 11, Article 7.

OLD BUSINESS:

1. Building Official Mike Bailey to present a recommendation related to the request from the Cross Christian Academy, located at 110 Holly Street, to raise chickens at the school as part of the Ag Program curriculum.

REMINDER OF MEETINGS & SETTING NEW MEETINGS:

1. City Offices and Utility Divisions will be closed June 19, 2024, in observance of the Juneteenth Holiday.
2. Friday Night Live, June 21st, 5:00 p.m. at the grass lot behind City Hall.

AGENDA

REGULAR MEETING OF THE MAYOR AND COUNCIL

June 11, 2024

LIAISON REPORTS:

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

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: 06/03/2024 Revised Version: 06/04/2024

Posted by: BS

NBS # 2
6-11-24

APPLICATION FOR HANDICAP PARKING SIGN
TO CITY OF SEAFORD, DELAWARE

NAME: Franvia E. Page (Bonni)
ADDRESS: 709 Woolford St. Seaford, DE 19973
TELEPHONE NO: 302-258-8161

☒ Yes, I have a valid driver's license ☐ No I do not.
☒ Yes, I have a handicap parking permit ☐ No I do not.
Issued by the Dept. of Motor Vehicles
☐ Yes, I have a driveway ☒ No I do not.

You will need to attach a current statement from your physician stating the medical need for a handicap parking space and a description of your physical limitations.

P522476 exp. 2-10-25
All requests for handicap parking spaces must be approved by the City Council.

Once this information is received by the City Manager it will be scheduled to be considered for approval by the City Council at one of their Regular Council meetings. You will be notified as to the date. Council meetings begin at 7:00 p.m. in City Hall, 414 High Street, Seaford, Delaware.

Adjoining property owners who may be most affected by the request will be notified so they may have the opportunity to attend the Council meetings and submit their comments.

The handicap parking space will be 20 feet long with a four-foot front or rear allowance for maneuvering space. The sign will be placed in the grass strip adjacent to the parking space and it will be 6-8 feet in height as per the ANSI standards.

Handicap parking spaces are marked in the most appropriate area selected by the City to minimize the impact on street parking.

Franvia E. Page
Applicant's signature

5-29-24
Date

If possible I would prefer the first parking space from Chandler St. in front of my house (709 Woolford St.)

May 30, 2024

Dear Property Owner,

The City of Seaford has received an application for a request for a Handicap Parking space to be placed, on the street in front of 709 Woolford Street. If this request is approved by the City Council, the handicap parking space will be 20 feet long with a four-foot front or rear allowance for maneuvering space. A sign will be placed in the grass strip adjacent to the parking space and it will be 6-8 feet in height as per the ANSI standards.

As a property owner on Woolford Street, the City of Seaford greatly values your input regarding this request. We would like to invite you to attend a public meeting on June 11, 2024, starting at 7:00 p.m. at City Hall, 414 High Street, Seaford, Delaware. During this meeting, the request will be heard by City Council and considered for approval, at which time you will have the opportunity to express your thoughts and concerns should you desire.

If you have any questions or would like to discuss the request further, please feel free to contact me at 302-629-9173 or by email at canderson@seafordde.com. Additionally, if the date and time of the meeting are not convenient for you, City Staff can assist in scheduling an individual meeting, at your convenience.

Sincerely,
City of Seaford



Charles Anderson
City Manager

cc: Berley Mears, Director of Public Works
Marshall Craft, Chief of Police
Trisha Newcomer, Director of Econ. Dev. & Comm. Relations



414 High Street
P.O. Box 1100
Seaford, Delaware 19973

Gavea Palmer
711 Woolford Street
Seaford, Delaware 19973

NEOPOST FIRST-CLASS MAIL
05/30/2024
US POSTAGE \$000.64
ZIP 19973
041M11456513

The Perfect Place to Start



414 High Street
P.O. Box 1100
Seaford, Delaware 19973

Lisenie Aristel
29 Seth Court
Felton, Delaware 19943

NEOPOST FIRST-CLASS MAIL
05/30/2024
US POSTAGE \$000.64
ZIP 19973
041M11456513

The Perfect Place to Start



414 High Street
P.O. Box 1100
Seaford, Delaware 19973

Joseph D. & Pricell Scurry
708 Woolford Street
Seaford, Delaware 19973

NEOPOST
05/30/2024
FIRST-CLASS MAIL
USPS POSTAGE \$000.64
ZIP 19973
041M11456513

The Perfect Place to Start



414 High Street
P.O. Box 1100
Seaford, Delaware 19973

Steven & Selina Houston
413 North Street
Seaford, Delaware 19973

NEOPOST
05/30/2024
FIRST-CLASS MAIL
USPS POSTAGE \$000.64
ZIP 19973
041M11456513

The Perfect Place to Start



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

May 19, 2023

Ms. Franvia E. Page
709 Woolford Street
Seaford, Delaware 19973

Dear Ms. Page,

The City of Seaford is in receipt of your application for a request for a Handicap Parking space to be placed in front of 709 Woolford Street. We would like to invite you to attend a public meeting on June 11, 2024, starting at 7:00 p.m. at City Hall, 414 High Street, Seaford, Delaware. During this meeting, your request will be heard by the City Council and considered for approval.

If you have any questions or would like to discuss the request further, please feel free to contact me at 302-629-9173 or via email at canderson@seafordde.com.

Sincerely,



Charles Anderson
City Manager

cc: Berley Mears, Director of Public Works
Marshall Craft, Chief of Police
Trisha Newcomer, Director of Econ. Dev. & Comm. Relations



414 High Street
P.O. Box 1100
Seaford, Delaware 19973

Ms. Franvia E. Page
709 Woolford Street
Seaford, Delaware 19973

The Perfect Place to Start



ZIP 19973
041M11456513

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CITY OF SEAFORD
BUDGET/REVENUE ANALYSIS
ADOPTED BUDGET _____

NB# 3
6.11.24

	FY 2024	FY 2025	% CHANGE	\$ INCR/DECR
REVENUE				
General Fund	8,868,668	8,611,708	-2.90%	(256,960)
Transfer from Electric Fund	3,183,296	3,372,356	5.94%	189,060
Transfer from Sewer Fund	1,140,000	1,774,530	55.66%	634,530
Transfer from Water Fund	0	158,464	0.00%	158,464
Municipal Golf Fund	633,540	497,768	-21.43%	(135,772)
Transfer from General Fund	73,575	0	-100.00%	(73,575)
Transfer from Electric Fund	0	0	0.00%	0
Water Fund	3,978,272	5,860,817	47.32%	1,882,545
Transfer from Electric	0	0	0.00%	0
Sewer Fund	9,095,076	23,777,094	161.43%	14,682,018
Transfer from Electric	0	0	0.00%	0
Electric Fund	18,356,576	20,718,511	12.87%	2,361,935
TOTAL REVENUE	45,329,003	64,771,248	42.89%	19,442,245
REVENUE W/O INTERNAL TRANSFER	40,932,132	59,465,898	45.28%	18,533,766

EXPENDITURES

Executive	118,319	117,289	-0.87%	(1,030)
Capital	0	9,000	0.00%	9,000
Administration	2,075,974	2,168,765	4.47%	92,791
Capital	46,495	11,500	-75.27%	(34,995)
Transfer to Golf Fund	73,575	0	-100.00%	(73,575)
Economic Development	368,789	431,426	16.98%	62,637
Capital	1,000	25,000	2400.00%	24,000
Information Technology	194,765	225,567	15.81%	30,802
Capital	21,099	73,400	247.88%	52,301
Code	364,741	394,799	8.24%	30,058
Capital	56,164	5,600	-90.03%	(50,564)
Fire	380,969	382,697	0.45%	1,728
Capital	200,000	0	-100.00%	(200,000)
Police	5,338,611	6,117,888	14.60%	779,277
Capital	130,494	472,299	261.93%	341,805
Dispatchers	382,091	390,399	2.17%	8,308
Capital	0	1,200	0.00%	1,200
Recreation	255,032	254,118	-0.36%	(914)
Capital	48,495	22,800	-52.98%	(25,695)
Parks	637,775	743,905	16.64%	106,130
Capital	158,704	144,600	-8.89%	(14,104)
Pools	37,421	39,694	6.07%	2,273
Capital	20,000	20,000	0.00%	0
Streets	658,613	684,770	3.97%	26,157
Capital	1,622,838	1,180,342	-27.27%	(442,496)
EXPENDITURES - SUBTOTAL PAGE 1	13,191,964	13,917,058	5.50%	725,094

CITY OF SEAFORD
BUDGET/REVENUE ANALYSIS
ADOPTED BUDGET _____

	FY 2024	FY 2025	% CHANGE	\$ INCR/DECR
Municipal Golf	373,575	379,768	1.66%	6,193
Capital	333,540	118,000	-64.62%	(215,540)
Water	1,533,705	1,982,272	29.25%	448,567
Capital	2,444,567	3,720,081	52.18%	1,275,514
Transfer to General Fund	0	158,464	0.00%	158,464
Sewer Collector System	738,945	735,300	-0.49%	(3,645)
Capital	4,624,313	5,928,212	28.20%	1,303,899
Sewer Plant	1,923,345	2,506,424	30.32%	583,079
Capital	668,473	12,832,628	1819.69%	12,164,155
Transfer to General Fund	1,140,000	1,774,530	55.66%	634,530
Compost	0	0	0.00%	0
Capital	0	0	0.00%	0
Electric Distribution	14,416,665	16,482,346	14.33%	2,065,681
Capital	756,615	863,809	14.17%	107,194
Transfer to General Fund	3,183,296	3,372,356	5.94%	189,060
Transfer to Golf Course Fund	0	0	0.00%	0
Transfer to Water Fund	0	0	0.00%	0
Transfer to Sewer Fund	0	0	0.00%	0
Power House	0	0	0.00%	0
Capital	0	0	0.00%	0
EXPENDITURES - SUBTOTAL PAGE 2	32,137,039	50,854,190	58.24%	18,717,151
TOTAL EXPENDITURES	45,329,003	64,771,248	42.89%	19,442,245
EXPENDITURES W/O INTERNAL TRANSFER	40,932,132	59,465,898	45.28%	18,533,766
Total Revenues without Internal Transfers	40,932,132	59,465,898	45.28%	18,533,766
Total Expenditures without Internal Transfers	40,932,132	59,465,898	45.28%	18,533,766
Surplus (Deficit)	0	0	0.00%	0
Note: Purchased Power Electric Distribution	10,847,739	11,523,038	6.23%	675,299
Note: Electric Distribution without Purchased Power	3,568,926	4,959,308	38.96%	1,390,382
Total Capital	11,132,797	25,428,471	128.41%	14,295,674



NRB c/
6-11-24
C% INC.

CITY OF SEAFORD

SCHEDULE OF FEES AND RATES

Amended ~~June 11~~ May 28, 2024

Effective July 1, 2024

The following fee & rate schedule contains base fees for different services and or permits obtained from the City of Seaford. The rates shown here are only current as of the date shown above. Fee calculations for permits must be performed by the City Code Department to ensure accuracy. Fee rates are never guaranteed and are subject to change at any time by an act of the City Council.

PROPERTY TAX RATE

Assessment is based on 2019 market values. The City of Seaford's taxes are assessed at 100% of appraised value and taxed at \$0.34 per \$100 of assessed value.

PROPERTY TAX RE-ASSESSMENT FEE:

As determined by current assessment charges.

* This fee applies to property tax reassessments necessary due to Sub-division Farm Land Exemption requests; Property Improvements, Subdivisions, Re-zonings and/or Annexations.

LODGING TAX

Three percent (3%) of the rent upon every occupancy of a room or rooms in a hotel, motel or tourist home within the boundaries of the City of Seaford. Such tax shall be in addition to the lodging tax imposed by the State pursuant to 30 Del. C. § 6102.

ELECTRIC UTILITY RATES

RESIDENTIAL CUSTOMERS

Customer Charge	\$22.00 Per Month
All KWH	\$0.135120

COMMERCIAL NON-DEMAND METERING (under 3500 kwh)

Customer Charge	\$24.75 Per Month
All KWH	\$0.149850

COMMERCIAL WITH DEMAND METERING (over 3500 kwh five or more times in 12 months, less than 50 KW)

Customer Charge	\$56.00 Per Month
All KWH	\$0.108100
Demand Charge	(All KW \$12.70)

MEDIUM GENERAL SERVICE Energy (50-300 KW)

Customer Charge	\$75.00 Per Month
All KWH	\$0.104900
Demand Charge	(All KW \$12.00)

LARGE GENERAL SERVICE Energy (greater than 300 KW five or more times in 12 months)

Customer Charge	\$230.00 Per Month
First 30,000 KWH	\$0.102500
Remaining KWH	\$0.091000
Demand Charge	(All KW \$11.50)
Demand Ratchet	70% of Previous 12 Month Maximum

LARGE GENERAL SERVICE -PRIMARY Energy (same as above with primary service)

Customer Charge	\$230.00 Per Month
First 30,000 KWH	\$0.100000
Remaining KWH	\$0.087800
Demand Charge	(All KW \$11.50)
Demand Ratchet	70% of Previous 12 Month Maximum

CONNECTION CHARGES

Existing Facility, Commercial or Residential	No Charge
New Residential	No Charge
New Non-Residential	No Charge
Delinquent Charges	\$40
Residential AMI Reconnect Charges (prior to 4:00 pm Monday – Friday)	\$25
Residential AMI Reconnect Charges (after 4:00 pm Mon. – Fri., Weekends & Holidays)	\$100
Additional Deposit	\$25
Temporary Service	\$60

CUSTOMER DEPOSIT CHARGES

Residential Property Owner	No deposit required
Residential Renters	\$200
Commercial -	The greater of an average for 12 month's bills multiplied by 2.5 or \$200 (A surety bond may be substituted at the City's option)

STANDARD POWER FACTOR

98.5% Lagging	
Charge per 1.0% under 98.5% per KW demand	\$0.05

NEW CONSTRUCTION AND LINE EXTENSION FEES

Paid by Applicant – Refer to section 11 of the Electric rules and regulations.

* The City Council approved a selective elimination of the charges for City Labor & City Equipment costs in 2018 related to the installation of new electric services and upgrades to existing electric services by the City Electric Department. Material costs, Non-City Labor costs & Non-City Equipment costs do not apply to this waiver.

STREET CHARGE

\$5.50 per month

GREEN ENERGY

Funding for Green Energy Programs \$0.000178 / Kwh

PURCHASED POWER COST ADJUSTMENT CLAUSE

\$0.01836 / Kwh (Effective 06/01/2024)

ENERGY SUPPLY COST

\$0.06947 / Kwh (Effective 01/01/2021)

- Rate set by DEMEC contract

SECURITY LIGHTS

\$6.31 / month

METER TEST FEE

No charge for the first test at a location. After first test then greater of actual cost or:

Self Contained	\$35
Transformer Rated Meter	\$75

METER DEPOSIT INTEREST

Meter deposit interest is applied when refunded; with an interest rate based on the 1 year Treasury Constant Maturity Rate.

DELAWARE STATE UTILITY TAX

Industrial/Commercial Facility	4.25%
Qualified Manufacturing Facility	2.00%

RETURN PAYMENT FEE \$40

AUTOMATIC METER INFRASTRUCTURE (AMI) OPT-OUT FEES:

One-time manual meter set-up fee	\$40.00
Manual meter reading	\$25.00/month
Delinquent Charges	\$40

Reconnect Charges (prior to 4:00 pm Monday – Friday) \$40
Reconnect Charges (after 4:00 pm Monday – Friday, Weekends & Holidays) \$100

LATE PAYMENT CHARGE

1.5% per month on outstanding balance

BASE FIGURE FOR ESCROW CALCULATIONS

\$0.087393 / Kwh

EV (ELECTRIC VEHICLE) CHARGING FEES:

Public Access and Use

Chargers up to 10 kW Maximum Output - \$1.00/Hour

WATER AND SEWER UTILITY RATES

All water and sewer rates are based on Equivalent Dwelling Units (EDU), which is equal to 7,500 gallons per month, (250 g.p.d.), with a minimum billing of 1 EDU per month, \$~~28.9227.28~~ for water* and \$~~56.3753.18~~ for sewer.

*Water rate adjustment for metered users: The first 7,500 gallons are billed at the rate of \$~~28.9227.28~~ per 7,500 gallons/month; from 7,501-225,000 gallons at \$~~23.0621.75~~ per 7,500 gallons/month; over – 225,000 gallons at \$~~24.8523.44~~ per 7,500 gallons/month.

*Sewer rate adjustment for metered users: The first 7,500 gallons are billed at the rate of \$~~56.3753.18~~ per 7,500 gallons/month; from 7,501-225,000 gallons at \$~~44.7242.19~~ per 7,500 gallons/month; over – 225,000 gallons at \$~~49.2946.50~~ per 7,500 gallons/month.

*Properties outside of the city limits, which have water and/or sewer service, will be charged at one and a half (1.5) times the current EDU rate. Effective January 1, 2023.

WATER AND SEWER CONNECTION SERVICE CHARGES

Turn service valve on/off for:

Repairs (During City Business Hours):	No Charge
Repairs (After City Business Hours):	\$60
Non-Repair shutoff/reconnect for more than 1 week (During City Business Hours only):	\$40
Delinquent Charges	\$40
Reconnect Charges (prior to 4:00 pm Monday – Friday)	\$40
Reconnect Charges (after 4:00 pm Monday – Friday)	\$60

INDUSTRIAL PRETREATMENT ORDINANCE:

WASTEWATER DISCHARGE PERMIT:

Significant Industrial User (SIU)	\$1,500.00 per application + \$1,000.00 Annual Monitoring Fee
Categorical Industrial User (CIU)	\$1,500.00 per application + \$1,000.00 Annual Monitoring Fee
Other Industrial User (OIU)	\$1,500.00 per application + \$1,000.00 Annual Monitoring Fee

OTHER FEES:

Permit Amendment	\$1,000.00 per issuance
Permit Variance (s)	\$1,000.00 per issuance

GREASE INTERCEPTOR/TRAP INSPECTION FEE:

First inspection =	No charge
Second and each additional inspection =	\$50.00

BOARD OF ADJUSTMENT HEARING:

NON-REFUNDABLE	\$300.00
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PLANNING AND ZONING HEARING:

NON-REFUNDABLE	\$200.00
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PLUMBER LICENSE:

Annual License Fee =	\$40.00
Surety Bond Required (\$5,000)	
State of Delaware Master Plumber License Required	

EXCAVATOR LICENSE:

Annual License Fee = \$40.00
Surety Bond Required (\$20,000)

REFUSE HAULER LICENSE:

Annual License Fee = \$50.00 for the first 5 trucks working in the City,
Plus \$10.00 for each additional truck working in the City

SEPTAGE HAULER LICENSE:

Annual License Fee = \$120.00

SEPTAGE HAULER FEE:

Septage Discharge Rate = \$0.075/ gallon

* Fee is charged on maximum truck volume; not gallons unloaded.

