

AGENDA
REGULAR MEETING OF THE MAYOR AND COUNCIL
September 22, 2026
SEAFORD CITY HALL - 414 HIGH STREET

The meeting will be streamed via live feed.

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

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

To view this meeting agenda and supporting documentation visit our website:
www.seafordde.com/government/mayor_council/council_agendas_minutes

Comments and questions may be emailed to:
Councilinfo@seafordde.com

7:00 P.M. Mayor MacCoy calls the Regular Meeting to order.
Invocation.
Pledge of Allegiance to the Flag of the United States of America.
Changes to the agenda for this meeting.
Approval of the minutes of the regular meeting on September 8, 2026.

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

Mayor MacCoy to recognize Girl Scout Troup 1124.

PUBLIC COMMENT:

1.

CORRESPONDENCE:

1.

7:05 PUBLIC HEARING:

1. An Ordinance Annexing a 2.497 +/- acre Parcel located on the east side of Atlanta Road approximately 135 feet north of Crossgate Dr Seaford, DE 19973, owned by Andrew Chupp. Tax Map Parcel 531-10.00-223.00.
2. Public Hearing Regarding Cable Franchise Renewal for the City of Seaford. The purpose of the public hearing is to review the past performance of the cable operator, Comcast, and to identify the future cable-related community needs of the City.

AGENDA

REGULAR MEETING OF THE MAYOR AND COUNCIL

September 22, 2026

NEW BUSINESS:

1. Present for approval a recommendation from the Parks and Recreation Committee for the reconstruction of the Jay's Nest Playground.
2. Present for approval a draft resolution request to apply for an Outdoor Recreation, Parks & Trails (ORPT) Grant for phase I of the Jays Nest playground. The total requested amount of ORPT funds will be \$150,000 (75/25%) match.
3. Chief of Police Marshal Craft to request approval to receive \$21,335 in grant funding through the FY2026 Edward Byrne Memorial Justice Assistance Grant (BJA) Program.
4. Present for approval ordinance 2026-A2 An Ordinance Annexing a 2.497 +/- acre Parcel located on the east side of Atlanta Road approximately 135 feet north of Crossgate Dr Seaford, DE 19973, owned by Andrew Chupp. Tax Map Parcel 531-10.00-223.00.
5. Bids - Fall Street Paving.
6. Bids - Service Truck and Plow.

OLD BUSINESS:

- 1.

REMINDER OF MEETINGS & SETTING NEW MEETINGS:

1. Greg Brooke, Director of Electric will be acting City manager from September 26, 2026 - October 4, 2026.
2. September 28th at 3pm-Linda and John Hollis Day-Gateway Park.
3. October 7th - SCAT (Seaford is the host) at the Mill Seaford - 5pm.
4. October 8th at 5PM-Seaford Night Out-Seaford Police Department.

LIAISON REPORTS:

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

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AGENDA

REGULAR MEETING OF THE MAYOR AND COUNCIL

September 22, 2026

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: 09/14/2026

Posted by: BAS

P.H. # 1
9/22/26

**CITY OF SEAFORD
NOTICE OF PUBLIC HEARING**

You are hereby notified the below matters will be heard by:

The City of Seaford Mayor and Council on **Tuesday, September 22, 2026, at 7:05 p.m., in City Hall, 414 High Street, Seaford, Delaware.**

Annexation Request for Andrew Chupp, property owner of Tax Map and Parcel # 531-10.00-223.00; located on the east side of Atlanta Rd, approximately 135 feet north of Crossgate Dr, Seaford, DE 19973.

If this project is of concern to you and you wish to present your position or evidence, please attend these meetings. You may have counsel attend on your behalf.

ORDINANCE 2026-A2

An Ordinance Annexing an 2.497 +/- acre Parcel located on the east side of Atlanta Road approximately 135 feet north of Crossgate Dr Seaford, DE 19973, owned by Andrew Chupp. Tax Map Parcel 531-10.00-223.00

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

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

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

NOW, THEREFORE, THE CITY OF SEAFORD HEREBY ORDAINS:

Section 1. The present boundary of the City of Seaford, as presently established, is hereby extended to include by annexation all those certain tracts of land consisting of an 2.497 +/- acre Parcel, as the same is shown on a plan denoted Exhibit A, attached hereto and made a part hereof.

