

AGENDA
REGULAR MEETING OF THE MAYOR AND COUNCIL
June 9, 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>

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www.seafordde.com/government/mayor_council/council_agendas_minutes

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

7:00 P.M. Mayor MacCoy calls the Regular Meeting to order.
Invocation.
Pledge of Allegiance to the Flag of the United States of America.
Executive Session:
1. Negotiations.
Changes to the agenda for this meeting.
Approval of the minutes of the regular meeting on May 26, 2026.
Approval of the minutes of Budget Workshop #2 on May 19, 2026.

Chief Marshal Craft to introduce Police Recruit Officers Kyle L. Agresta, Jamie Franqui, Isaiah A. Osorio, and Dominick E. Winder.

Mayor Matthew MacCoy to present a proclamation to Mr. Vince Evans III the Delaware High School Male Athlete of the year.

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

PUBLIC COMMENT:

1.

CORRESPONDENCE:

1.

AGENDA

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June 9, 2026

NEW BUSINESS:

1. Present for approval the FY27 Budget.
2. Present for approval the revised Fee and Rate Schedule to reflect the FY27 Budget.
3. Present for a first reading amendments to Chapter 15 of the Municipal Zoning Code that would amend section 15.13.6 that would revise the site coverage requirements and the building placement requirements.
4. Mr. Derek Fales with C M Properties Delaware LLC to request relief from the Ross Business Park Covenants and City Zoning Requirements to pave a temporary parking lot (SCTM# 331-5.00-4.19) until January 31st of 2027.

OLD BUSINESS:

- 1.

REMINDER OF MEETINGS & SETTING NEW MEETINGS:

1. City offices and Utility Divisions will be closed on June 19th in observance of the Juneteenth Holiday.
2. Friday Night Live event June 19th, from 5:00 p.m. – 8:00 p.m. at the Grass Lot behind City Hall.
3. The Police Department Foundation is holding a concert by Trevor Young, June 20th, from 2:00 p.m.- 4:00 p.m. at the Grass Lot behind City Hall.

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

Mayor MacCoy solicits a motion to hold an Executive Session.

EXECUTIVE SESSION:

1. Negotiations.

Mayor MacCoy solicits a motion to adjourn the Executive Session.

AGENDA

REGULAR MEETING OF THE MAYOR AND COUNCIL

June 9, 2026

Mayor MacCoy reopens the regular Council meeting.

Council to take actions necessary after Executive Session.

Mayor MacCoy solicits a motion to adjourn the regular Council meeting.

NOTE: Agenda shall be subject to change to include or delete additional items (including executive session) which arise at the time of the meeting. (29 Del. C. S1004 (e) (3))

Date Posted: 06/01/2026 Revised: 06/02/2026

Posted by: BAS

CITY OF SEAFORD
BUDGET/REVENUE ANALYSIS
ADOPTED BUDGET _____

NB#1
6/9/20

	FY 2026	FY 2027	% CHANGE	\$ INCR/DECR
<u>REVENUE</u>				
General Fund	10,248,945	9,807,041	-4.31%	(441,904)
Transfer from Electric Fund	3,012,869	3,321,474	10.24%	308,605
Transfer from Sewer Fund	1,996,668	1,968,324	-1.42%	(28,344)
Transfer from Water Fund	294,460	392,132	33.17%	97,672
Municipal Golf Fund	431,362	403,006	-6.57%	(28,356)
Transfer from General Fund	0	0	0.00%	0
Transfer from Electric Fund	0	0	0.00%	0
Water Fund	6,438,646	9,083,912	41.08%	2,645,266
Transfer from Electric	0	0	0.00%	0
Sewer Fund	25,016,629	26,364,762	5.39%	1,348,133
Transfer from Electric	0	0	0.00%	0
Electric Fund	21,861,964	21,990,458	0.59%	128,494
TOTAL REVENUE	69,301,543	73,331,109	5.81%	4,029,566
REVENUE W/O INTERNAL TRANSFER	63,997,546	67,649,179	5.71%	3,651,633

EXPENDITURES

Executive	125,451	122,484	-2.37%	(2,967)
Capital	0	0	0.00%	0
Administration	2,218,633	2,325,286	4.81%	106,653
Capital	4,350	14,934	243.31%	10,584
Transfer to Golf Fund	0	0	0.00%	0
Economic Development	354,386	384,020	8.36%	29,634
Capital	3,000	0	-100.00%	(3,000)
Information Technology	261,343	406,948	55.71%	145,605
Capital	106,000	78,900	-25.57%	(27,100)
Code	445,252	442,135	-0.70%	(3,117)
Capital	0	0	0.00%	0
Fire	392,531	408,202	3.99%	15,671
Capital	0	0	0.00%	0
Police	6,540,935	7,493,349	14.56%	952,414
Capital	485,834	373,748	-23.07%	(112,086)
Dispatchers	455,803	470,687	3.27%	14,884
Capital	12,500	0	-100.00%	(12,500)
Recreation	299,573	334,843	11.77%	35,270
Capital	503,900	504,392	0.10%	492
Parks	793,408	798,983	0.70%	5,575
Capital	489,400	324,930	-33.61%	(164,470)