COMMERCIAL HANDBILL DISTRIBUTOR LICENSE:

Annual License Fee = \$40.00

TRANSIENT MERCHANT LICENSE:

Annual License Fee = \$40.00
Surety Bond Required (\$1,000)

MASSAGE BUSINESS LICENSE:

Annual License Fee = \$40.00

RENTAL LICENSE:

Annual License Fee = \$50.00 per rental unit
Re-inspection Fee = \$100.00 Each Additional Inspection
Late Fee = \$100.00 Each License not paid after the first of each year

SPECIAL EVENT PERMIT:

Nonrefundable Deposit = \$100.00 per event*
Park/Facility Usage = \$150.00 per event
Police Special Duty Officer = \$69.35 per hour (3-hour min)
Specialty Electric Panel = \$550.00 per event
*Tax-Exempt organizations may be exempted from this fee. Proof of 501c3 status is required.

PARADE OR PROCESSION PERMIT:

No Charge

SEASONAL STAND PERMIT:

Stand size up to 100 s.f. = \$10.00
Stand size larger than 100 s.f. = \$25.00

TEMPORARY CONTAINER (in R.O.W.) PERMIT:

Permit Fee = \$40.00
Insurance Certificate Required

BUILDING / SIGN / EXCAVATION / SITE WORK PERMIT FEE:

Based on the Cost of Construction:

First \$1,000 = \$25.00

Plus \$ 5.00 fee for each additional \$1,000 or any portion thereafter.

All NEW residential construction shall be based on the latest edition of the Building Valuation Data table as published by the International Code Council (ICC). All other work must be accompanied by a written estimate.

PLUMBING PERMIT FEE:

DEMOLITION PERMIT FEE:

Structures WITH utilities	\$50.00
Structures WITHOUT utilities	\$10.00

WATER IMPACT FEE:

Per EDU	\$600.00
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* The City Council approved a selective discount of the water impact fee in 2024 as an economic incentive to flexible warehousing space in any M-1 Light Industrial District. This incentive is targeted to spur growth through incubator business spaces. The discount is applied to the water impact fee based on the normal EDU calculation for the space. The following chart gives the discount amount based on the size of the flexible warehousing unit:

Gross Floor Area Range (square feet)	Discount applied to normal water impact fee
0 to 2,000	70%
2,001 to 4,000	60%
4,001 to 6,000	50%
6,001 to 8,000	40%
8,001 to 10,000	30%

WATER CAPACITY CHARGE:

Residential Unit without a fire suppression system	\$ 100.00 per EDU
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All other uses:

1" Water Tap	\$ 375.00
2" Water Tap	\$ 750.00
3" Water Tap	\$1,500.00
4" Water Tap	\$3,000.00
6" Water Tap	\$3,500.00
8" Water Tap	\$4,000.00
10" Water Tap or large	\$6,000.00

WATER TAP FEE:

1"	\$ 725.00	plus \$300 to open street
1-1/2"	\$ 930.00	plus \$300 to open street
2"	\$1,325.00	plus \$300 to open street

* The City Council approved a selective elimination of the water tap fees in 2024. This fee incentive applies to the *first twenty-four single family detached* housing units permitted, built and receiving their certificate of occupancy in 2024. This fee reduction only applies to housing constructed within Developments in the City, where water taps have already been installed by the developer.

SEWER IMPACT FEE:

Per EDU	\$1,400.00
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* The City Council approved a selective discount of the sewer impact fee in 2024 as an economic incentive to flexible warehousing space in any M-1 Light Industrial District. This incentive is targeted to spur growth through incubator business spaces. The discount is applied to the sewer impact fee based on the normal EDU calculation for the space. The following chart gives the discount amount based on the size of the flexible warehousing unit:

Gross Floor Area Range (square feet)	Discount applied to normal sewer impact fee
0 to 2,000	70%
2,001 to 4,000	60%
4,001 to 6,000	50%
6,001 to 8,000	40%

SEWER TAP FEE:

4" diameter	\$1,050.00	plus \$600 to open street
6" diameter or larger	\$1,050.00	plus \$600 to open street

* The City Council approved a selective elimination of the sewer tap fees in 2024. This fee incentive applies to the *first twenty-four single family detached* housing units permitted, built and receiving their certificate of occupancy in 2024. This fee reduction only applies to housing constructed within Developments in the City, where sewer taps have already been installed by the developer.

DOWNSTREAM SEWER ASSESSMENT FEE:

Lift Station #1	Methodist Manor House Drainage Shed	\$ 500.00 per EDU
Lift Station #2	Route 13 South Drainage Shed	\$ 1,000.00 per EDU
Lift Station #3	Route 13 North (SVSC) Drainage Shed	\$ 1,000.00 per EDU
Lift Station #4	Retirement Living Drainage Shed	\$ 500.00 per EDU
Lift Station #6	Virginia Commons Drainage Shed	\$ 500.00 per EDU
Lift Station #8	Hurley Heights Drainage Shed	\$ 500.00 per EDU
Lift Station #9	Cedar Avenue Drainage Shed	\$ 500.00 per EDU
Lift Station #10	Industrial Park Drainage Shed	\$ 500.00 per EDU
Lift Station #11	Dulany Street Drainage Shed	\$ 500.00 per EDU
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Lift Station #13	Governor's Grant Drainage Shed	\$ 500.00 per EDU
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Lift Station #17	Western Sussex Business Campus Drainage Shed	\$ 1,000.00 per EDU
SCUSSD	Interceptor Upgrades	\$ 500.00 per EDU
NRGSE	North Ross Gravity Sewer Extension	\$ 350.00 per EDU

STORM WATER IMPACT FEE:

Per square foot of developable land \$0.10

ELECTRIC SYSTEM COST RECOVERY FEE:

<u>Residential Service Single Phase (120/240)</u>		<u>Industrial Service 3 phase (120/208) & (120/240)</u>	
100 amp	\$ 187.50	200 amp	\$ 935.00
200 amp	\$ 375.00	400 amp	\$ 1,870.00
300 amp	\$ 562.50	600 amp	\$ 2,810.00
400 amp	\$ 750.00	800 amp	\$ 3,745.00
<u>Commercial Service 3 phase (120/208) & (120/240)</u>		<u>Industrial Service 3 phase (277/480)</u>	
200 amp	\$ 750.00	200 amp	\$ 2,160.00
400 amp	\$1,500.00	400 amp	\$ 4,320.00
600 amp	\$2,245.00	600 amp	\$ 6,500.00
800 amp	\$2,995.00	800 amp	\$ 8,640.00
<u>Commercial Service 3 phase (277/480)</u>		1,000 amp	\$10,790.00
200 amp	\$ 1,730.00	2,000 amp	\$21,580.00
400 amp	\$ 3,455.00	3,000 amp	\$32,500.00
600 amp	\$ 5,200.00		
800 amp	\$ 6,915.00		

RESIDENTIAL FIRE SPRINKLER INCENTIVE:

Developers and Home Builders who elect to install a fire sprinkler system in new one and two family dwellings that meets the requirements of IRC section P2904 and NFPA 13D shall receive a \$3,000 credit towards fees charged to them at permit issuance.

Owners of existing one and two family dwellings can qualify to receive a \$3,000 credit on their future City tax billings if they retrofit their one or two family dwelling and install a fire sprinkler system that meets the requirements of IRC section P2904 and NFPA 13D.

WATER METER & WATER METER PIT PRICES:

REPRODUCTION FEES – (i.e. - FREEDOM OF INFORMATION ACT)

Document Copies	\$0.25 per page (\$1.00 minimum charge)
Duplicate Bill Fee	\$2.50
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All other records	Actual cost of reproduction

SEAFORD POLICE DEPARTMENT FEES

Video Requests \$50/Hour (Minimum of \$50 – Maximum \$300)

Note: All video footage requests will be reviewed to determine if the video is a matter of “public record” under FOIA, before release.

Video footage that constitutes “investigatory files compiled for civil or criminal law-enforcement purposes will not be released, 29 Del. C. 10002 (o)(3).

Fingerprinting Fees \$25 for the first two cards (\$10 for each additional card)

**Check, Money Order and/or exact change is required (Payable to the Seaford Police Department)*

Collision Report Fees \$20 for Collision Report

\$60 for Fatal Collision Report

**Insurance company may submit a written request for a copy of the report*

**Must include a self-addressed stamped envelope and check or money order payable to the Seaford Police Department*

Special Duty Rates \$69.35/Hour – Minimum of three hours (Officer & Vehicle)

- \$55.00/Hour/Officer – Minimum of three hours
 - Rate set by Union
- \$14.35/Hour/Vehicle – Minimum of three hours
 - Rate set by City
- \$69.35/Hour Total: Payable to the City of Seaford

COMMERCIAL PROPERTY LISTING ON CITY WEBSITE

Per Property \$25

CITY EQUIPMENT & TOOL RATES

The following fees shall be charged for City of Seaford projects and code related actions in accordance with City Policy. This equipment (and/or tools) is not intended to be rented by or to the general public. All City equipment shall be operated by City personnel at all times. Personnel costs shall be charged at the current prevailing rate.

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Trencher - Walk Behind	\$30 per hour (minimum 1 hour)
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Generator (125-149 KVA)	\$55 per hour (minimum 1 hour)
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Paint Machine	\$25 per hour (minimum 1 hour)

Power Sweeper	\$50 per hour (minimum 1 hour)
Video Camera with Trailer	\$100 per hour (minimum 1 hour)
Hydra-stop with Trailer	\$100 per hour (minimum 1 hour)
<i>(Cost of the Hydra-stop sleeve is an additional charge; contact the Director of Public Works for pricing)</i>	

PARK RENTAL FEES

SOROPTIMIST PARK:

Front Pavilion	\$50 per day (due with rental form)
Back Pavilion	\$40 per day (due with rental form)

Park/Open Space Rentals:

All park rentals are \$50 per day. The following parks are eligible to be rented on a first come, first served basis. Groups, with the exception of sports tournaments, hosting two hundred (200) people or more will be required to fill out a Special Event Permit Application and pay the fees associated with that permit.

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|-----------------------------|-------------------------|
| • Sports Complex Open Field | • High Street Grass Lot |
| • Gateway Park | • Riverview Park |
| • Kiwanis Park | • Oyster House Park |
| • Market Street Grass Lot | |

Field Rentals:

Non-Refundable Deposit:	\$50 per event (due with rental form)
Softball Field #1	\$100 per day
Softball Field #2	\$100 per day
Football Field – Field of Dreams*	\$100 per day
Football Field – Pine Street*	\$100 per day
Soccer Field #1**	\$50 per day
Soccer Field #2**	\$50 per day
Use of field lights:	\$30 per field per hour (Softball field #1 & #2, Field of Dreams)

*Football Field markers can be set-up for an additional \$25 per field

**Soccer field lines & goals can be set-up for an additional \$25 per field

ALL OTHER CITY PARKS:

The JAY'S NEST PLAYGROUND, which is located within the SPORTS COMPLEX, may not be rented.



WP# 4
6-11-24
B% INC.

CITY OF SEAFORD SCHEDULE OF FEES AND RATES

Amended June 11, 2024

Effective ~~September~~ July 1, 2024

The following fee & rate schedule contains base fees for different services and or permits obtained from the City of Seaford. The rates shown here are only current as of the date shown above. Fee calculations for permits must be performed by the City Code Department to ensure accuracy. Fee rates are never guaranteed and are subject to change at any time by an act of the City Council.

PROPERTY TAX RATE

Assessment is based on 2019 market values. The City of Seaford's taxes are assessed at 100% of appraised value and taxed at \$0.34 per \$100 of assessed value.

PROPERTY TAX RE-ASSESSMENT FEE:

As determined by current assessment charges.

* This fee applies to property tax reassessments necessary due to Sub-division Farm Land Exemption requests; Property Improvements, Subdivisions, Re-zonings and/or Annexations.

LODGING TAX

Three percent (3%) of the rent upon every occupancy of a room or rooms in a hotel, motel or tourist home within the boundaries of the City of Seaford. Such tax shall be in addition to the lodging tax imposed by the State pursuant to 30 Del. C. § 6102.

ELECTRIC UTILITY RATES

RESIDENTIAL CUSTOMERS

Customer Charge	\$22.00 Per Month
All KWH	\$0.135120

COMMERCIAL NON-DEMAND METERING (under 3500 kwh)

Customer Charge	\$24.75 Per Month
All KWH	\$0.149850

COMMERCIAL WITH DEMAND METERING (over 3500 kwh five or more times in 12 months, less than 50 KW)

Customer Charge	\$56.00 Per Month
All KWH	\$0.108100
Demand Charge	(All KW \$12.70)

MEDIUM GENERAL SERVICE Energy (50-300 KW)

Customer Charge	\$75.00 Per Month
All KWH	\$0.104900
Demand Charge	(All KW \$12.00)

LARGE GENERAL SERVICE Energy (greater than 300 KW five or more times in 12 months)

Customer Charge	\$230.00 Per Month
First 30,000 KWH	\$0.102500
Remaining KWH	\$0.091000
Demand Charge	(All KW \$11.50)
Demand Ratchet	70% of Previous 12 Month Maximum

LARGE GENERAL SERVICE -PRIMARY Energy (same as above with primary service)

Customer Charge	\$230.00 Per Month
First 30,000 KWH	\$0.100000

Remaining KWH	\$0.087800
Demand Charge	(All KW \$11.50)
Demand Ratchet	70% of Previous 12 Month Maximum

CONNECTION CHARGES

Existing Facility, Commercial or Residential	No Charge
New Residential	No Charge
New Non-Residential	No Charge
Delinquent Charges	\$40
Residential AMI Reconnect Charges (prior to 4:00 pm Monday – Friday)	\$25
Residential AMI Reconnect Charges (after 4:00 pm Mon. – Fri., Weekends & Holidays)	\$100
Additional Deposit	\$25
Temporary Service	\$60

CUSTOMER DEPOSIT CHARGES

Residential Property Owner	No deposit required
Residential Renters	\$200
Commercial -	The greater of an average for 12 month's bills multiplied by 2.5 or \$200 (A surety bond may be substituted at the City's option)

STANDARD POWER FACTOR

98.5% Lagging	
Charge per 1.0% under 98.5% per KW demand	\$0.05

NEW CONSTRUCTION AND LINE EXTENSION FEES

Paid by Applicant – Refer to section 11 of the Electric rules and regulations.

* The City Council approved a selective elimination of the charges for City Labor & City Equipment costs in 2018 related to the installation of new electric services and upgrades to existing electric services by the City Electric Department. Material costs, Non-City Labor costs & Non-City Equipment costs do not apply to this waiver.

STREET CHARGE

\$5.50 per month

GREEN ENERGY

Funding for Green Energy Programs	\$0.000178 / Kwh
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PURCHASED POWER COST ADJUSTMENT CLAUSE

\$0.01836 / Kwh (Effective 06/01/2024)

ENERGY SUPPLY COST

\$0.06947 / Kwh (Effective 01/01/2021)

- Rate set by DEMEC contract

SECURITY LIGHTS

\$6.31 / month

METER TEST FEE

No charge for the first test at a location. After first test then greater of actual cost or:

Self Contained	\$35
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Transformer Rated Meter	\$75
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METER DEPOSIT INTEREST

Meter deposit interest is applied when refunded; with an interest rate based on the 1 year Treasury Constant Maturity Rate.

DELAWARE STATE UTILITY TAX

Industrial/Commercial Facility	4.25%
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Qualified Manufacturing Facility	2.00%
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RETURN PAYMENT FEE

\$40

AUTOMATIC METER INFRASTRUCTURE (AMI) OPT-OUT FEES:

One-time manual meter set-up fee	\$40.00
Manual meter reading	\$25.00/month
Delinquent Charges	\$40
Reconnect Charges (prior to 4:00 pm Monday – Friday)	\$40
Reconnect Charges (after 4:00 pm Monday – Friday, Weekends & Holidays)	\$100

LATE PAYMENT CHARGE

1.5% per month on outstanding balance

BASE FIGURE FOR ESCROW CALCULATIONS

\$0.087393 / Kwh

EV (ELECTRIC VEHICLE) CHARGING FEES:

Public Access and Use

Chargers up to 10 kW Maximum Output - \$1.00/Hour

WATER AND SEWER UTILITY RATES

All water and sewer rates are based on Equivalent Dwelling Units (EDU), which is equal to 7,500 gallons per month, (250 g.p.d.), with a minimum billing of 1 EDU per month, \$~~31.2328.92~~ for water* and \$~~60.8856.37~~ for sewer.

*Water rate adjustment for metered users: The first 7,500 gallons are billed at the rate of \$~~31.2328.92~~ per 7,500 gallons/month; from 7,501-225,000 gallons at \$~~24.9023.06~~ per 7,500 gallons/month; over – 225,000 gallons at \$~~26.8424.85~~ per 7,500 gallons/month.

*Sewer rate adjustment for metered users: The first 7,500 gallons are billed at the rate of \$~~60.8856.37~~ per 7,500 gallons/month; from 7,501-225,000 gallons at \$~~48.3044.72~~ per 7,500 gallons/month; over – 225,000 gallons at \$~~53.2349.29~~ per 7,500 gallons/month.

*Properties outside of the city limits, which have water and/or sewer service, will be charged at one and a half (1.5) times the current EDU rate. Effective January 1, 2023.