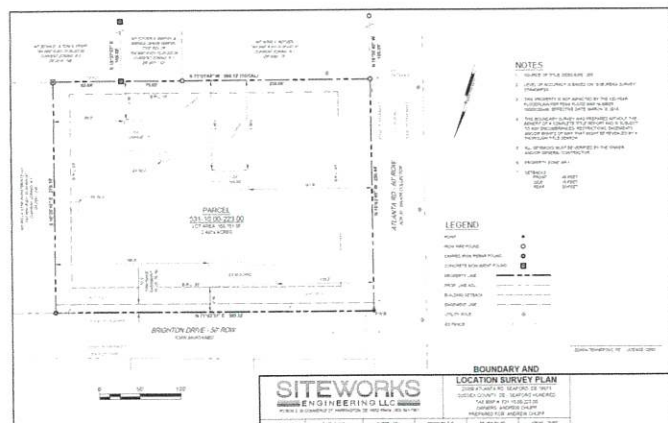
Section 2. A Plan of Services has been completed in accordance with Delaware Code and accepted by all necessary agencies.

Section 3. The hereinto described 2.497 +/- acre Parcel of land is hereby zoned R-1 Low Density Residential District.

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

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

Upon the adoption of this ordinance, tax map and parcel 531-10.00-223.00, owned by Andrew Chupp, located on the east side of Atlanta Rd, approximately 135 feet north of Crossgate Dr, Seaford, DE 19973, will be annexed into the City of Seaford.



PH#2
9/22/26

**OPENING REMARKS OF THE CITY OF SEAFORD [CHAIR]
FOR THE PUBLIC HEARING
ON COMCAST CABLE FRANCHISE RENEWAL
September 22, 2026**

Good evening. This is a public hearing of the City Council regarding cable franchise renewal for the City of Seaford. This public hearing is held pursuant to Section 626 of the federal Cable Act, which sets forth the process for franchise renewal. The City's current franchise with Comcast is within the industry norm renewal window, and the City is beginning the process of renewing the franchise.

This public hearing is part of the preliminary portion of franchise renewal in which the City reviews the cable operator's past performance and identifies the City's future cable-related community needs. As such, as part of this public hearing, we invite comments from any citizens who wish to speak regarding either or both of the aforementioned subjects.

Franchise renewal is the best opportunity for municipalities to assert their rights with respect to their cable operator and to obtain important benefits in return for granting the cable operator the right to use their public rights-of-way. These benefits include:

1. A State-of-the-Art Cable System now and in the future;
 2. Strong Customer Service Standards;
 3. Free Services to Community Facilities;
 4. Better Reporting Requirements from the Cable Operators;
-
5. Maximized Franchise Fees;
 6. Public, Educational and Governmental (PEG) Channel(s) (if desired);
 7. PEG Capital Support Funding (if desired);
 8. Legal Protections of the Rights-of-Way; and
 9. Better Mechanisms to Enforce the Franchise Agreement.

These are just some of the potential benefits available through franchise renewal. Citizens may address these items or any other cable-related items that are important to them. We will now open the hearing up to citizen comments. Thank you.



Outlook

City of Seaford - Comcast - Public Notice and Comment Hearing

From Phil Fraga <pfraga@cohenlawgroup.org>**Date** Wed 9/2/2026 4:09 PM**To** June Merritt <JMerritt@seafordde.com>; Charles Anderson <CAnderson@seafordde.com>**Cc** Mike Roberts <mroberts@cohenlawgroup.org>

2 attachments (29 KB)

Seaford, City of - Comcast - Public Notice and Comment Hearing - Notice of Advertisement.docx; Seaford, City of - Comcast - Public Notice and Comment Hearing - Talking Points.docx;

June/Charles - Per our call this morning, please find attached our standard: (i) Notice of Advertisement and (ii) Talking Points for the Public Notice and Comment Hearing that you hopefully can schedule as soon as possible.

Anyone can read the talking points and in the event of any questions or comments, we ask that you simply advise that the City has engaged the services of the Cohen Law Group who will, among other things, respond to any such questions or comments.

In short, you should look at the Public Notice and Comment Hearing as being solely for intake purposes with responses forthcoming from us in the event of any questions or comments which you can relay via email as there's no need for a transcript or minutes from our end.

Also, we recommend that you conduct the Public Notice and Comment Hearing as an agenda item for a regularly scheduled Public Meeting simply because we don't want you convening people for a single matter with at least the possibility of no one having questions or comments and then people are wondering why they attended whereas if the matter simply comes and goes as an agenda item at a regularly scheduled Public Meeting no one is any worse for the wear.

Otherwise, we'll engage with Comcast following which once all is resolved including, but not limited to the franchise fee percentage, we'll send you a final package that will include the franchise agreement, an executive summary of the franchise agreement and approval resolution.

Thanks. Phil

Phillip M. Fraga
Principal
Cohen Law Group
413 South Main Street - Third Floor
Pittsburgh, PA 15215
(412) 447-0130 ext. 2 (office)
(412) 327-0604 (cell - preferred)

PUBLIC NOTICE

Public Hearing Regarding Cable Franchise Renewal for the City of Seaford

Notice is hereby given that the City of Seaford will hold a public hearing regarding cable franchise renewal. The public hearing will take place on September 22, 2026, at 7:05 p.m. at the Municipal Building located at 414 High Street, Seaford, DE 19973. Citizens are invited to testify. The purpose of the public hearing is to review the past performance of the cable operator, Comcast, and to identify the future cable-related community needs of the City. Questions may be directed to Charles Anderson - City Manager - at (302) 629-9173.

PUBLIC NOTICE

**Public Hearing Regarding
Cable Franchise Renewal
for the City of Seaford**

Notice is hereby given that the City of Seaford will hold a public hearing regarding cable franchise renewal. The public hearing will take place on September 22, 2026, at 7:05 p.m. at the Municipal Building located at 414 High Street, Seaford, DE 19973. Citizens are invited to testify. The purpose of the public hearing is to review the past performance of the cable operator, Comcast, and to identify the future cable-related community needs of the City. Questions may be directed to Charles Anderson - City Manager - at (302) 629-9173.

9/10/rtc

3.71" x \$7 = \$25.97

To run on 9/10



Memorandum

N.B. #1
9/22/26

To: Mayor & Council

From: Trisha Newcomer, Director of Economic Development & Community Relations

Date: September 17, 2026

RE: Request for preliminary design approval of the Jays Nest Playground

On Wednesday, September 16, 2026, the Parks & Recreation Committee met to review a proposed redevelopment site plan for the Jays Nest Playground

The Committee, members of Tri-State Community Partners and Kompan staff had met previously on August 19th to review potential site plan options. Kompan was requested to create a hybrid of the two for the committee to see. On September 16th that site plan was presented with the recommended modifications and additional inclusive play items. The committee felt that plan was sufficient in meeting the requests and needs of our community.

After significant discussion, the Parks and Recreation Committee recommended City Council approve the site plan presented at its September 16th meeting, understanding that the proposed site plan is one component of a larger comprehensive project that will require further customization, community fundraising, and the identification of funding sources prior to implementation.

N.B.#2
9/22/26

Resolution R2026-09

City of Seaford Resolution in support as partnership with the Parks Resource Office, State Division of Parks & Recreation under the Outdoor Recreation, Parks & Trails Grant Program

Whereas, the City of Seaford has long been committed to providing active and passive outdoor recreation experiences for its residents; and

Whereas, parks can create more vibrant, healthy, safe, and equitable communities by improving physical and mental health; providing environmental benefits; increasing social and economic opportunities; and promoting community cohesion;

Whereas, children exposed to parks have greater opportunities to be physically active by running, walking or participating in other recreational activities, thereby helping to combat the problem that 35%-<40% of the population in Delaware is obese; and

Whereas, investments in park facilities and park programming can increase park and neighborhood safety by providing healthy and positive activities that deter antisocial behavior, improving community connection; and

Whereas, parks that provide a range of amenities and features and are well maintained, accessible, aesthetically pleasing, and safe are used at higher rates, which in turn maximizes potential health and other benefits for residents; and

Whereas, the City has applied for grant assistance from the Outdoor Recreation, Parks & Trails Program to assist in phase I of rebuilding the Jays Nest playground, consisting of a drainage analysis, site grading, underdrain installation, safety surfacing, new swings, and perimeter fencing; and

Whereas, the City appoints Katie Hickey, Superintendent of Parks & Recreation, as its ORPT Grant manager,

NOW, THEREFORE, BE IT RESOLVED, when the City of Seaford is awarded an ORPT Grant for the Jays Nest Playground it is committed to completing the tasks outlined in the ORPT application that was submitted to the State Division of Parks & Recreation Resource Office.