WATER AND SEWER CONNECTION SERVICE CHARGES

Turn service valve on/off for:

Repairs (During City Business Hours):	No Charge
Repairs (After City Business Hours):	\$60
Non-Repair shutoff/reconnect for more than 1 week (During City Business Hours only):	\$40
Delinquent Charges	\$40
Reconnect Charges (prior to 4:00 pm Monday – Friday)	\$40
Reconnect Charges (after 4:00 pm Monday – Friday)	\$60

INDUSTRIAL PRETREATMENT ORDINANCE:

WASTEWATER DISCHARGE PERMIT:

Significant Industrial User (SIU)	\$1,500.00 per application + \$1,000.00 Annual Monitoring Fee
Categorical Industrial User (CIU)	\$1,500.00 per application + \$1,000.00 Annual Monitoring Fee
Other Industrial User (OIU)	\$1,500.00 per application + \$1,000.00 Annual Monitoring Fee

OTHER FEES:

Permit Amendment	\$1,000.00 per issuance
Permit Variance (s)	\$1,000.00 per issuance

GREASE INTERCEPTOR/TRAP INSPECTION FEE:

First inspection =	No charge
Second and each additional inspection =	\$50.00

BOARD OF ADJUSTMENT HEARING:

NON-REFUNDABLE	\$300.00
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PLANNING AND ZONING HEARING:

NON-REFUNDABLE \$200.00

PLUMBER LICENSE:

Annual License Fee = \$40.00

Surety Bond Required (\$5,000)

State of Delaware Master Plumber License Required

EXCAVATOR LICENSE:

Annual License Fee = \$40.00

Surety Bond Required (\$20,000)

REFUSE HAULER LICENSE:

Annual License Fee = \$50.00 for the first 5 trucks working in the City,
Plus \$10.00 for each additional truck working in the City

SEPTAGE HAULER LICENSE:

Annual License Fee = \$120.00

SEPTAGE HAULER FEE:

Septage Discharge Rate = \$0.075/ gallon

* Fee is charged on maximum truck volume; not gallons unloaded.

COMMERCIAL HANDBILL DISTRIBUTOR LICENSE:

Annual License Fee = \$40.00

TRANSIENT MERCHANT LICENSE:

Annual License Fee = \$40.00

Surety Bond Required (\$1,000)

MASSAGE BUSINESS LICENSE:

Annual License Fee = \$40.00

RENTAL LICENSE:

Annual License Fee = \$50.00 per rental unit

Re-inspection Fee = \$100.00 Each Additional Inspection

Late Fee = \$100.00 Each License not paid after the first of each year

SPECIAL EVENT PERMIT:

Nonrefundable Deposit = \$100.00 per event*

Park/Facility Usage = \$150.00 per event

Police Special Duty Officer = \$69.35 per hour (3-hour min)

Specialty Electric Panel = \$550.00 per event

*Tax-Exempt organizations may be exempted from this fee. Proof of 501c3 status is required.

PARADE OR PROCESSION PERMIT:

No Charge

SEASONAL STAND PERMIT:

Stand size up to 100 s.f. = \$10.00

Stand size larger than 100 s.f. = \$25.00

TEMPORARY CONTAINER (in R.O.W.) PERMIT:

Permit Fee = \$40.00
Insurance Certificate Required

BUILDING / SIGN / EXCAVATION / SITE WORK PERMIT FEE:

Based on the Cost of Construction:

First \$1,000 = \$25.00

Plus \$ 5.00 fee for each additional \$1,000 or any portion thereafter.

All NEW residential construction shall be based on the latest edition of the Building Valuation Data table as published by the International Code Council (ICC). All other work must be accompanied by a written estimate.

PLUMBING PERMIT FEE:

Base Permit Fee	\$25.00	Charge per fixture or connection	\$2.00
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DEMOLITION PERMIT FEE:

Structures WITH utilities	\$50.00
Structures WITHOUT utilities	\$10.00

WATER IMPACT FEE:

Per EDU	\$600.00
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* The City Council approved a selective discount of the water impact fee in 2024 as an economic incentive to flexible warehousing space in any M-1 Light Industrial District. This incentive is targeted to spur growth through incubator business spaces. The discount is applied to the water impact fee based on the normal EDU calculation for the space. The following chart gives the discount amount based on the size of the flexible warehousing unit:

Gross Floor Area Range (square feet)	Discount applied to normal water impact fee
0 to 2,000	70%
2,001 to 4,000	60%
4,001 to 6,000	50%
6,001 to 8,000	40%
8,001 to 10,000	30%

WATER CAPACITY CHARGE:

Residential Unit without a fire suppression system	\$ 100.00 per EDU
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All other uses:

1" Water Tap	\$ 375.00
2" Water Tap	\$ 750.00
3" Water Tap	\$1,500.00
4" Water Tap	\$3,000.00
6" Water Tap	\$3,500.00
8" Water Tap	\$4,000.00
10" Water Tap or large	\$6,000.00

WATER TAP FEE:

1"	\$ 725.00	plus \$300 to open street
1-1/2"	\$ 930.00	plus \$300 to open street
2"	\$1,325.00	plus \$300 to open street

* The City Council approved a selective elimination of the water tap fees in 2024. This fee incentive applies to the *first twenty-four single family detached* housing units permitted, built and receiving their certificate of occupancy in 2024. This fee reduction only applies to housing constructed within Developments in the City, where water taps have already been installed by the developer.

SEWER IMPACT FEE:

Per EDU

\$1,400.00

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8,001 to 10,000	30%

SEWER TAP FEE:

4" diameter	\$1,050.00	plus \$600 to open street
6" diameter or larger	\$1,050.00	plus \$600 to open street

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DOWNSTREAM SEWER ASSESSMENT FEE:

Lift Station #1	Methodist Manor House Drainage Shed	\$ 500.00 per EDU
Lift Station #2	Route 13 South Drainage Shed	\$ 1,000.00 per EDU
Lift Station #3	Route 13 North (SVSC) Drainage Shed	\$ 1,000.00 per EDU
Lift Station #4	Retirement Living Drainage Shed	\$ 500.00 per EDU
Lift Station #6	Virginia Commons Drainage Shed	\$ 500.00 per EDU
Lift Station #8	Hurley Heights Drainage Shed	\$ 500.00 per EDU
Lift Station #9	Cedar Avenue Drainage Shed	\$ 500.00 per EDU
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<u>Residential Service Single Phase (120/240)</u>		800 amp	\$2,995.00
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(Cost of the Hydra-stop sleeve is an additional charge; contact the Director of Public Works for pricing)

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Front Pavilion	\$50 per day (due with rental form)
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Soccer Field #2**	\$50 per day
Use of field lights:	\$30 per field per hour (Softball field #1 & #2, Field of Dreams)

*Football Field markers can be set-up for an additional \$25 per field

**Soccer field lines & goals can be set-up for an additional \$25 per field

ALL OTHER CITY PARKS:

The JAY’S NEST PLAYGROUND, which is located within the SPORTS COMPLEX, may not be rented.



NB #1
6.11.24

CITY OF SEAFORD

SCHEDULE OF FEES AND RATES

Amended ~~June 11~~ May 28, 2024

Effective July 1, 2024

The following fee & rate schedule contains base fees for different services and or permits obtained from the City of Seaford. The rates shown here are only current as of the date shown above. Fee calculations for permits must be performed by the City Code Department to ensure accuracy. Fee rates are never guaranteed and are subject to change at any time by an act of the City Council.

PROPERTY TAX RATE

Assessment is based on 2019 market values. The City of Seaford's taxes are assessed at 100% of appraised value and taxed at \$0.34 per \$100 of assessed value.

PROPERTY TAX RE-ASSESSMENT FEE:

As determined by current assessment charges.

* This fee applies to property tax reassessments necessary due to Sub-division Farm Land Exemption requests; Property Improvements, Subdivisions, Re-zonings and/or Annexations.

LODGING TAX

Three percent (3%) of the rent upon every occupancy of a room or rooms in a hotel, motel or tourist home within the boundaries of the City of Seaford. Such tax shall be in addition to the lodging tax imposed by the State pursuant to 30 Del. C. § 6102.

ELECTRIC UTILITY RATES

RESIDENTIAL CUSTOMERS

Customer Charge	\$22.00 Per Month
All KWH	\$0.135120

COMMERCIAL NON-DEMAND METERING (under 3500 kwh)

Customer Charge	\$24.75 Per Month
All KWH	\$0.149850

COMMERCIAL WITH DEMAND METERING (over 3500 kwh five or more times in 12 months, less than 50 KW)

Customer Charge	\$56.00 Per Month
All KWH	\$0.108100
Demand Charge	(All KW \$12.70)

MEDIUM GENERAL SERVICE Energy (50-300 KW)

Customer Charge	\$75.00 Per Month
All KWH	\$0.104900
Demand Charge	(All KW \$12.00)

LARGE GENERAL SERVICE Energy (greater than 300 KW five or more times in 12 months)

Customer Charge	\$230.00 Per Month
First 30,000 KWH	\$0.102500
Remaining KWH	\$0.091000
Demand Charge	(All KW \$11.50)
Demand Ratchet	70% of Previous 12 Month Maximum

LARGE GENERAL SERVICE -PRIMARY Energy (same as above with primary service)

Customer Charge	\$230.00 Per Month
First 30,000 KWH	\$0.100000
Remaining KWH	\$0.087800
Demand Charge	(All KW \$11.50)
Demand Ratchet	70% of Previous 12 Month Maximum

CONNECTION CHARGES

Existing Facility, Commercial or Residential	No Charge
New Residential	No Charge
New Non-Residential	No Charge
Delinquent Charges	\$40
Residential AMI Reconnect Charges (prior to 4:00 pm Monday – Friday)	\$25
Residential AMI Reconnect Charges (after 4:00 pm Mon. – Fri., Weekends & Holidays)	\$100
Additional Deposit	\$25
Temporary Service	\$60

CUSTOMER DEPOSIT CHARGES

Residential Property Owner	No deposit required
Residential Renters	\$200
Commercial -	The greater of an average for 12 month's bills multiplied by 2.5 or \$200 (A surety bond may be substituted at the City's option)

STANDARD POWER FACTOR

98.5% Lagging	
Charge per 1.0% under 98.5% per KW demand	\$0.05

NEW CONSTRUCTION AND LINE EXTENSION FEES

Paid by Applicant – Refer to section 11 of the Electric rules and regulations.

* The City Council approved a selective elimination of the charges for City Labor & City Equipment costs in 2018 related to the installation of new electric services and upgrades to existing electric services by the City Electric Department. Material costs, Non-City Labor costs & Non-City Equipment costs do not apply to this waiver.

STREET CHARGE

\$5.50 per month

GREEN ENERGY

Funding for Green Energy Programs \$0.000178 / Kwh

PURCHASED POWER COST ADJUSTMENT CLAUSE

\$0.01836 / Kwh (Effective 06/01/2024)

ENERGY SUPPLY COST

\$0.06947 / Kwh (Effective 01/01/2021)

• Rate set by DEMEC contract

SECURITY LIGHTS

\$6.31 / month

METER TEST FEE

No charge for the first test at a location. After first test then greater of actual cost or:

Self Contained	\$35
Transformer Rated Meter	\$75

METER DEPOSIT INTEREST

Meter deposit interest is applied when refunded; with an interest rate based on the 1 year Treasury Constant Maturity Rate.

DELAWARE STATE UTILITY TAX

Industrial/Commercial Facility	4.25%
Qualified Manufacturing Facility	2.00%

RETURN PAYMENT FEE

\$40

AUTOMATIC METER INFRASTRUCTURE (AMI) OPT-OUT FEES:

One-time manual meter set-up fee	\$40.00
Manual meter reading	\$25.00/month
Delinquent Charges	\$40

Reconnect Charges (prior to 4:00 pm Monday – Friday) \$40
Reconnect Charges (after 4:00 pm Monday – Friday, Weekends & Holidays) \$100

LATE PAYMENT CHARGE

1.5% per month on outstanding balance

BASE FIGURE FOR ESCROW CALCULATIONS

\$0.087393 / Kwh

EV (ELECTRIC VEHICLE) CHARGING FEES:

Public Access and Use

Chargers up to 10 kW Maximum Output - \$1.00/Hour

WATER AND SEWER UTILITY RATES

All water and sewer rates are based on Equivalent Dwelling Units (EDU), which is equal to 7,500 gallons per month, (250 g.p.d.), with a minimum billing of 1 EDU per month, \$~~31.1027.28~~ for water* and \$~~60.6353.18~~ for sewer.

*Water rate adjustment for metered users: The first 7,500 gallons are billed at the rate of \$~~31.1027.28~~ per 7,500 gallons/month; from 7,501-225,000 gallons at \$~~24.8021.75~~ per 7,500 gallons/month; over – 225,000 gallons at \$~~26.7223.44~~ per 7,500 gallons/month.

*Sewer rate adjustment for metered users: The first 7,500 gallons are billed at the rate of \$~~60.6353.18~~ per 7,500 gallons/month; from 7,501-225,000 gallons at \$~~48.1042.19~~ per 7,500 gallons/month; over – 225,000 gallons at \$~~53.0146.50~~ per 7,500 gallons/month.

*Properties outside of the city limits, which have water and/or sewer service, will be charged at one and a half (1.5) times the current EDU rate. Effective January 1, 2023.

WATER AND SEWER CONNECTION SERVICE CHARGES

Turn service valve on/off for:

Repairs (During City Business Hours):	No Charge
Repairs (After City Business Hours):	\$60
Non-Repair shutoff/reconnect for more than 1 week (During City Business Hours only):	\$40
Delinquent Charges	\$40
Reconnect Charges (prior to 4:00 pm Monday – Friday)	\$40
Reconnect Charges (after 4:00 pm Monday – Friday)	\$60

INDUSTRIAL PRETREATMENT ORDINANCE:

WASTEWATER DISCHARGE PERMIT:

Significant Industrial User (SIU)	\$1,500.00 per application + \$1,000.00 Annual Monitoring Fee
Categorical Industrial User (CIU)	\$1,500.00 per application + \$1,000.00 Annual Monitoring Fee
Other Industrial User (OIU)	\$1,500.00 per application + \$1,000.00 Annual Monitoring Fee

OTHER FEES:

Permit Amendment	\$1,000.00 per issuance
Permit Variance (s)	\$1,000.00 per issuance

GREASE INTERCEPTOR/TRAP INSPECTION FEE:

First inspection =	No charge
Second and each additional inspection =	\$50.00

BOARD OF ADJUSTMENT HEARING:

NON-REFUNDABLE	\$300.00
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PLANNING AND ZONING HEARING:

NON-REFUNDABLE	\$200.00
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PLUMBER LICENSE:

Annual License Fee =	\$40.00
Surety Bond Required (\$5,000)	
State of Delaware Master Plumber License Required	

EXCAVATOR LICENSE:

Annual License Fee = \$40.00
Surety Bond Required (\$20,000)

REFUSE HAULER LICENSE:

Annual License Fee = \$50.00 for the first 5 trucks working in the City,
Plus \$10.00 for each additional truck working in the City

SEPTAGE HAULER LICENSE:

Annual License Fee = \$120.00

SEPTAGE HAULER FEE:

Septage Discharge Rate = \$0.075/ gallon

* Fee is charged on maximum truck volume; not gallons unloaded.

COMMERCIAL HANDBILL DISTRIBUTOR LICENSE:

Annual License Fee = \$40.00

TRANSIENT MERCHANT LICENSE:

Annual License Fee = \$40.00
Surety Bond Required (\$1,000)

MASSAGE BUSINESS LICENSE:

Annual License Fee = \$40.00

RENTAL LICENSE:

Annual License Fee = \$50.00 per rental unit
Re-inspection Fee = \$100.00 Each Additional Inspection
Late Fee = \$100.00 Each License not paid after the first of each year

SPECIAL EVENT PERMIT:

Nonrefundable Deposit = \$100.00 per event*
Park/Facility Usage = \$150.00 per event
Police Special Duty Officer = \$69.35 per hour (3-hour min)
Specialty Electric Panel = \$550.00 per event

*Tax-Exempt organizations may be exempted from this fee. Proof of 501c3 status is required.

PARADE OR PROCESSION PERMIT:

No Charge

SEASONAL STAND PERMIT:

Stand size up to 100 s.f. = \$10.00
Stand size larger than 100 s.f. = \$25.00

TEMPORARY CONTAINER (in R.O.W.) PERMIT:

Permit Fee = \$40.00
Insurance Certificate Required

BUILDING / SIGN / EXCAVATION / SITE WORK PERMIT FEE:

Based on the Cost of Construction:

First \$1,000 = \$25.00

Plus \$ 5.00 fee for each additional \$1,000 or any portion thereafter.

All NEW residential construction shall be based on the latest edition of the Building Valuation Data table as published by the International Code Council (ICC). All other work must be accompanied by a written estimate.

PLUMBING PERMIT FEE:

DEMOLITION PERMIT FEE:

Structures WITH utilities	\$50.00
Structures WITHOUT utilities	\$10.00

WATER IMPACT FEE:

Per EDU	\$600.00
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* The City Council approved a selective discount of the water impact fee in 2024 as an economic incentive to flexible warehousing space in any M-1 Light Industrial District. This incentive is targeted to spur growth through incubator business spaces. The discount is applied to the water impact fee based on the normal EDU calculation for the space. The following chart gives the discount amount based on the size of the flexible warehousing unit:

Gross Floor Area Range (square feet)	Discount applied to normal water impact fee
0 to 2,000	70%
2,001 to 4,000	60%
4,001 to 6,000	50%
6,001 to 8,000	40%
8,001 to 10,000	30%

WATER CAPACITY CHARGE:

Residential Unit without a fire suppression system	\$ 100.00 per EDU
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All other uses:

1" Water Tap	\$ 375.00
2" Water Tap	\$ 750.00
3" Water Tap	\$1,500.00
4" Water Tap	\$3,000.00
6" Water Tap	\$3,500.00
8" Water Tap	\$4,000.00
10" Water Tap or large	\$6,000.00

WATER TAP FEE:

1"	\$ 725.00	plus \$300 to open street
1-1/2"	\$ 930.00	plus \$300 to open street
2"	\$1,325.00	plus \$300 to open street

* The City Council approved a selective elimination of the water tap fees in 2024. This fee incentive applies to the *first twenty-four single family detached* housing units permitted, built and receiving their certificate of occupancy in 2024. This fee reduction only applies to housing constructed within Developments in the City, where water taps have already been installed by the developer.

SEWER IMPACT FEE:

Per EDU	\$1,400.00
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* The City Council approved a selective discount of the sewer impact fee in 2024 as an economic incentive to flexible warehousing space in any M-1 Light Industrial District. This incentive is targeted to spur growth through incubator business spaces. The discount is applied to the sewer impact fee based on the normal EDU calculation for the space. The following chart gives the discount amount based on the size of the flexible warehousing unit:

Gross Floor Area Range (square feet)	Discount applied to normal sewer impact fee
0 to 2,000	70%
2,001 to 4,000	60%
4,001 to 6,000	50%
6,001 to 8,000	40%

SEWER TAP FEE:

4" diameter	\$1,050.00	plus \$600 to open street
6" diameter or larger	\$1,050.00	plus \$600 to open street

* The City Council approved a selective elimination of the sewer tap fees in 2024. This fee incentive applies to the *first twenty-four single family detached* housing units permitted, built and receiving their certificate of occupancy in 2024. This fee reduction only applies to housing constructed within Developments in the City, where sewer taps have already been installed by the developer.