BE IT FURTHER RESOLVED, when accepting ORPT Grant assistance, the City makes commitment to protecting and maintaining the Jays Nest Playground.

I, Matthew S. MacCoy, Mayor of the City of Seaford, do hereby certify that the foregoing is a true and correct copy of a Resolution passed by the Mayor and City Council at its Regular Meeting held in September 22nd, 2026, at which a quorum was present and voting throughout and that the same is still in full force and effect.

Dated: _____

Matthew S. MacCoy, Mayor

Attest: _____
Charles Anderson, City Manager



CITY OF SEAFORD POLICE DEPARTMENT

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

NB# 3
9/22/26



TO: Mayor and Council
FROM: Marshall Craft
Chief of Police

DATE September 21, 2026

RE: FY2026 Edward Byrne Memorial Justice Assistance Grant – Request for Approval

The Seaford Police Department requests Mayor and City Council approval to accept **\$21,335.00** in FY2026 Edward Byrne Memorial Justice Assistance Grant (JAG) funding from the U.S. Department of Justice, Bureau of Justice Assistance (BJA).

BACKGROUND

For FY2026, the City of Seaford is included in a group of disparate jurisdictions consisting of the City of Milford and the Towns of Georgetown and Laurel. The Town of Georgetown will serve as the fiscal agent and administer the funding on behalf of the participating jurisdictions.

JAG funding supports eligible local criminal justice and law enforcement needs, including equipment, technology, supplies, and other approved operational purposes.

USE OF FUNDS

The Police Department is currently reviewing its operational needs and will prioritize the funding for necessary equipment and resources that support SPD operations. A specific purchase has not yet been determined. Any expenditure will be consistent with BJA grant requirements and the approved grant budget.

Potential uses may include law enforcement equipment, communications and technology, forensic or evidence-processing equipment, ALPR technology, drug-detection equipment, and other resources that support criminal justice operations.

FISCAL IMPACT

The federal grant funding will allow SPD to address identified operational needs without relying solely on the City's general operating funds.

RECOMMENDATION

The Seaford Police Department respectfully requests that Mayor and City Council approve acceptance of the FY2026 Edward Byrne Memorial Justice Assistance Grant allocation and authorize the appropriate City officials to execute the necessary documents associated with the award.

Thank you for your consideration of this request. We appreciate your continued support of the Seaford Police Department and our efforts to enhance our department's capabilities and community safety.

Respectfully submitted,

Marshall D. Craft Jr.
Chief of Police

2026 Delaware Local JAG Allocations

Only jurisdictions listed below in the state are eligible to receive FY 2026 JAG funding directly from BJA, with award amounts determined by the annual formula. Important notes:

1) Disparate jurisdictions are listed in shaded groups below, in alphabetic order by county. A single jurisdiction must serve as the fiscal agent on behalf of the group. BJA will only fund one award for the disparate group. Disparate jurisdictions are responsible for determining individual amounts within the Joint Allocation and for documenting allocations via a memorandum of understanding.

2) Jurisdictions eligible for a direct allocation (i.e., not part of a disparate group) are listed alphabetically below the shaded, disparate groupings.

For additional details on eligibility and disparate group requirements, refer to the JAG the Frequently Asked Questions here: <https://bja.ojp.gov/program/jag/frequently-asked-questions>. For additional details regarding the JAG formula and award calculation process, please refer to the JAG Technical report here: <https://bjs.ojp.gov/library/publications/justice-assistance-grant-jag-program-2024>.