DOWNSTREAM SEWER ASSESSMENT FEE:

Lift Station #1	Methodist Manor House Drainage Shed	\$ 500.00 per EDU
Lift Station #2	Route 13 South Drainage Shed	\$ 1,000.00 per EDU
Lift Station #3	Route 13 North (SVSC) Drainage Shed	\$ 1,000.00 per EDU
Lift Station #4	Retirement Living Drainage Shed	\$ 500.00 per EDU
Lift Station #6	Virginia Commons Drainage Shed	\$ 500.00 per EDU
Lift Station #8	Hurley Heights Drainage Shed	\$ 500.00 per EDU
Lift Station #9	Cedar Avenue Drainage Shed	\$ 500.00 per EDU
Lift Station #10	Industrial Park Drainage Shed	\$ 500.00 per EDU
Lift Station #11	Dulany Street Drainage Shed	\$ 500.00 per EDU
Lift Station #12	North Ross Drainage Shed	\$ 500.00 per EDU
Lift Station #13	Governor's Grant Drainage Shed	\$ 500.00 per EDU
Lift Station #14	Mears Campus Drainage Shed	\$ 1,500.00 per EDU
Lift Station #15	Herring Run Drainage Shed	\$ 1,500.00 per EDU
Lift Station #16	Dolby Drainage Shed	\$ 1,000.00 per EDU
Lift Station #17	Western Sussex Business Campus Drainage Shed	\$ 1,000.00 per EDU
SCUSSD	Interceptor Upgrades	\$ 500.00 per EDU
NRGSE	North Ross Gravity Sewer Extension	\$ 350.00 per EDU

STORM WATER IMPACT FEE:

Per square foot of developable land \$0.10

ELECTRIC SYSTEM COST RECOVERY FEE:

<u>Residential Service Single Phase (120/240)</u>		<u>Industrial Service 3 phase (120/208) & (120/240)</u>	
100 amp	\$ 187.50	200 amp	\$ 935.00
200 amp	\$ 375.00	400 amp	\$ 1,870.00
300 amp	\$ 562.50	600 amp	\$ 2,810.00
400 amp	\$ 750.00	800 amp	\$ 3,745.00
<u>Commercial Service 3 phase (120/208) & (120/240)</u>		<u>Industrial Service 3 phase (277/480)</u>	
200 amp	\$ 750.00	200 amp	\$ 2,160.00
400 amp	\$1,500.00	400 amp	\$ 4,320.00
600 amp	\$2,245.00	600 amp	\$ 6,500.00
800 amp	\$2,995.00	800 amp	\$ 8,640.00
<u>Commercial Service 3 phase (277/480)</u>		1,000 amp	\$10,790.00
200 amp	\$ 1,730.00	2,000 amp	\$21,580.00
400 amp	\$ 3,455.00	3,000 amp	\$32,500.00
600 amp	\$ 5,200.00		
800 amp	\$ 6,915.00		

RESIDENTIAL FIRE SPRINKLER INCENTIVE:

Developers and Home Builders who elect to install a fire sprinkler system in new one and two family dwellings that meets the requirements of IRC section P2904 and NFPA 13D shall receive a \$3,000 credit towards fees charged to them at permit issuance.

Owners of existing one and two family dwellings can qualify to receive a \$3,000 credit on their future City tax billings if they retrofit their one or two family dwelling and install a fire sprinkler system that meets the requirements of IRC section P2904 and NFPA 13D.

WATER METER & WATER METER PIT PRICES:

REPRODUCTION FEES – (i.e. - FREEDOM OF INFORMATION ACT)

Document Copies	\$0.25 per page (\$1.00 minimum charge)
Duplicate Bill Fee	\$2.50
Print Account History	\$2.50
All other records	Actual cost of reproduction

SEAFORD POLICE DEPARTMENT FEES

<u>Video Requests</u>	\$50/Hour (Minimum of \$50 – Maximum \$300)
<i>Note: All video footage requests will be reviewed to determine if the video is a matter of “public record” under FOIA, before release.</i>	
<i>Video footage that constitutes “investigatory files compiled for civil or criminal law-enforcement purposes will not be released, 29 Del. C. 10002 (o)(3).</i>	
<u>Fingerprinting Fees</u>	\$25 for the first two cards (\$10 for each additional card)
<i>*Check, Money Order and/or exact change is required (Payable to the Seaford Police Department)</i>	
<u>Collision Report Fees</u>	\$20 for Collision Report
	\$60 for Fatal Collision Report
<i>*Insurance company may submit a written request for a copy of the report</i>	
<i>*Must include a self-addressed stamped envelope and check or money order payable to the Seaford Police Department</i>	
<u>Special Duty Rates</u>	\$69.35/Hour – Minimum of three hours (Officer & Vehicle)
	• \$55.00/Hour/Officer – Minimum of three hours ○ Rate set by Union • \$14.35/Hour/Vehicle – Minimum of three hours ○ Rate set by City • \$69.35/Hour Total: Payable to the City of Seaford

COMMERCIAL PROPERTY LISTING ON CITY WEBSITE

Per Property	\$25
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CITY EQUIPMENT & TOOL RATES

The following fees shall be charged for City of Seaford projects and code related actions in accordance with City Policy. This equipment (and/or tools) is not intended to be rented by or to the general public. All City equipment shall be operated by City personnel at all times. Personnel costs shall be charged at the current prevailing rate.

Electric Line Truck	\$40 per hour (minimum 1 hour)
Electric Bucket Truck	\$40 per hour (minimum 1 hour)
Electric Pole Trailer	\$25 per hour (minimum 1 hour)
Pick-Up/Service Truck	\$25 per hour (minimum 1 hour)
Trencher - Walk Behind	\$30 per hour (minimum 1 hour)
Trencher – Ride On w/backhoe	\$40 per hour (minimum 1 hour)
Flat Bed Dump Truck	\$35 per hour (minimum 1 hour)
Regular Dump Truck	\$35 per hour (minimum 1 hour)
Back Hoe/Loader	\$35 per hour (minimum 1 hour)
Skid Steer Loader	\$35 per hour (minimum 1 hour)
Mini Excavator	\$35 per hour (minimum 1 hour)
Tractor Mower “Bush Hog” (Ride On)	\$50 per hour (minimum 1 hour)
Tractor Mower “Cub Cadet” (Ride On)	\$50 per hour (minimum 1 hour)
Lawn Mower “Zero Turn” (Ride On)	\$20 per hour (minimum 1 hour)
Lawn Mower (Push)	\$15 per hour (minimum 1 hour)
Back Pack Blower	\$15 per hour (minimum 1 hour)
Weed Cutter (Gas Powered)	\$15 per hour (minimum 1 hour)
Chain Saw (Gas Powered)	\$15 per hour (minimum 1 hour)
Generator (19-29 KVA)	\$30 per hour (minimum 1 hour)
Generator (125-149 KVA)	\$55 per hour (minimum 1 hour)
Sewer Rodder	\$50 per hour (minimum 1 hour)
Air Compressor	\$25 per hour (minimum 1 hour)
Weed Sprayer	\$15 per hour (minimum 1 hour)
Paint Machine	\$25 per hour (minimum 1 hour)

Power Sweeper	\$50 per hour (minimum 1 hour)
Video Camera with Trailer	\$100 per hour (minimum 1 hour)
Hydra-stop with Trailer	\$100 per hour (minimum 1 hour)
<i>(Cost of the Hydra-stop sleeve is an additional charge; contact the Director of Public Works for pricing)</i>	

PARK RENTAL FEES

SOROPTIMIST PARK:

Front Pavilion	\$50 per day (due with rental form)
Back Pavilion	\$40 per day (due with rental form)

Park/Open Space Rentals:

All park rentals are \$50 per day. The following parks are eligible to be rented on a first come, first served basis. Groups, with the exception of sports tournaments, hosting two hundred (200) people or more will be required to fill out a Special Event Permit Application and pay the fees associated with that permit.

- Sports Complex Open Field
- Gateway Park
- Kiwanis Park
- Market Street Grass Lot
- High Street Grass Lot
- Riverview Park
- Oyster House Park

Field Rentals:

Non-Refundable Deposit:	\$50 per event (due with rental form)
Softball Field #1	\$100 per day
Softball Field #2	\$100 per day
Football Field – Field of Dreams*	\$100 per day
Football Field – Pine Street*	\$100 per day
Soccer Field #1**	\$50 per day
Soccer Field #2**	\$50 per day
Use of field lights:	\$30 per field per hour (Softball field #1 & #2, Field of Dreams)

*Football Field markers can be set-up for an additional \$25 per field

**Soccer field lines & goals can be set-up for an additional \$25 per field

ALL OTHER CITY PARKS:

The JAY'S NEST PLAYGROUND, which is located within the SPORTS COMPLEX, may not be rented.

MEMORANDUM

TO: Charles Anderson, CM

FR: Bill Bennett, Director of Electric

RE: 14.4kV Switchgear Bids

DT: June 5, 2024

The City opened bids on June 5, 2024, from two suppliers for the above referenced solicitation.

BID #1			
Anixter	Federal Pacific	Each	Total
PMH-12	1	\$ 38,009.00	\$ 38,009.00
end fittings	9	\$ 400.00	\$ 3,600.00
		PMH-12 total	\$ 41,609.00
PMH-9	4	\$ 38,904.00	\$ 155,616.00
end fittings	24	\$ 400.00	\$ 9,600.00
		PMH-9 total	\$ 165,216.00
	45 Week Delivery	Total Bid	\$ 206,825.00
BID #2			
Anixter	S&C		
PMH-12	1	\$ 33,654.00	\$ 33,654.00
end fittings	9	\$ 575.00	\$ 5,175.00
		PMH-12 total	\$ 38,829.00
PMH-9	4	\$ 35,483.00	\$ 141,932.00
end fittings	24	\$ 575.00	\$ 13,800.00
		PMH-9 total	\$ 155,732.00
		Total Bid	\$ 194,561.00
	70 Week Delivery		

Both Bids meet the specifications and we have used both manufacturers in the past. Upon including the necessary end fittings that are required, the difference between the bids is \$12,264.00.

After reviewing the bids, it is my recommendation to award the bid to Anixter/Wesco for the Federal Pacific switch gear for the total of \$206,825.00. The recommendation is based on the shorter delivery time of 45 weeks.

Should you have any questions, please contact me.

Thank you.

NB#6
6-11-24

NB# 7
6.11.24

The City of Seaford
Downtown Development District
Renewal Application



Date - July 11, 2024

For questions or comments related to this publication please contact:
Trisha Newcomer, Director of Economic Development & Community Relations
tnewcomer@seafordde.com

Or

Charles Anderson, City Manager – canderson@seafordde.com

The City of Seaford

P.O. Box 1100

414 High Street

Seaford, DE 19973

www.seafordde.com

GIS Maps and Exhibits provided by:

Buddy Lynch

Seaford Code Department Inspector

On June 5, 2014, the Delaware General Assembly enacted Senate Bill 191 that authorized the establishment of Downtown Development Districts (DDD). The Act is designed to promote healthy and vibrant downtowns as critical components of Delaware's economic well-being and quality of life. The purpose is to leverage resources of the state government in a limited number of Delaware's cities, towns, and unincorporated areas in order to:

- In September of 2014, the City of Seaford applied for the rigorous and competitive Downtown Development District Designation by the State of Delaware. **In January 2015, Governor Markell announced the designations in downtown areas of Wilmington, Dover, and Seaford as Delaware’s first three DDDs.** In 2016, five new DDDs were designated in Smyrna, Harrington, Milford, Georgetown, and Laurel. Four more jurisdictions were added in August of 2019, they were: Clayton, Delaware City, Middletown, and New Castle.

District Investment Incentives

3

property owners, businesses) will be able to take advantage of these different incentives in a way that is most beneficial to their projects. Delaware State Housing Authority works with the State, Municipalities, and local partners to regularly evaluate impact, consider feedback, and incorporates improvements to ensure program success. Partnerships with Office of State Planning Coordination (OSPC) and Delaware Division of Small Business (DSB) have been particularly successful in bringing a variety of resources to District staff and potential Investors. Incentives are further being offered by Sussex County, State agencies and organizations. The State continually updates the variety of incentives for DDD projects, and they can be found here: <http://stateplanning.delaware.gov/ddd/incentives/index.shtml>.

The City is required to provide incentives to qualifying redevelopment and new development projects within the district during the duration of the State designation. The City offers the following incentives for eligible applicants:

- Reinvestment Tax Incentive
- C-3 Zoning Administrative Waiver
- Fee reductions
- Sidewalk loan
- C-3 Façade Improvement Program
- Water and Sewer Tap Fee Relief

The City has a dedicated DDD section under the Seaford Advantages areas on the website, it can be found here: https://bit.ly/seafordde_downtown_development_district_ddd

In addition to the City and County incentives, funding was allocated through the General Assembly to Delaware State Housing Authority (DSHA) for the purpose of establishing and administering the DDD Rebate Program. Investors who make Qualified Real Property Investments (QRPI) to commercial, industrial, residential, and mixed-use buildings or facilities may apply to DSHA for a DDD Rebate. The small and large project programs are described below:



- DSHA Small Project Grant Program - The Small Project Set-Aside is for program eligible investors that make Qualified Real Property Investments (QRPIs) between \$25,000 and \$350,000. Investors that make a \$25,000 or greater QRPI are entitled to a rebate in an amount equivalent to 20% of the QRPI up to \$70,000 per building or facility.
- DSHA Large Project Grant Program - The Large Project Set-Aside is for program eligible investors that make QRPIs in excess of \$350,000. Investors may be entitled to a DDD rebate in an amount equivalent to 20% of the eligible costs upon completion. The maximum rebate is \$2,000,000 and requires an eligible investment greater than \$27.5 million. *Note:* A reservation award is required and only guarantees funding availability. An Attestation of Costs by a Certified Public Accountant (CPA) is also required for all Large Projects.

The amount of private investment leveraged by state dollars spent ranks the top five districts as Wilmington, Milford, Seaford, Dover, and Smyrna. Seaford is the fourth highest receiver of rebate funding within the State. Table 1 shows how much state investments have leveraged from FY 2015 through FY 2020 in the small and large grant programs based on the annual DDD reports by the State.

Table 1 Downtown Development District Investments

District Funding FY 2015-2020	DDD Rebate	Private Investment	Large Projects	Small Projects
Dover	\$1,921,810	\$14,283,012	6	34
Georgetown	\$862,510	\$5,328,035	2	4
Harrington	\$530,132	\$3,155,636	1	16
Laurel	\$465,961	\$2,759,239	1	5
Middletown	\$254,490	\$1,800,000	2	0
Milford	\$2,620,280	\$21,492,917	7	31
New Castle (City)	\$181,834	\$950,471	1	0
Seaford	\$1,678,458	\$20,275,998	3	18
Smyrna	\$1,025,638	\$10,509,629	2	6
Wilmington	\$2,626,7874	\$549,332,950	56	22

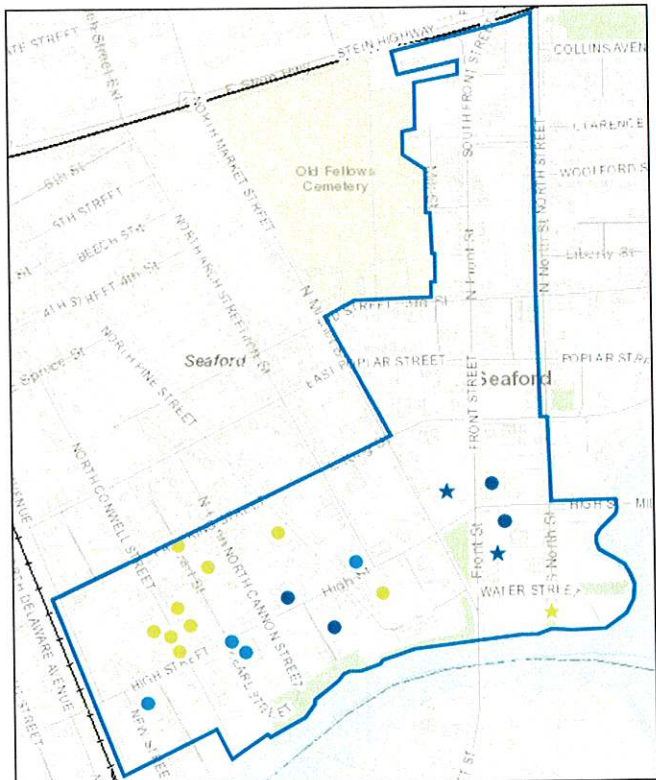
Source: State of Delaware, Delaware State Housing Authority, DDD Annual Reports (2015-2020) Note: Only Districts with activity were included in the table data.

Since Seaford was awarded the DDD designation, the program has been very successful with providing funding and incentives locally for many new and redeveloped projects. This can be contributed to the City's intergovernmental coordination and marketing of the District programs, as well as investor applications for program funding.

The City works with several business organizations, property owners, stakeholders, relators, and investors to ensure the incentives and funding programs are known in advance of any land development application being submitted for approval within the district boundaries.

The Seaford map image and legend, obtained from the First Map webpage, shows the project type and locations that participated in the DDD rebate program.

- ★ Large Commercial
- ★ Large Mixed Use
- ★ Large Residential
- Small Commercial
- Small Mixed Use
- Small Residential



The State hosts this interactive map website for all of the districts. It can be found at this website link: <https://delaware.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=c39125308a174d38980947d6ee3a30df>

Completed Commercial and Mixed Use Projects

Listed below are some of the DDD commercial and mixed-use completed projects since 2015.



Applicant: Nanticoke Memorial Hospital

Project Type: Large Project

Eligible Use: Commercial

Total Development Cost: \$892,561

DDD Grant Award: \$146,700

Project Description: Rehabilitation of former doctor's office located at 121 South Front Street utilized by Nanticoke Hospital.



Applicant: Two Farms, Inc.

Project Type: Large Project

Eligible Use: Commercial

Total Development Cost: \$3,998,000

DDD Grant Award: \$393,000

Project Description: An existing store and two condemned houses were demolished for a new store with fuel dispensaries located at 500 High Street.



Applicant: Mt. Olivet United Methodist Church

Project Type: Small Project

Eligible Use: Commercial

Total Development Cost: \$98,544

DDD Grant Award: \$19,709

Project Description: Replacement of roof on Church located at 315 High Street.