State	Jurisdiction Name	Government Type	Direct Allocation	Joint Allocation
DE	KENT COUNTY	County	*	
DE	DOVER City	Municipal	\$82,968	
DE	SMYRNA Town	Municipal	\$14,075	\$97,043
DE	SUSSEX COUNTY	County	*	
DE	GEORGETOWN Town	Municipal	\$14,149	
DE	LAUREL Town	Municipal	\$15,038	
DE	MILFORD City	Municipal	\$23,927	
DE	SEAFORD City	Municipal	\$21,335	\$74,449
DE	MIDDLETOWN Town	Municipal	\$13,853	
DE	NEW CASTLE County	County	\$170,306	
DE	NEWARK City	Municipal	\$19,186	
DE	WILMINGTON City	Municipal	\$196,160	
	Local total		\$570,997	

Prepared by and returned to:
City of Seaford
414 High St.
Seaford, DE 19973

NBHD
9/22/20

ORDINANCE 2026-A2

An Ordinance Annexing an 2.497 +/- acre Parcel located on the east side of Atlanta Road approximately 135 feet north of Crossgate Dr Seaford, DE 19973, owned by Andrew Chupp.
Tax Map Parcel 531-10.00-223.00

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

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

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

NOW, THEREFORE, THE CITY OF SEAFORD HEREBY ORDAINS:

Section 1. The present boundary of the City of Seaford, as presently established, is hereby extended to include by annexation all those certain tracts of land consisting of an 2.497 +/- acre Parcel, as the same is shown on a plan denoted in Exhibit A, attached hereto and made a part hereof.

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

Section 3. The hereinto described 2.497 +/- acre Parcel of land is hereby zoned R-1 low Density Residential District.

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

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

Section 6. This ordinance, introduced on the 22nd, day of September 2026, is hereby adopted by an affirmative vote of at least two-thirds of the members of City Council this 22nd, day of September 2026.

SEAL

Mayor Matthew MacCoy

Attest:

City Manager Charles Anderson

NB#5
9/22/24

MEMORANDUM

TO: Charles Anderson, CM

FR: Berley Mears, DPW

RE: Fall Street Paving Bid - 2026

DT: September 16, 2026

The City received eleven bids for the above-referenced project. Please see the table below:

VENDOR	TOTAL ALL STREETS
Asphalt Maintenance LLC	\$94,093.54
Peninsula Seal Coating	\$94,747.75
Delaware Environmental Construction Services	\$98,000.00
Jerry's Inc.	\$102,745.58
Terra Firma of Delmarva, Inc.	\$110,789.10
Zack Excavating, Inc.	\$113,011.32
Delmarva Paving LLC	\$127,170.51
George & Lynch, Inc.	\$132,652.49
ADEL Construction	\$144,991.65
Connor Management, Inc.	\$198,039.70
Sam's Construction, LLC	\$215,983.00

It is my recommendation that the bid be awarded to the lowest bidder, Asphalt Maintenance LLC, in the total amount of \$94,093.54. We have worked with them before, and they have met all the bidding requirements.

Please present this information to Council at their meeting on September 22, 2026, for their consideration.

Should you have any questions, please contact me.

Thank you.

NB# 6
9/22/26

MEMORANDUM

TO: Charles Anderson, CM

FR: Berley Mears, Director of Public Works

RE: 2027 4x4 One-Ton Service Truck with Snowplow

DT: September 16, 2026

The city received 3 bid proposals for the above-referenced piece of equipment.

Please see the table below:

Bidder	Option 1- Total Price Without Trade	Delivery Time	Option 2- Trade Allowance	Total Cost Less Trade
Preston Ford	\$96,779.00	10-12 Weeks	\$8,000.00	\$88,779.00
Bayshore Ford	\$110,493.00	1/31/2027	No Trade	\$110,493.00
Hertrich Fleet	\$90,657.00	90-120 days	\$9,000.00	\$86,657.00
	\$95,657.00			

It is my recommendation that the bid be awarded to Hertrich Fleet Services, Inc., in the amount of \$86,657.00 with trade in. A mistake was made by Hertrich's with the amount submitted for the total price w/o trade. The correct number should have been \$95,657 and not \$90,657 as wrote down. I have confirmed this with the general manager once I saw the math error. Even at the corrected \$95,657, Hertrich's is still the lowest bidder for with and without a trade.

We budgeted \$100,000 for this purchase, so this came in under budget.

Please present this information to Council at their meeting on September 22, 2026, for their consideration.

Should you have any questions, please contact me.