Applicant: Craig de Mariana Aleman

Project Type: Small Project

Eligible Use: Mixed-Use

Project Cost: \$321,090

DDD Rebate: \$9,748

Project Description: Rehabilitated storefront and apartments at 117 High Street. The apartments received new windows, laundry in units, and updated HVAC systems.



Applicant: Nanticoke Hospital

Project Type: Small Project

Eligible Use: Commercial

Project Cost: \$ 34,405

DDD Rebate: \$4,081

Project Description: Rehabilitation of former doctor's office at 613 High Street to Nanticoke Hospital's Foundation and Marketing Department.



Applicant: Cranston Rentals, LLC

Project Type: Small Project

Eligible Use: Commercial

Project Cost: \$251,958

DDD Rebate: \$35,599

Project Description: Renovation of building to establish a food and beverage business located at 306 North High Street.



Applicant: Torales Rental Properties, LLC

Project Type: Small Project

Eligible Use: Mixed-use

Project Cost: \$270,370

DDD Rebate: \$50,000

Project Description: Substantial rehabilitation of mixed-use building for commercial and residential use located at 328 High Street.



Applicant: Craig de Mariana Aleman

Project Type: Small Project

Eligible Use: Residential

Project Cost: \$155,151

DDD Rebate: \$30,280

Project Description: Rehabilitation of mixed-use buildings located at 215 and 221 High Street. Residential apartment above multiple one office businesses in larger building and real estate firm in adjacent building.



Applicant: Old Town Hall Associates, LLC

Project Type: Small Project

Eligible Use: Commercial

Project Cost: \$121,837

DDD Rebate: \$24,367

Project Description: Rehabilitation of formerly vacant commercial space into a Connections Community Support facility to serve individuals with mental health and/or substance abuse issues. The property located at

105 North Front Street was converted into a community space by updating the HVAC system, creating meeting rooms, and opening up the main waiting area.

In addition to the DDD partially funded projects, the City has seen an increase in demand for commercial growth and redevelopment within the district. Listed below in Table 2 are the new commercial business development activity that has occurred since the City achieved the district designation.

Table 2 New Commercial Businesses (Downtown Development District)

Name	Location	Type of Service - Description
Aleman Investment Group	221 High Street, Suite 101	Services
Bae Skin Studio	221 High Street, Suite 107	Services
BL Transport Inc	221 High Street, Suite 106C	Logistics
Bodied Naturally	105 New Street, Suite 7	Services
Connections	105 N Front Street	Medical
Dona Maria's Pupusaria	117 High Street	Food Establishment
Every Fiber Coffee	306 High Street	Food Establishment
Fade by Fletch	130 High Street	Barber
Gallery 107	324 High Street	Art Gallery
C&C Country Kitchen	304 High Street, Suite B	Food Establishment
Harmony Touch	215 High Street, Suite 107	Services
Herbalife	221 High Street, Suite 109	Services
Imperio Construction Services	221 High Street, Suite 101	Construction Services
Linda Vista Realty	215 High Street	Real Estate
Loyalty Benefit Group	202 High Street	Services
New Glam Artistry	221 High Street Suite 103/105	Hair Salon
One Way Insurance	401 High Street, Suite 101 & 102	Services
Parsells Funeral Home	609 E King Street	Funeral Home
Premium Tax & Business	221 High Street, Suite 108	Services
Royal Farms	500 High Street	Convenience Store
Seaford Executive Center	221 High Street	Office Complex
Step Your Barber Up	105 New Street	Barber
Telamon	221 High Street, Suite 104	Childcare
Tidal Health Business Office	121 S Front Street	Medical
Tidal Health Foundation Office	613 High Street	Medical
Twelve21 Hair Studio	130 High Street	Hair Salon
Brimming Horn Meadery	106 Spring Street	Winery
Sweet Sisters Fault	Cannon Street	Bakery

Completed Residential Projects

In addition to the successful commercial and mixed-use projects mentioned above, the District has several completed residential projects as well. Two of the multi-family residential projects are described below in addition to several single-family rehabilitation and new construction projects noted in Table 3 as obtained from the State's annual DDD reports.



Applicant: The Residences at River Place, LLC

Project Type: Residential

Total Development Cost: \$11,461,567

DDD Grant Award: \$700,000

Project Description: New construction of the third and fourth phases of two attached four-story apartment buildings with a total of 128 units.



Applicant: Zachary Parks

Project Type: Small Project

Eligible Use: Residential

Project Cost: \$70,072

DDD Rebate: \$14,254

Project Description: Converted a vacant house into a 4-unit rental property at 124 North Pine Street. The exterior was painted, and roof repaired. The interior rehabilitation included new ceilings, walls, flooring, plumbing, and doors.

Table 3. Downtown Development District Residential Projects

State Project ID	Address	Project Description
2017-02-SP-01	124 Cannon Street	Rehabilitation
2017-02-SP-02	117 North Conwell Street	Rehabilitation
2017-02-SP-03	105 North Conwell Street	Rehabilitation
2017-02-SP-07	110 North Conwell Street	Rehabilitation
2019-02-SP-01	215 East King Street	Rehabilitation
2019-02-SP-03	122 North Conwell Street	New Construction
2019-02-SP-04	106 North Conwell Street	New Construction

Gateway Park TAP Improvements

A vision to create a more appealing pedestrian friendly entrance to the downtown district was formulated after an assessment was completed revealing that one of the biggest weaknesses involved the entrance to the downtown district. The City received funding from a Transportation Alternatives Program (TAP) participation. The park was renovated in 2023 adding several amenities, such as: new sidewalks, crosswalks, benches, landscaping, a new welcome to Seaford sign, removal of overhead wires, new Christmas decorations and wayfinding signage.

Oyster House Park

Oyster House Park is located directly in the heart of downtown Seaford, just off South Cannon Street. It is a 500ft stretch of water-front property. The North end of the park is connected to our existing Riverwalk, located at the beginning of the Seaford-Blades Bridge directly along the Nanticoke River. The park currently has a large boardwalk that extends into the water and runs parallel to the Nanticoke and connects to the Riverwalk pier.

City of Seaford has built up partnerships with several organizations regarding Oyster House Park. The Chesapeake Conservancy, the Nanticoke Watershed Conservancy, Seaford Historical Society and Landscape Architectural Services, LLC. They have been pivotal in helping raise funds, creating the current masterplan, advocating for the development of the park, and educating the community about its possibilities.

The goal for Oyster House Park & the Riverwalk is to provide residents and visitors opportunities to participate in water-based and land-based recreational activities and to host cultural events and festivals to showcase the Seaford Riverfront and the Downtown areas of the City.

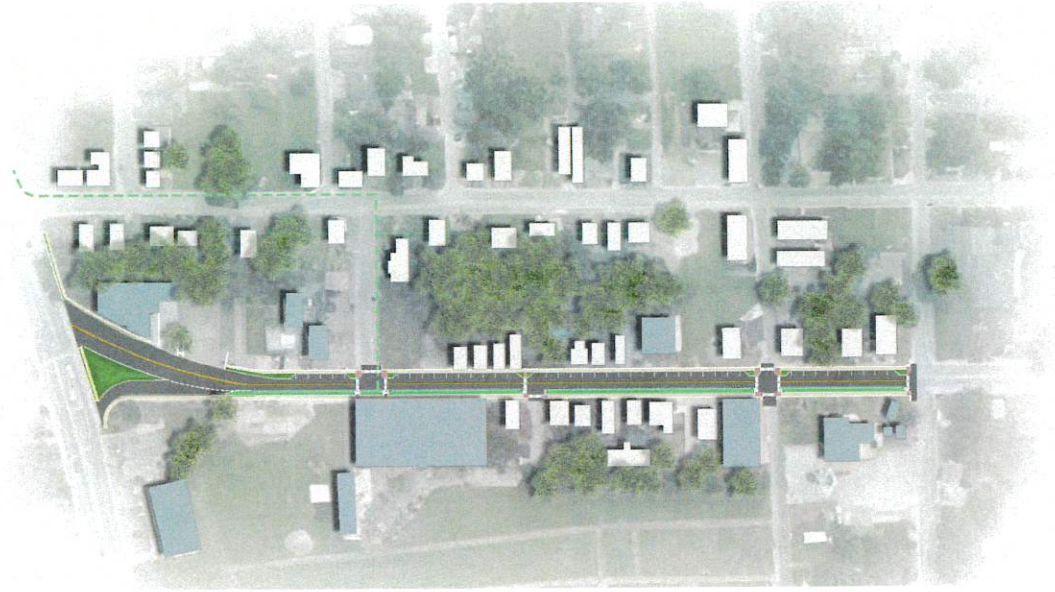


Front Street Street-Scaping Proposal

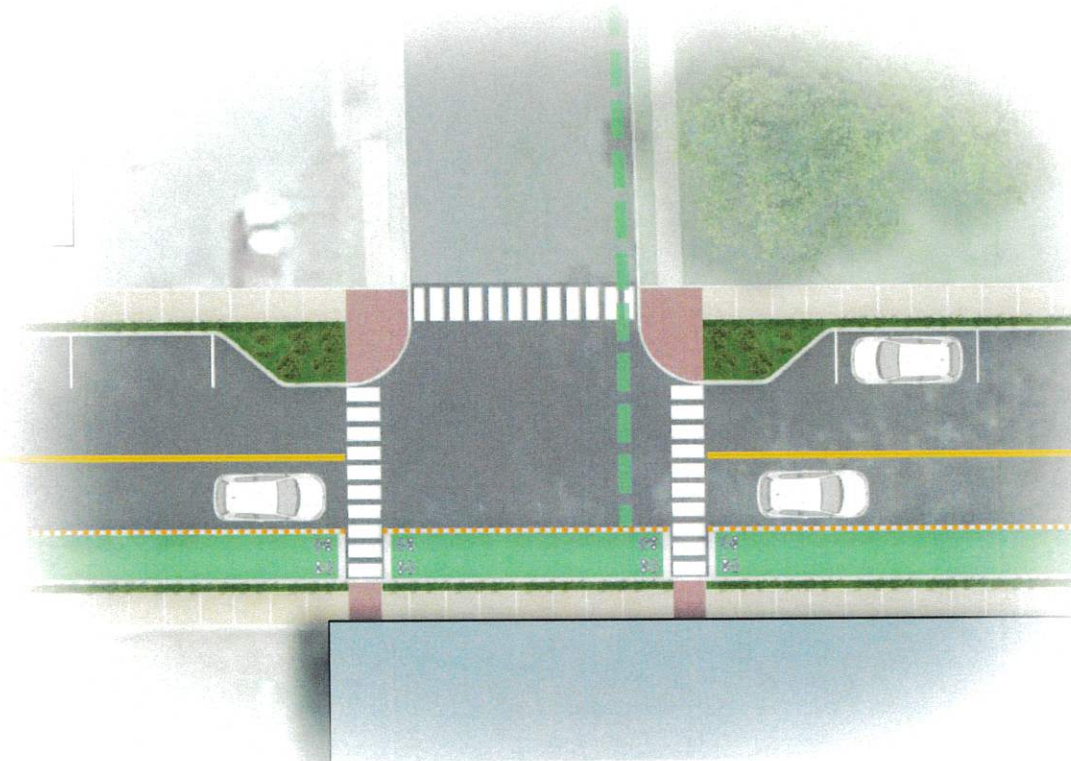
In early 2024 the city commissioned The Harbor Group to study the Front Street Corridor and provide renderings and cross-section drawings of a potential Street-Scaping project that included parking, sidewalk, bike lane, pedestrian and lighting improvements (exhibits A-C

shown below). The hope is that the implementation of a project of this scope would reverse some of the trends that the area is experiencing. The need for the Downtown Development District implementation is evident today.

Exhibit A – Overall Concept Plan (Harbor Gorup Concept Design April 2024)



Enlargement Plan C: 3rd Street Intersection (Harbor Gorup Concept Design April 2024)



Section B: Proposed Streetscape Conditions (Harbor Group Concept Design April 2024)



Downtown Development District Renewal

In the 10 years since the City of Seaford received its Downtown Development District (DDD) designation the City has grown from 7,200 people according to the 2010 census to 7,957 according to the 2020 decennial census (United States Census Bureau, 2024). This approximately eleven percent increase has added not only additional residents to this close-knit “hometown” community, but the increase in population has also added culture, diversity, and investment.

Although Seaford is considered a small town, the central location of the City on the Eastern-shore has proven to be ideal for logistical companies. Seaford is home to an Amazon fulfillment location on Dulaney Street, a FedEx terminal on Venture Drive in the Ross Business Park and Trinity, a Burris Logistics Company. These companies provide jobs to area residents and strengthen the regional economy of Delaware.

In 2020, the City adopted a new Comprehensive plan. The Comprehensive Plan has several goals that will guide the Downtown Development District renewal document. Some of the Comp Plan Goals are as follows:

- *To preserve and enhance Seaford's historic heritage.*
- *To revitalize Seaford's downtown area.*
- *To continue and expand Seaford's role as the primary employment center for western Sussex County.*
- *To increase the percentage of single-family dwelling units in order to provide for balanced growth.*
- *To improve the safety and mobility of the transportation network.*
- *To protect sensitive environmental areas and the water quality of the Nanticoke River.*

- *To provide safe and adequate public utility services to present and future residents.*
- *To provide housing opportunities for all income ranges.*
- *Park, Western Sussex Business Campus, and the Seaford Industrial Park for jobs creation.*
- *Enhance recreation opportunities along the Seaford Riverfront and Nanticoke River.*
- *To improve the quality of life by addressing the incidence and root causes of crime.*
- *To provide more public entertainment for all income levels.*
- *To promote a successful business environment in order to grow economic development.*
- *To continue developing ways to decrease and prevent drug overdoses and crimes.*
- *Simplify as much as feasible the steps to development.*
- *To expand recreational opportunities on the Nanticoke.*
- *To provide and promote a business-friendly environment.*

Several of these goals can be advanced or brought to fruition by the renewal of the Downtown Development District (DDD) designation and plan update.

In the ten years since the original DDD designation, the High Street Corridor and portions of the Riverfront have experienced a new era of revitalization and investment. Trisha Newcomer, Director of Economic Development and Community Relations was quoted as saying ***“By all measures, building investment, occupancy rates and employment numbers in the DDD can be considered a success.”***

The City’s High Street area has seen a significant amount of investment and growth, going from a 95% vacancy to almost non-existent vacant options for commercial locations. The areas of Front Street, however, have been slower to revitalize and receive the investments seen in other designated areas of the DDD. This may be due to the reduced time this area has been under DDD designation. **It is critical to extend the DDD designation and focus additional revitalization efforts on this area of the city.** The Front Street Corridor is a gateway connecting the downtown area with the northern portions of the City’s residential, commercial, and institutional uses. Many residents in this area are persons of color and are from disproportionately affected socio-economic groups which deserve the same benefits of increased investment, jobs creation and property value increase that the extension of the DDD designation will provide.

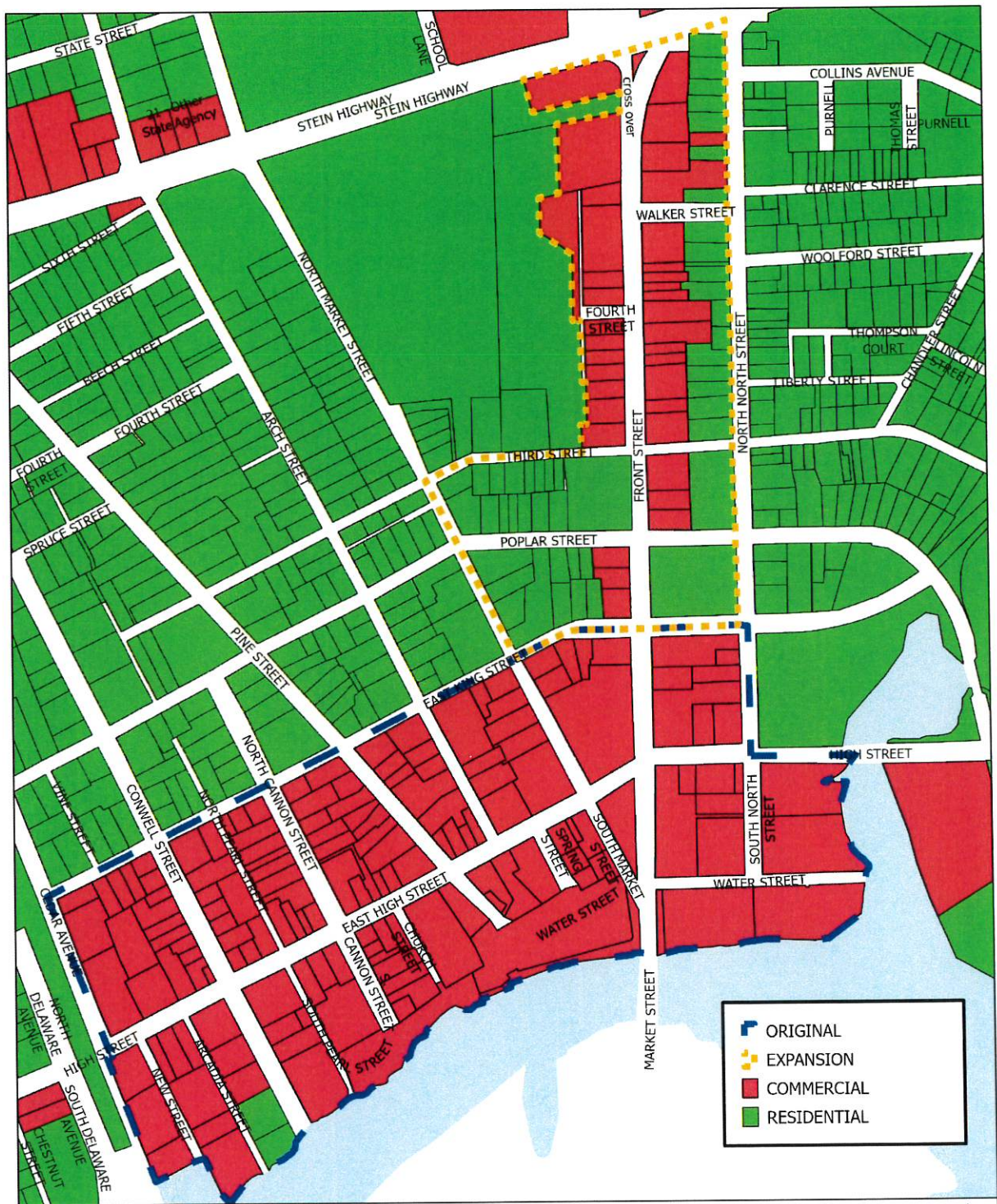
Area Zoning Designations

The High Street Corridor, or the C-3 Riverfront Enterprise Zone is approximately 49 +/- acres that consist of both commercial and residential units. The zone is currently zoned C-# Riverfront Enterprise Zone in accordance with the City of Seaford zoning regulations.

The Front Street Corridor and its immediate environs consist of approximately 29 +/- acres that are currently zoned C-1 General Commercial and R-2 Medium Density Residential in accordance

Seaford Zoning map (High and Front Street Area)





DOWNTOWN DEVELOPMENT DISTRICT

EXISTING ZONING



Seaford Zoning Regulations

DIVISION 2. R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT.¹

Sec. 15-17. Intent of Division.

It is the purpose of this Division to limit residential development to lots that will yield a density of approximately nine (9) to ten (10) dwelling units per acre. Several housing types are allowed in addition to professional uses with such structures.

(Zoning Ord., §202, 9/23/69)

Sec. 15-18. Uses by right.

In any R-2 district, land, buildings, or premises shall be used by right only for one or more of the following:

- (1) Any use permitted in the R-1 district.

(Zoning Ord., §202.1, 9/23/69)

(amended September 14, 1999)

Sec. 15-19. Accessory uses.

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

- (1) Any use permitted in the R-1 district.

- (b) All accessory use structures shall be placed no closer than the five feet from the side and rear property line and no closer to the front property line than the front yard setback or in alignment with the front facing wall of the main structure, whichever results in the greater setback;

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

- (c) The builder shall provide each dwelling unit with, at least one storage area, a minimum size of 8'x10', placed on site, in the absence of a garage. The ceiling height shall not be less than six (6') feet in a minimum of 50% of the area.

Adopted 9/14/04

(Zoning Ord., §202.1, 9/23/69.)

Sec. 15-20. Uses by special exception.

- (a) The following uses shall be permitted as a special exception when authorized by the Board of Adjustment subject to Article 8 of this Chapter.

- (1) Any use permitted in the R-1 district.

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

(2) Single family semi-detached structure, or two (2) family detached structure subject to the following requirements:

- a. The lot area per duplex shall not be less than 9,000 square feet.
- b. Two off street parking spaces shall be provided per dwelling unit.
- c. All parking areas shall be paved with approved paving materials of hot-mix pavement, concrete, or tar and chip pavement.
- d. Ten (10%) percent of the lot shall be attractively landscaped with a minimum of four (4) shrubs, two (2) trees and other plantings. This area shall be clearly defined and protected from damage. The developer shall also maintain and replace any non-surviving plantings, as a requirement of occupancy.
- e. All landscaping shall be located to be visible from the street frontage of the lot. Lot street frontage shall be determined by the Building Official.
- f. Curbing or parking bumpers shall be provided at all parking spaces to protect all adjacent buildings and landscaped area.
- g. A screened trash container area shall be provided for all dwelling units. The minimum screened area dimensions per dwelling unit shall be four (4) feet wide, four (4) feet deep and four (4) feet high. A latch-able gate shall be provided.
- h. The following building setbacks shall be observed:
 - 1) Building Setback Line -30 feet minimum
 - 2) Side Yards -14 feet each side
 - 3) Rear Yard -30 feet minimum

(i) The Board of Adjustment may prescribe such further conditions with respect to the development and use of the building or property, as it deems appropriate.

- a. A development plan showing all necessary improvements shall be submitted to the Board of Adjustment for approval.
- b. An enclosed storage area with a minimum of 300 cubic feet shall be provided for each dwelling unit. This storage area shall not be used for the storage of household garbage.

Amended September 14, 1999.

Amended February 12, 2008

(3) Large Scale Solar Facilities subject to section 15-40A (4).

Sec. 15-21. Area and bulk regulations.

a. The following area and bulk regulations shall be observed:

- 1) Lot size - 4,500 square feet
- 2) Lot Width - 35 feet minimum
- 3) Lot Coverage - 40% maximum
- 4) Building Setback Line - 15 feet minimum
- 5) Side Yards - 14 feet aggregate total with a 6 foot minimum
- 6) Rear Yard - 20 feet minimum
- 7) Height - 35 feet maximum or 3 stories

(Zoning Ord., §202.2, 9/23/69 as amended)

Sec. 15-22. Off-street parking regulations.

The off-street parking regulation shall be as requested by Article 5 OF THIS chapter.
(Zoning Ord., §202.3, 9/23/69)

DIVISION 1. C-1 GENERAL COMMERCIAL DISTRICTS.

Sec. 15-28. Intent of Division.

It is the purpose of this Division to make provisions along certain major arterial routes for limited types of commercial development that complement each other and adjacent land uses.

(Zoning Ord., §301, 9/23/69)

Sec. 15-29. Uses by Right.

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

- 1) General merchandise stores including department store, "5 and 10" variety stores, general merchandise, discount stores, drug stores and sporting goods; and associated warehouse and distribution facilities.
- 2) Apparel and accessories stores including shoe stores, furriers, and custom tailors;
- 3) Furniture, home furnishing and equipment including household appliance stores, hardware, paint and glass stores; radio and television stores including services;
- 4) Food stores including supermarkets; bakeries and confectionery shops where the production of baked goods is to be sold only at retail on the premises; dairy products; and meats;
- 5) Eating establishments including restaurants, lunch counters, delicatessens, tearooms, cafe, taverns, confectionery or similar establishments serving food or beverages which are consumed inside the establishment; or within an outdoor eating area as described below:
 - a. A site plan shall be submitted illustrating the location of tables, chairs, fencing, landscaping, etc.;
 - b. The boundaries of the outdoor eating area shall be clearly defined and shall be separated from the parking area with fencing, planters, a landscape barrier or other visual means that compliment the surrounding environment. Where seating is directly adjacent to the curb, a vehicular barrier is required to protect the patrons from moving traffic;
 - c. Outdoor eating areas, not connected to the restaurant, must have clearly defined walkways that allow safe pedestrian access;
 - d. Seating shall not hinder access by persons with disabilities;
 - e. No outdoor eating area shall be used or otherwise occupied except during normal business hours. The City Council may place restrictions on the hours of operations of the outdoor eating area where it determines surrounding land uses or other conditions justify restriction to ensure compatibility and public welfare;
 - f. The seating capacity shall not exceed twenty five percent of the indoor seating area or fifty (50) seats, whichever is less;
 - g. The design of tables, chairs, and umbrellas shall be visually attractive and of high quality;
 - h. Umbrellas should be safely anchored and affixed to tables to ensure stability;

- i. No outdoor preparation or cooking of food is allowed;
- j. The outdoor eating area shall be kept free of trash. Trash receptacles with shall be emptied daily;
- k. All exterior surfaces of the outdoor eating area shall be easy to maintain and kept clean at all times. The outdoor eating area should be pressured washed at least once monthly or at shorter intervals to maintain a reasonably clean area;
- l. There shall be no live entertainment in the Outdoor Eating Area;
- m. Ambient lighting shall be provided to illuminate the outdoor eating area after dusk;
- n. There shall be no beverage bar in the Outdoor Eating Area, except at private clubs;
- o. The establishment must strictly adhere to the City's Noise Ordinance. All outdoor loudspeakers shall be oriented away from residential areas.
- p. Proper clearance shall be maintained at all times around fire emergency facilities.

Adopted 3-11-09

- 6) Gift shops, including cameras, book, stationery, antique, musical supplies, cosmetics, candy, cigarettes and tobaccos, flowers, hobby, jewelry, leather and luggage shops;
- 7) Offices for the conduct of medical and other professions, real estate, Insurance, banks, including branch banks, messenger or telegraph services, general and administrative offices, and medical arts offices and buildings;
- 8) Business machine shops, sales and services;
- 9) Personal service shops, including dry cleaning, barber, beautician, shoe repair, Laundromat, and tailor;
- 10) Government offices serving the public, including a Post Office, or other public or semi-public offices;
- 11) Indoor recreational facilities, including theaters and bowling alleys.
- 12) Artists and photographers studios.
- 13) Factory authorized new automobile sales, agencies and services; including repair shops adjacent to and in conjunction therewith.
- 14) Gasoline service stations, storage or public garage, automobile repair shops, subject to special regulations of Section 15-33.
- 15) Mortuaries.
- 16) Laboratories for research and development.
- 17) Libraries and museums.
- 18) Motel-hotels and related facilities such as restaurants, meeting rooms, and auditorium spaces and swimming pools.
- 19) Car Wash Establishments, subject to the special regulations of this Article.
- 20) Newspaper publishing and job printing.
- 21) General service or contractors' shops, including carpenter, cabinet making, furniture repair, light metal working, garment manufacturing, tinsmith, plumbing or similar shop.
- 22) Business place of a builder, carpenter, caterer, cleaner, contractor, decorator, dyer, electrician, furrier, mason, painter, plumber, roofer, upholsterer, and similar non-nuisance businesses, excluding open storage of materials and excluding open storage of motor vehicles.

23) Sub-station, telephone central office, electric and gas facilities, sewage lift station, water pumping station, subject to the following special requirements.

- a. No storage of materials and trucks, and no repair facilities or housing of repair crews except within completely enclosed buildings.
- b. The architectural design of the exterior of any building shall be in keeping with other structures in the neighborhood.

24) Apartments above commercial businesses.

25) Therapeutic treatment centers for adolescents and related facilities.

26) Instructional, business or trade schools, higher education facilities and early childhood development and education facilities.

(Zoning Ord., §301.1, 9/23/69)

Amended January 12, 1999.

Amended January 13, 2009

Sec. 15-30. Accessory Uses.

(a) Only the following uses shall be permitted:

- (1) Accessory buildings and uses customarily incidental to the uses described in Section 15-29.
- (2) Accessory solar systems.
- (3) All accessory uses shall be located not less than twenty feet from the side or rear property line and no closer than the front building setback line.

Amended 6/10/03

(Zoning Ord., §301.1, 9/23/69).

Sec. 15-31. Uses by Special Exception.

The following uses shall be permitted as a special exception when authorized by the Board of Adjustment subject to Article 8 of this Chapter.

(1) Self-storage facility subject to Section 15-48(A).

(2) Day care centers, kindergartens, pre-schools, day nursery schools, and orphanages, subject to the following special requirements;

- (a) At least one hundred (100) square feet of outdoor play space per child shall be provided.
- (b) Outdoor play space shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas or land unsuited by other usage or natural features for children's active play space. Fencing or other enclosures shall be a minimum height of four (4) feet and shall be subject to all setback requirements for the district within which it is located.
- (c) The minimum lot area for each six (6) or remainder of the multiple of six (6) children shall be the same as the minimum lot area

requirement in the zoning district in which such uses are to be located, provided, however, that no lot less than four thousand (4000) square feet in area shall be used for such purposes in C-1 and no lot less than fifteen thousand (15,000) square feet in area shall be used for such purposes in C-2; provided further than no more than forty (40) children shall be accommodated at any one time on a lot.

Amended May 28, 1996.

- (2) Seasonal storage containers subject to the following special requirements;
 - (a) Any moveable container or trailer shall be allowed to be placed on the premises for a period of time not to exceed 120 days.
 - (b) The maximum number of containers shall be established by the Board of Adjustment and Appeals.
 - (c) The containers shall not be placed in fire lanes and parking spaces nor placed to interfere with access to manholes, water valves or other public utilities.
 - (d) The containers shall only be placed on the side or rear of the property.
 - (e) All containers shall be in good condition and kept in good repair.
 - (f) The Building Official shall have the authority to require relocation or removal of any container that is in violation of the special exception requirements.
 - (g) All applications for a special exception shall be accompanied by a diagram showing the exact location for placement of the containers.

Adopted January 16, 1999.

- (3) Nursing home, rest home or home for aged, assisted living facility for the elderly residents subject to the following requirements:
 - (a) A minimum of 90% of the residents must be at least sixty two (62) years of age.
 - (b) The maximum lot density shall not be more than 15 dwelling units per acre.
 - (c) The minimum lot size shall not be less than three (3) acres.
 - (d) The minimum gross floor area shall not be less than one hundred fifty (150) square feet for the first occupant and one hundred (100) square feet for the second occupant.
 - (e) Accessory uses shall include but not be limited to, fitness centers, wellness centers, beauty salons, gift shops, luncheonettes, and the sale of sundries, housed within the same structure.
 - (f) A storage building for storage of maintenance equipment and supplies related to the maintenance of the facility shall be located not less than five (5) feet from the side and rear property lines.
 - (g) Off street parking requirements shall be one space for each three (3) dwelling units plus one (1) space for each two employees on the largest shift.

Adopted February 9, 1999.

Sec. 15-32. Area and bulk regulations.

(a) The following area and bulk regulations shall be observed:

- (1) Lot Size - 4000 square feet minimum
- (2) Lot Width - 30 feet minimum
- (3) Lot Coverage - 100 % maximum
- (4) Height - 45 feet maximum or 3 stories

(Zoning Ord., §301.2, 9/23/69)

Sec. 15-33. Gasoline service stations; regulations.

(a) Gasoline service stations shall be subject to the following special regulations:

- (1) Minimum lot size - 31,780 square feet
- (2) Minimum lot depth - 100 feet
- (3) Minimum lot width - 140 feet
- (4) Minimum setback line from front property lines - 40 feet
- (5) Minimum distance from all property lines other than front property - 25 feet.
- (6) Minimum distance between buildings, including accessory uses, and any residence district - 50 feet.
- (7) Minimum distance between any access driveway and any residence district - 50 feet
- (8) Minimum distance between any service station and repair garage access driveways and the following uses: church, library, school, college, nursing home, hospital, and similar uses - 200 feet, measured along the same street line in the same block.
- (9) Minimum distance between structures of any service station and/or repair garage and another service station and/or repair garage shall be four hundred (400) feet, measured along the same street line in the same or adjoining block. For similar use establishments locating in confronting adjacent blocks, the point of beginning measurement shall off-set to the opposite street line, except that this provision shall be applicable when the common street is separated by a divider strip, medial strip or other similar control device.
- (10) Minimum distance between gasoline pump islands, compressed air connections, and similar equipment and facilities and any street lines - 20 feet.
- (11) Maximum width of curb cuts for access driveways - 35 feet, excepting a combined entrance and exit may total fifty (50) feet.
- (12) Spacing of access driveways:
 - (A) Minimum distance from adjoining property lines - 10 feet.
 - (B) Minimum distance from intersection property or right of way lines - 20 feet.
 - (C) Minimum distance between access driveways - 20 feet.
- (13) Except for access driveway openings where the curb shall be depressed, a raised curb of at least six (6) inches in height shall be provided along all street lines.
- (14) Hydraulic hoists, pits, and all lubrication, greasing, washing, and repair equipment shall be entirely enclosed with buildings.
- (15) Exterior lighting shall be shielded so that it is deflected away from adjacent properties and from passing motorists.
- (16) Wrecked or junked or stripped vehicles in an inoperative condition shall not be allowed on the premise.
- (17) No gasoline or petroleum products shall be allowed to enter the City sanitary or storm drainage water sewage systems.
- (18) All waste petroleum products shall be stored in underground tanks as approved by the National Fire Protection Association.

(Zoning Ord., §301.3, 9/23/69)

Sec. 15-34. Car wash establishments; regulations.

(a) Car wash establishments shall be subject to the following special regulations:

- (1) Minimum lot size – 24,000 square feet.
- (2) Minimum lot width – 120 feet.
- (3) Minimum lot depth – 200 feet.
- (4) Minimum setback line from front property line – 40 feet.
- (5) Minimum distance from all property lines other than front property lines – 20 feet.
- (6) Minimum distance between any buildings, including accessory uses, and any Residence District – 50 feet.
- (7) Minimum distance between any access driveway and Residence District – 50 feet.
- (8) Minimum distance between any access driveway and any adjoining property line – 10 feet.
- (9) Minimum distance between any access driveway and an access of any of the following uses: church, library, school, college, nursing home, hospital and similar uses – 200 feet measured along the same street line in the same block.
- (10) Maximum width of curb cuts for access driveways – 35 feet, excepting a combined entrance and exit may total fifty (50) feet.
- (11) Parking requirements:
 - (A) A waiting or stacking area on the lot for incoming automobiles accessible to the entrance end of the washing equipment, to accommodate at least fifteen (15) automobiles for each lane provided in the washing area.
 - (B) An area beyond the exit end of the washing equipment for at least six (6) automobiles for each lane provided in the washing area.
- (12) Entrance access driveways shall not be located within 300 feet of the intersection of any two (2) street lines.
- (13) Exterior lighting shall be shielded so that it is deflected away from adjacent properties and from passing motorists.
- (14) All parking spaces and access driveways shall be paved with a weatherproof material.
- (15) Dripping vehicles shall not be allowed on streets or highways so as to cause ice hazards in freezing weather. Equipment shall be installed to prevent this condition.

(Zoning Ord., §301.4, 9/23/69)

Sec. 15-35. Conversion of dwelling to non-residential use.

The conversion of a dwelling to a non-resident use shall be as required by Article 5 of this Chapter.

(Zoning Ord., §301.5, 9/23/69)

Sec. 15-36. Off-street parking regulations.

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

(Zoning Ord., § 9/23/69)

Sec. 15-37. Off-street loading regulations.

The off street loading regulations shall be as required by Article 5 of this Chapter.
(Zoning Ord., §301.7, 9/23/69)

Sec. 15-38. Design and performance standards.

The design and performance standards shall be as required by Article 5 of this Chapter.
(Zoning Ord., §301.8, 9/23/69)

DIVISION 3. C-3 RIVERFRONT ENTERPRISE ZONE.

Sec. 15-48b. Intent of Division.

It is the purpose of this Division to make appropriate provisions for commercial activities for limited commercial and residential development that compliment each other and adjacent land uses; and to preserve retail store fronts on High Street.

Sec. 15-48c. Uses by right.

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

- (1) Retail and specialty stores, including antique shops, clothing shops, electronics, hardware, florists, beauty salon, craft shops, toy and hobby shops, stationery and card, newsstand, bookstore, art and photographic supplies, gift shops, furniture, jewelry (including repair but not pawn shops), specialty food stores (but not supermarkets), and other similar uses.
- (2) Retail food stores limited to bakeries, confectionery, candy, gourmet shops, gourmet meat shops and other similar uses.
- (3) Restaurant (but not drive-ins), brew pubs, taverns, bakery-restaurants, lunch counters, tearooms, cafes, coffee shops, delicatessens, carryouts, and similar uses.
- (4) Package stores.
- (5) Financial institutions, banks and loan companies.
- (6) Medical (excluding substance abuse clinics), professional and business offices, including administrative activities.
- (7) Service establishments such as beauty salon, barbershops, interior decorator, photographic, art, craft, dance or music studios, and catering.
- (8) Government offices, serving the public, including the Post Office, police and fire stations, municipal offices and other public or semi-public offices.
- (9) Libraries, museums, and art galleries.
- (10) Instructional, business or trade schools.
- (11) Apartments above commercial business, excluding residential unit on the ground floor of a building.
- (12) Day care facilities and pre-school facilities.
- (13) Bed and breakfast Inns.
- (14) Single family or multi family dwellings, except on High Street.
- (15) Stock brokerage and investment firms.
- (16) Church or other place of worship:
 - (a) This shall be limited to existing facilities specifically built as churches or Sunday School buildings.
 - (b) Retail space or residential structures shall not be used to house churches or other places of worship. In such locations which now exist as places of worship, when that use ceases, no other place of worship will be allowed to relocate in that space, as provided in Sec. 15.99(b).

- (17) Motion picture theatre facilities within a completely enclosed building.
- (18) Drive-up windows for banks and financial institutions.
- (19) Travel agencies.
- (20) Telemarketing.
- (21) Retail cleaning.
- (22) Employment agencies.

B. Uses by Special Exception.

- 1. The following uses shall be permitted as a special exception when authorized by the Board of Adjustment subject to Article 8 of this Chapter.

- (1) Outdoor eating establishments.
- (2) Single family or multifamily dwellings on High Street.
- (3) Parking lots.

(c) Prohibited Uses.

- (a) Any uses which is not an authorized use by right, shall be prohibited in a C-3 district, including but not limited to the following:
 - (1) Gas stations and car washes.
 - (2) Pawn shops.
 - (3) Industrial manufacturing facilities for the purpose of processing, packaging and fabricating, excluding dressmaking, tailoring, and crafts and activities of a similar nature and to be sold only at retail on the premises.
 - (4) Warehouses.
 - (5) Retail stores over 30,000 square feet.
 - (6) Tattoo parlors.
 - (7) Adult entertainment, including strip tease establishments, stores selling adult merchandise, drug paraphernalia and items of a similar nature.
 - (8) Medical or recreational marijuana dispensaries and or use facilities.
 - (9) Medical offices or clinics for the treatment of substance abuse or dispensing of medications for the treatment of substance abuse.

Sec. 15-48d. Parking Requirements.

- (a) C-3 Riverfront Enterprise Zone off-street parking options.
 - (1) The off street parking requirements in Article 5 of this Chapter may be reduced or waived for any permitted use, except new residential uses, with the approval of the City Council.

Sec. 15-48e. Area and bulk requirements.

- (a) The following area and bulk regulations should be observed for High Street.
 - a. Lot coverage 100% maximum
 - b. Front yard setback none
 - c. Side yard setback none
 - d. Rear yard setback 3 feet minimum
 - e. Height 35 feet or three stories
 - f. No subdivision of existing lots will be permitted.

(b) The following area and bulk requirements should be observed for the remaining area in the zone.

- a. Lot coverage 40% maximum
- b. Building setback line 15 feet
- c. Side yard setback 14 feet aggregate total with a 6 foot minimum
- d. Rear yard setback 20 feet minimum
- e. Height 35 feet maximum or 3 stories
- f. Lot size 4500 square feet minimum
- g. Lot width 35 feet minimum

(c) The following area and bulk requirements shall be observed for multi-family dwellings, semi-detached dwellings, garden apartment dwellings and townhouse dwellings for the remaining area in the zone.

- a. Lot coverage 35% maximum
- b. Front yard setbacks 15 feet minimum
- c. Side yard setback 14 feet aggregate total with a 6 foot minimum
- d. Rear yard setback 20 feet minimum
- e. Height 35 feet maximum or 3 stories
- f. Lot size 3630 square feet minimum per dwelling unit
- g. Lot width 35 feet minimum
- h. Subgrade dwelling units with habitable rooms are not permitted.
- i. Distance between separate dwelling structures on the same lot shall not be less than 15 feet.
- j. Maximum number of dwelling units per building shall not exceed 6.

Sec. 15-48f. Accessory Use.

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

- (1) Accessory use on the same lot with and customarily incidental to any of the permitted uses in Section 15-48 (c).
- (2) Accessory solar systems.
- (3) All accessory use structures shall be placed no closer than the five feet from the side and rear property line and no closer to the front property line than the front yard setback or in alignment with the front facing wall of the main structure, whichever results in the greater setback;

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

(3) Each multi-family dwelling unit, semi-detached dwelling unit, garden apartment dwelling unit, and town house dwelling unit shall have a storage area separate and apart from the living area. The storage area shall be a minimum size of 5'x5' with a six foot ceiling height. The storage area shall be easily accessible and there shall be no charge for the use of the storage area, in the event the unit is a rental property. The City Building Official will work with the developer to determine the most compatible location for the storage areas, taking into consideration the proposed use of the apartment or townhouse.

Sec. 15-48g. Screened trash area.

(a) A screened trash container storage area shall be provided for each dwelling unit.

Adopted March 13, 2001.

Amended October 23, 2001.
Amended 6/10/03
Amended 2/12/08
Amended 10/26/2021

Analysis of Current Conditions

The targeted area is typified by some vacant buildings, environmental issues and code violations that the current property owners have been unable to resolve due to lack of funding and technical assistance with the repairs or renovations that would make the properties viable again in the current economy.

The continued inclusion of the City Seaford in the Downtown Development District would dovetail with past and present City redevelopment initiatives and would have a multiplier effect towards positive change in the targeted area, as well as the greater Seaford community. With the redevelopment of the downtown area of Seaford several positive outcomes have been realized with high quality investment. The reuse of an existing building with existing connectivity to the transportation network and other established infrastructure permits potential businesses to minimize time in the critical startup phase. This would provide jobs and investment to the local economy faster and with greater local impacts. In addition, the reuse of existing locations reduces the need for new construction in environmentally sensitive green field locations. **Downtown redevelopment is a win, win, win, for the property owner, business owners, and area residents.**

The map below is titled *Property Investment Since 2015*. It is an analysis of Building Permits issued since 2015. It groups the permit total into magnitudes of investment. This analysis clearly shows that the Front Street Corridor has lacked significant investment since its inclusion in the original DDD, by expansion of the district. Significantly absent are the projects in the \$1M+ category and also the lower overall investment is significantly less than the High Street corridor that was part of the original DDD designation.

Property Investment Since 2015



CITY OF SEAFORD DDD
PROPERTY INVESTMENT SINCE 2015



Building on Success; Leveraging Community Resources

In the ten years since the original DDD designation momentum has increased significantly in the downtown area. This momentum has truly been transformative and has brought other groups interested in assisting and building upon the redevelopment that is occurring.

Seaford Tomorrow

Seaford Tomorrow originally began as the Seaford Enhancement Team in 2010 when a small group of interested citizens saw a need and a hope to bring revitalized energy and economic growth to the downtown area. In the fall of 2014,



with renewed spirit and purpose, the organization morphed and rebranded into Seaford Tomorrow with the specific purpose of improving Seaford's Downtown Business District in support of the local economy. This organization hosts and supports several Community events throughout the year, such as the Community yard sale, fundraisers, and raffles, Friday Night Live and many more. Additional information can be found at this website link <https://www.seafordtomorrow.org/>

Community support for a revitalized downtown is evident from beautification efforts from the local Spade & Trowel Garden Club to unique partnerships to bring events to the downtown area. Seaford Tomorrow hopes to capitalize on this momentum. Through its partnership with the City, Western Sussex Chamber of Commerce, the Downtown Seaford Association, and other strategic partners, this group has developed the 2016 Community Vision Plan for the future of Downtown Seaford.

Seaford Tomorrow is working toward a transformation where Seaford's Downtown becomes an experiential destination enjoyed by residents and visitors alike. Seaford Tomorrow envisions the Downtown to be a place that feels like home; offering dining choices, access to artisans, retail options, and a historical museum all within walking distances of one another. Seaford Tomorrow envisions community access to the Nanticoke River through a safer River Walk and through additional outdoor experiences promoting the natural resources of the area.

A design guide grew from the recommendation contained in the 2016 Seaford Community Vision Plan to create Design Guidelines specifically for the historic downtown, and the designated Downtown Development District and extension. This guide is intended to be used to encourage and guide storefront design and development in downtown Seaford. This document is voluntary, unless a property owner or tenant wishes to utilize the Seaford Tomorrow Façade Improvement Program matching grant, then the design guidelines are mandatory and govern the improvements being made using the matching grant funds. The design guide serves as a tool for building owners, store owners, and developers to create high quality storefront designs that provide an energetic, vibrant, and exciting shopping experience for downtown Seaford shoppers and visitors.

The Seaford Tomorrow Façade Grant Program promotes the maintenance and rehabilitation of the central business district properties by providing grants to business and property owners. They encourage aesthetic compatibility for improvements to facades of non-historic structures. This program

is currently focused on the Downtown Development District of Seaford. The program itself will be re-evaluated every year, and financial adjustments made according to availability of funds.

Nanticoke River Arts Council & Gallery 107

Located at 324 High Street, the Nanticoke River Arts Council (NRAC) is a non-profit arts organization dedicated to promoting the appreciation, practice, and enjoyment of all visual and performance art in western Sussex County, and to advance creative endeavors, educate, and engage the community in cultural experiences.

The NRAC was founded by a small group of artists and art enthusiasts with a strong desire to share their love for the Arts. Currently, artisan members create in the following mediums: watercolors, pen and ink, acrylics, pastels, oils, photography, scale model lighthouses, wood turnings, and jewelry making. The goal of the NRAC is to expand the organization to include other art forms, including music, theatre, and other creative pursuits. To date, artists have shown their work at Seaford Riverfest, the Seaford Public Library, Ross Mansion Victorian Christmas, Act II Garden Party Show and Sale, The Seaford Museum, Art in Kiwanis Park, Heritage Days, Seaford Community Concert Series, Western Sussex Farmer's Market, and most recently have participated in an ongoing show at the Bridgeville Library.

On October 8, 2011, NRAC opened Gallery 107 in a storefront at 107 Pine Street to rave reviews. Within one month they had outgrown their space and made the decision to move the gallery to the larger storefront within the same building at 324 High Street. They reopened Gallery 107 on January 6, 2012. Additional information can be found at this website link

<https://nanticokeriverartscouncil.org/> as well as their Facebook page located at <https://www.facebook.com/NanticokeRiverArts/>



The Seaford Community Garden



Founded in April of 2023 the Seaford Community Garden located at the corner of High Street and Pearl Alley provides a location for residents to work and fellowship together while beautifying the downtown area and providing much needed healthy food items at low cost. The article below is by Rebecca Jones with Morning Star Publications and can be viewed at <https://starpublications.online/idea-for-seaford-community-garden-is-planted-on-local-facebook-page/> and provides additional information about the group and its mission.

It all started with a simple question posted to a local Facebook page: why isn't there a community garden in Seaford? That question developed into a desire, which led to the formation of The Seaford Community Garden project, whose motto is: "For every seed planted is another heart grown in Seaford."

The garden is the brainchild of Cass Day. "I wouldn't be able to do anything without a team of like-minded people who want to see something good in this community," said Day. "We came up with the idea in March, and it's been moving along since."



Shown are (not in order) Seaford Community planners Cass Day, Emma Adams, Chris Reachard, Karen Bartling, Caitie Depelteau, Carolyn Nelson, and Lee Black. Photo by Rebecca Jones

On the corner of Pearl and High Streets, plans are in the works to erect free, elevated garden beds for veterans. Across the street, another plot of land will be the site of elevated garden beds for those in the community who would like to grow their own vegetables for a fee. That fee will go toward maintaining all sites. Aleman Fitzgerald Properties, LLC and Family is allowing the garden to take shape on some of their property. "We wouldn't be here without him," stated Day.

Besides the raised garden beds, designs show a small children's play area, benches, plus a chess and checker table for the public. Within the garden area, a library box will be erected for people to give and take free books. A seed and recipe sharing box is also slated to grace the garden.

If the plans come to complete fruition, the Seaford Community Garden will become a true, community project. The Seaford Community Garden will rely solely upon volunteers and donations. Members of Boy Scout Troop 249 are building the chess/checkerboard out of wire spool spindles. Felix Cruz – owner of CC Carpentry – is building the first veterans' garden beds from recycled pallets. The "Hey Sis" foundation is working on the mobile library, plus the seed and recipe sharing boxes. Everything is going to be made out of recycled materials," Day said.

Currently, the Seaford Community Garden is looking for sponsors, families, organizations and businesses that would be willing to donate time, resources and manpower as the project progresses. Sponsors of the project will have their names put on a plaque and mounted onto the fence. Day noted, "We're always looking for sponsors. Perhaps a family or business would be willing to sponsor a seasonal rental bed for a lower income family."

A fun way they are currently raising money is through their "Sip and Paint" nights. The first "Sip and Paint" night was at C & C Country Kitchen, on High Street. September's "Sip and Paint" night – also at C & C – is booked solid. The next one will be October 1 at Abscher's Farm on River Road. For more information, email seafordcommunitygarden@yahoo.com.

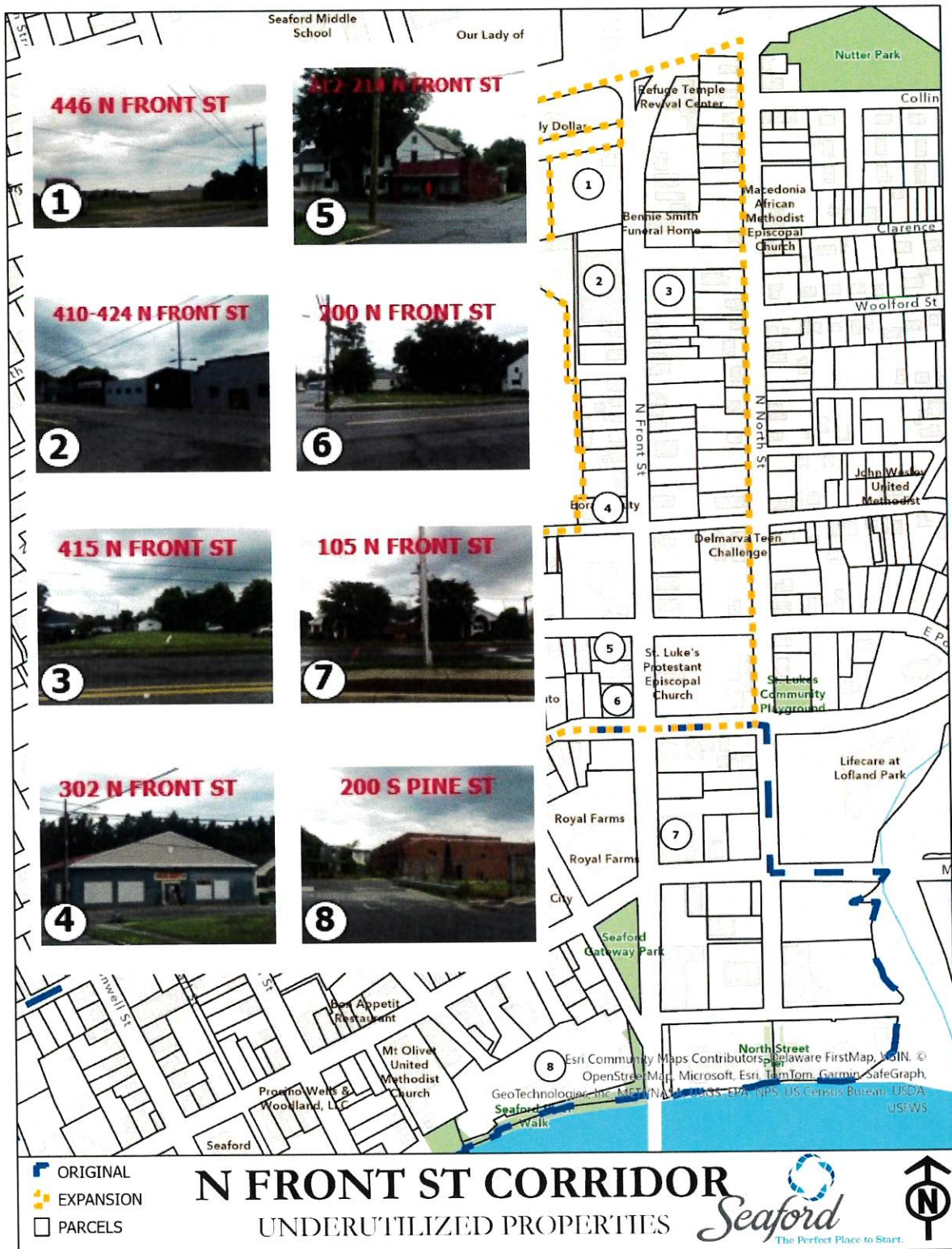
The Seaford Community Garden also sets up booths at various events, to inform the public about their efforts, and to raise funding. On Saturday, Sept. 11, they will have a booth at the 9/11 Family Freedom Festival, held at the VFW Virgil Wilson Post 4961 on Middleford Road, Seaford. The Community Garden will sell house plants, mums and some artwork from prior "Sip and Paint" nights.

On Oct. 8, athletes from Seaford High School will work in conjunction with the Boy Scout Troop 249 to erect fencing. The leaders of the Seaford Community Garden plan to open the garden to the public by April of 2023.

Summary of Need and Impact of District Renewal.

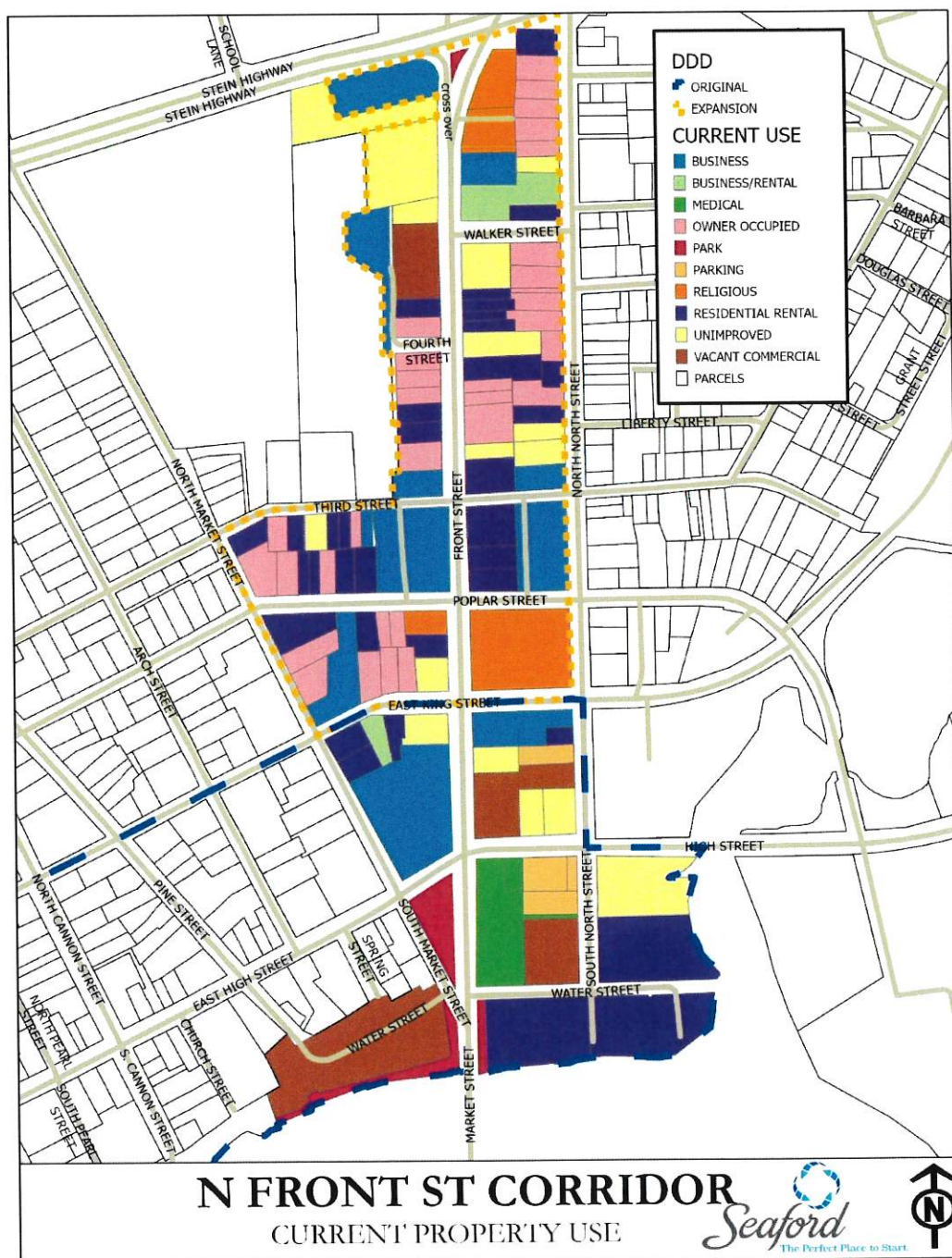
The need for continued investment in the Front Street area specifically and the entire Downtown Development District of Seaford is evident by this application and its supporting documentation. The area lacks some of the focus and targeted investment that is prevalent in successful communities of a similar size and socioeconomic conditions such as Seaford. In a recent survey conducted by the City of Seaford Code Enforcement Department of the housing and building stock on Front Street; it was found that a large percentage of the buildings were currently underutilized or vacant and in need of major repairs to remain viable.

N. Front Street Corridor Under Utilized Priority Properties



The same survey pointed out that a fair number of residential properties are non-homeowner occupied rental units. These statistics underscore the fact that the Front Street corridor in Seaford is well positioned for short term growth and change. **With the extension of the Downtown Development District Designation, the DDD fund, the City incentive funds and private investment; the multiplier effect can be tremendous for the targeted area.**

N. Front Street Corridor Current Property Use



In addition, and possibly key to our DDD success to date, the City of Seaford has for the past 18 years continually funded an Economic Development staff position. The Director of Economic Development and Community Relations has the day-to-day assignment of developing business and economic development opportunities within the Seaford community, as well as serving as the DDD District Administrator. This is one of the only municipally funded full-time ED positions within Sussex County. This will allow for continued and direct marketing of this renewed opportunity to the business and property owners with a seasoned employee who knows the community and its players. This is a key ingredient for success that is not equally shared by our peers.

Summary of the District Plan Renewal

The City of Seaford's brand slogan is **"The Perfect Place to Start"** this statement embodies the focus of our DDD plan renewal request and the guiding aspect of the overall implementation of the plan – Front Street is the Perfect Place to Start. Several key goals and objectives of the plan are as follows:

- Preserve the historic downtown area by ensuring its economic vitality.
- Preserve, renovate, and revitalize the core downtown area along with a focus on the Front Street Corridor with the DDD Program and local incentive opportunities.
- Help define critical buildings and properties that need assistance to be revitalized and become economically viable.
- To preserve and enhance Seaford's historic heritage.
- To continue and expand Seaford's role as the primary employment center for Western Sussex County.
- To maintain or possibly increase the percentage of single-family dwelling units accessible (walkable or bikeable) to the downtown to provide for balanced growth and affordable housing opportunities.
- To improve the safety and mobility of the existing transportation network.
- To protect adjacent sensitive environmental areas and the water quality of the Nanticoke River.
- To provide safe and adequate public utility services to present and future residents.
- To provide housing opportunities for all socio-economic groups and better provide equity and inclusion for disproportionately affected minority groups in the community..
- To provide a place for affordable "incubator" style businesses that may not be able to afford other locations within the City.

These critical guiding elements are currently contained in the Seaford Comprehensive Planning Document that has been approved by the State Planning Office and apply to the area of the existing DDD. This area is also located in a Level 1 investment area as defined in the Sussex County and State of Delaware planning documentation. This is an important factor in the development and investment potential of the area.

Local Incentives

Reinvestment Tax Incentive

Currently the City of Seaford has available to property owners the **City of Seaford Reinvestment Tax Incentive**. This innovative and one-of-a-kind program within the State allows property owners who make substantial qualifying improvements to their property to receive a cash incentive from the City. In the event the project meets all requirements a property owner may receive a 10 year rebate (in the form of an upfront cash payment) from the City for the taxable value of all improvements made to the real-estate. See the particulars of the ordinance below:

Rental To Homeowner Incentive

In addition, the City adopted a Rental to Homeowner Incentive that provides an upfront payment to property owners who sell rental their property. The incentive also provides a five-year tax incentive to individuals who will reside in the dwelling as owner occupied locations. This incentive is intended to assist in meeting the DDD Plan Goal as listed below:

- **To maintain or possibly increase the percentage of single-family dwelling units accessible (walkable or bikeable) to the downtown to provide for balanced growth and affordable housing opportunities.**

Example of the Reinvestment Incentive Process

Upon meeting the reinvestment incentive qualifications, the Economic Development committee will calculate the amount of the incentive. In order to perform the calculation the City's Tax Assessor must be contacted.

Step 1

$$\begin{array}{r} \text{City's Assessed} \\ \text{Value After} \\ \text{Improvements} \end{array} - \begin{array}{r} \text{City's Assessed} \\ \text{Value Before} \\ \text{Improvements} \end{array}$$

= **Change in Assessed Value**

Step 2

$$\begin{array}{r} \text{Change in} \\ \text{Assessed Value} \end{array} \times \begin{array}{r} \text{Current Year} \\ \text{Tax Rate} \end{array}$$

= **Annual Change in Property Tax Revenue**

Step 3

$$\begin{array}{r} \text{Annual Change in} \\ \text{Property Tax} \\ \text{Revenue} \end{array} \times \begin{array}{r} 10 \text{ Years} \end{array}$$

= **Reinvestment Incentive Amount**

Let Us Help You Open for Business!



Contact Info:

Trisha Newcomer
Director of Economic Development
& Community Relations
tnewcomer@seafordde.com
302-629-9173

City Hall
414 High St.
Seaford, DE 19973
www.seafordde.com
Follow us on Facebook!



Reinvestment Incentive

Putting your reinvestment dollars to work for you!

Seaford

Reinvestment Incentive Ordinance

Are you opening a business or investing in property in Seaford? We can help! The Reinvestment Incentive Ordinance incentive was created to aid in economic development and reinvestment within the City of Seaford. If your project qualifies, an incentive as described below may be provided to offer assistance for the start up costs associated with a new business.



Incentive

A. The difference between the taxes based on the City assessment before and after the improvements will be multiplied by ten (10) (based on a ten year abatement period) to determine a pro-rated amount to be distributed to the property owner(s) within one year of issuance of Certificate of Occupancy from the City of Seaford's Building Official.

B. In cases of employment creation incentives and investment in plant, property and equipment incentives the Economic Development Committee shall recommend an incentive amount to City Council.

Effective Date: This ordinance is effective as of October 1, 1999 and is retroactive to January, 1 1999. The ordinance was amended on February 14, 2006, November 12, 2007 & April 14, 2009.

Qualifying Projects:



- 1) Involve an existing building within the Seaford City limits or a proposed building within one of the designated Employment Centers.
- 2) Demonstrate substantial improvements to be made that will increase the appraised value of the property by 50% or more
-or-
will create substantial employment opportunities for residents of the greater Seaford area
-or-
results in a significant investment in property, plant and/or equipment in an Employment Center.
- 3) Has been recommended by the Economic Development Committee and approved by the Seaford City Council.
- 4) Organizations with non-profit status do not qualify. Recipients must remain for-profit or they must remit the portion of funds not repaid or the city may establish a lien against the property.
- 5) The property owner must be in good standing with all city accounts at a zero balance within terms in order to receive the incentive.



Requirements to Receive Incentive

- 1 In order to be considered for incentive benefits, the owner(s) of the property must:
 - Submit the application found at our website (seafordde.com)
 - Complete the project within one year of issuance of the City building permit.
- 2 An account of where the money has been spent shall be submitted to determine that the expenses are permitted uses.
 - Permitted uses include real improvements and building and/or equipment costs.
- 3 An agreement outlining the terms and uses of the incentive must be formed between the property owner(s) and the City of Seaford before funds are disbursed.
- 4 By accepting the terms of this incentive, the property owner(s) agree to waive their right to appeal the taxes until the City of Seaford has fully recovered the tax incentive advance. If the property is sold before the advance is recovered, the new property owner(s) may not appeal the taxes until such time that the advance has been recovered by the City of Seaford. In cases of employment creation and incentives and investment in plant, property and equipment incentives the recipient shall agree to maintain the level of employment or investment for the period of time specified in the aforementioned agreement.

Legislative Body Resolution.

(INSERTION OF RESOLUTION UPON APPROVAL BY CITY COUNCIL)

NB 8
6.11.24

**CITY OF SEAFORD
RESOLUTION R#1-2024**

Downtown Development District Plan Amendment

WHEREAS, the Seaford City Council desires to renew the Downtown Development District (DDD) plan for an additional five years; and

WHEREAS, the DDD plan has been updated to focus further redevelopment, incentive, and investment efforts along the Front Street corridor, this area of the DDD has been slower to revitalize and receive the investments that other areas of the designated area of the DDD have received.; and

WHEREAS, many residents who reside and own property in the Front Street area of the City are persons of color and are from disproportionately affected socio-economic groups who deserve the benefits of increased investment, jobs creation and property value increase that the extension of the DDD designation will bring.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The City of Seaford Council hereby requests the Office of State Planning and Coordination and the Governor's Cabinet Committee on State Planning Issues to recommend approval of the City of Seaford Downtown Development District plan renewal document to the Governor.

Date adopted: 6/11/2024

Mayor Matt MacCoy

Witness

Charles Anderson, Secretary to Council

Notary Public

NB# 9
6-11-24

ADDENDUM NO. 2 TO THE
WASTEWATER SERVICE AGREEMENT
Between The
CITY of SEAFORD and SUSSEX COUNTY

WHEREAS, on May 15, 2018 the parties entered into a Wastewater Service Agreement ("Agreement") regarding conveyance of sanitary sewage emanating from the collection systems of the Western Sussex and Blades Areas of the Unified Sanitary Sewer District to the City's sanitary sewer system for treatment and disposal; and

WHEREAS, on September 17, 2019, the parties signed Addendum No. 1 to the Agreement;
and

WHEREAS, both parties desire to amend the Agreement.

NOW THEREFORE, the Mayor and Council of Seaford (CITY) and Sussex County Council (COUNTY) agree to amend the Section 9 of the Agreement.

Delete the second sentence of Section 9 in its entirety and replace it with "Impact fees shall be based upon the City of Seaford's Municipal Code Chapter 11, Article 7."

All other terms and conditions of the Agreement remain unchanged.

IN WITNESS WHEREOF, the parties have set their hands and seals the day stated below.

CITY of SEAFORD

Attest:

Charles Anderson, City Manager

By: _____(SEAL)
Matthew MacCoy, Mayor

STATE OF DELAWARE:

: SS.

COUNTY OF SUSSEX:

BE IT REMEMBERED, that on the _____ day of _____, 2024, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Mr. Matthew MacCoy known to me personally to be the Mayor of the City of Seaford and, in that capacity, he executed this Addendum No. 2 to the Wastewater Service Agreement in his own hand for the City.

Notary Public

SUSSEX COUNTY, DELAWARE

Attest:

Clerk, Sussex County Council

By: _____(SEAL)
Michael H. Vincent, President

STATE OF DELAWARE:

: SS.

COUNTY OF SUSSEX:

BE IT REMEMBERED, that on the _____ day of _____, 2024, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Michael H. Vincent, known to me personally to be President of the Sussex County Council and, in that capacity, he executed this Addendum No. 2 to the Wastewater Service Agreement in his own hand for the County.

Notary Public

ORD # 1
6-11-24

ORDINANCE #2024-04

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 §15-14(a)(10), § 15-20(a)(4), and §15-40A(6) to read as shown on the following pages.

-/-/2024	Date of First Reading
-/-/2024	Date of Second Reading & Adoption
-/-/2024	Date of Advertisement
-/-/2024	Date the Ordinance is Effective

CITY OF SEAFORD

By: _____
Mayor

Witness: _____

Attest: _____
City Manager

ARTICLE 2. RESIDENTIAL DISTRICTS

Division 1. R-1 Low Density Residential District.

Sec. 15-14. Uses by special exception.

- (9) Chicken Hens. The keeping of chickens as part of an educational curriculum, that is a chartered FFA chapter through the Delaware FFA Association or the National FFA Organization, or equivalent are permitted provided the following conditions are met.
- (a) No more than twelve (12) chicken hens shall be kept per property.
 - (b) Keeping of roosters shall be prohibited.
 - (c) Slaughtering of chickens shall be prohibited.
 - (d) All chicken hens shall be housed in a roofed coop that is stationary, secure, and enclosed in a way that contains the chickens and restricts predators from entering. The coop shall be reviewed and approved by the Building Official.
 - (e) The minimum coop size shall be four (4) square feet per chicken. The maximum overall coop size shall not exceed 48 square feet.
 - (f) An outside run is permitted when attached to the coop.
 - (g) If an outside run is provided, it shall be no bigger than ten (10) square feet per chicken and shall be enclosed in a way that contains the chickens.
 - (h) The coop runs or other appurtenances shall be constructed in a rear yard and shall not be within 100 feet of any main building on an adjacent lot.
 - (i) All coops, runs or other appurtenances are subject to setbacks for accessory structures.
 - (j) All coops and runs shall be screened from the view at ground level from adjacent lots by using fencing, landscaping, or a combination thereof.
 - (k) Any odor associated with the chickens shall not be discernable from property lines.
 - (l) Chickens shall be registered with the Delaware Department of Agriculture.
 - (m) A building permit shall be required for the construction of the coops.

Division 2. R-2 Medium Density Residential District.

Sec. 15-20. Uses by special exception.

- (3) Chicken Hens. The keeping of chickens as part of an educational curriculum, that is a chartered FFA chapter through the Delaware FFA Association or the National FFA Organization, or equivalent are permitted provided the following conditions are met.
- (a) No more than twelve (12) chicken hens shall be kept per property.
 - (b) Keeping of roosters shall be prohibited.
 - (c) Slaughtering of chickens shall be prohibited.
 - (d) All chicken hens shall be housed in a roofed coop that is stationary, secure, and enclosed in a way that contains the chickens and restricts predators from entering. The coop shall be reviewed and approved by the Building Official.
 - (e) The minimum coop size shall be four (4) square feet per chicken. The maximum overall coop size shall not exceed 48 square feet.
 - (f) An outside run is permitted when attached to the coop.
 - (g) If an outside run is provided, it shall be no bigger than ten (10) square feet per chicken and shall be enclosed in a way that contains the chickens.
 - (h) The coop runs or other appurtenances shall be constructed in a rear yard and shall not be within 100 feet of any main building on an adjacent lot.
 - (i) All coops, runs or other appurtenances are subject to setbacks for accessory structures.
 - (j) All coops and runs shall be screened from the view at ground level from adjacent lots by using fencing, landscaping, or a combination thereof.
 - (k) Any odor associated with the chickens shall not be discernable from property lines.

- (l) Chickens shall be registered with the Delaware Department of Agriculture.
- (m) A building permit shall be required for the construction of the coops.

ARTICLE 3. COMMERCIAL DISTRICTS.

Division 2. C-2 Highway Commercial District.

Sec. 15-40A. Uses by Special Exception.

- (6) Chicken Hens. The keeping of chickens as part of an educational curriculum, that is a chartered FFA chapter through the Delaware FFA Association or the National FFA Organization, or equivalent are permitted provided the following conditions are met.
 - (a) No more than twelve (12) chicken hens shall be kept per property.
 - (b) Keeping of roosters shall be prohibited.
 - (c) Slaughtering of chickens shall be prohibited.
 - (d) All chicken hens shall be housed in a roofed coop that is stationary, secure, and enclosed in a way that contains the chickens and restricts predators from entering. The coop shall be reviewed and approved by the Building Official.
 - (e) The minimum coop size shall be four (4) square feet per chicken. The maximum overall coop size shall not exceed 48 square feet.
 - (f) An outside run is permitted when attached to the coop.
 - (g) If an outside run is provided, it shall be no bigger than ten (10) square feet per chicken and shall be enclosed in a way that contains the chickens.
 - (h) The coop runs or other appurtenances shall be constructed in a rear yard and shall not be within 100 feet of any main building on an adjacent lot.
 - (i) All coops, runs or other appurtenances are subject to setbacks for accessory structures.
 - (j) All coops and runs shall be screened from the view at ground level from adjacent lots by using fencing, landscaping, or a combination thereof.
 - (k) Any odor associated with the chickens shall not be discernable from property lines.
 - (l) Chickens shall be registered with the Delaware Department of Agriculture.
 - (m) A building permit shall be required for the construction of the coops.