Pools	64,130	59,613	-7.04%	(4,517)
Capital	70,300	0	-100.00%	(70,300)
Streets	726,871	756,517	4.08%	29,646
Capital	1,199,342	189,000	-84.24%	(1,010,342)
EXPENDITURES - SUBTOTAL PAGE 1	15,552,942	15,488,971	-0.41%	(63,971)
Municipal Golf	392,362	403,006	2.71%	10,644
Capital	39,000	0	-100.00%	(39,000)
Water	1,786,087	3,591,380	101.08%	1,805,293
Capital	4,358,099	5,100,400	17.03%	742,301
Transfer to General Fund	294,460	392,132	33.17%	97,672
Sewer Collector System	613,362	575,684	-6.14%	(37,678)
Capital	5,361,421	4,805,000	-10.38%	(556,421)
Sewer Plant	2,565,378	2,497,529	-2.64%	(67,849)
Capital	14,479,800	16,518,225	14.08%	2,038,425
Transfer to General Fund	1,996,668	1,968,324	-1.42%	(28,344)
Compost	0	0	0.00%	0
Capital	0	0	0.00%	0
Electric Distribution	18,401,420	18,278,482	-0.67%	(122,938)
Capital	447,675	390,502	-12.77%	(57,173)
Transfer to General Fund	3,012,869	3,321,474	10.24%	308,605
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	53,748,601	57,842,138	7.62%	4,093,537
TOTAL EXPENDITURES	69,301,543	73,331,109	5.81%	4,029,566
EXPENDITURES W/O INTERNAL TRANSFER	63,997,546	67,649,179	5.71%	3,651,633
Total Revenues without Internal Transfers	63,997,546	67,649,179	5.71%	3,651,633
Total Expenditures without Internal Transfers	63,997,546	67,649,179	5.71%	3,651,633
Surplus (Deficit)	0	0	0.00%	0
Note: Purchased Power Electric Distribution	12,429,010	12,429,010	0.00%	0
Note: Electric Distribution without Purchased Power	5,972,410	5,849,472	-2.06%	(122,938)
Total Capital	27,560,621	28,300,031	2.68%	739,410

Schedule of Fees and Rates

Amended ~~January 13, 2026~~ June 9, 2026
~~February 1, 2026~~ July 1, 2026

Effective

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 ~~\$0.340.36~~ 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	\$250.00 Per Month
All KWH	\$0.09360
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	\$250.00 Per Month
All KWH	\$0.08950
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	\$50
Temporary Service	\$60

CUSTOMER DEPOSIT CHARGES

Residential Property Owner	No deposit required
Residential Renters	\$300
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

~~\$5,509.50~~ 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

\$0.09618 / Kwh (Effective 01/01/2025)

•Rate set by DEMEC contract

SECURITY LIGHTS

\$11.50 / 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, ~~\$31-2332.01~~ for water* and ~~\$60-8862.40~~ for sewer.

*Water rate adjustment for metered users: The first 7,500 gallons are billed at the rate of \$31.23 per 7,500 gallons/month; from 7,501-225,000 gallons at \$24.90 per 7,500 gallons/month; over – 225,000 gallons at \$26.84 per 7,500 gallons/month.

*Sewer rate adjustment for metered users: The first 7,500 gallons are billed at the rate of \$60.88 per 7,500 gallons/month; from 7,501-225,000 gallons at \$48.30 per 7,500 gallons/month; over – 225,000 gallons at \$53.23 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
Porti Potty Discharge Rate = \$0.090/ 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 = ~~\$100.00~~ \$150.00 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

ADULT USE RETAIL MARIJUANA BUSINESS LICENSE:

Annual License Fee = \$50,000.00

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 \$50.00
	Plus \$ 5.00 \$10.00 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 \$30.00	Charge per fixture or connection
	\$2.00 \$5.00	

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 2026 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
<u>All other uses:</u>	
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

SEWER IMPACT FEE:

Per EDU	\$4,346.00
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* The City Council approved a selective discount of the sewer impact fee in 2026 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%
8,001 to 10,000	30%

SEWER TAP FEE:

4" diameter	\$725.00 plus \$300 to open street
6" diameter or larger	\$725.00 plus \$300 to open street

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
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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:

As determined by the Director of Public Works

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

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.

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.

NP#3
6/9/26
CLEAN COPY

ORDINANCE #2026-06

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 amending §15.13.6 A to read as shown on the following pages.

06/09/2026	Date of First Reading
06/23/2026	Date of Second Reading & Adoption
00/00/2026	Date of Advertisement
00/00/2026	Date the Ordinance is Effective

CITY OF SEAFORD

By: _____
Mayor

Witness: _____

Attest: _____
City Manager

CHAPTER 15 – Zoning, Land Use & Development

ARTICLE 13 – R-3 High Density Residential District

§15.13.6 Area and bulk regulations.

A. The following area and bulk requirements shall be observed:

General requirements in R-3 Zones:	
<i>Subdivision site area</i>	Four (4) acre minimum
<i>Dwelling units per acre</i>	Ten (10) maximum
<i>Street frontage of subdivision site</i>	Fifty (50) feet minimum along public street
<i>Lot Depth</i>	One Hundred (100) feet minimum
<i>Building height</i>	Thirty-five (35) feet or three (3) stories maximum
<i>Landscape screen</i>	Along each side or rear property line which directly abuts a residential district in the city or similar district in the county, a landscape screen of not less than fifteen (15) feet in width, as defined in §15.2.2, shall be provided.
Principal Use Structure Requirements:	
Multi-Family Dwelling:	
<i>Dwelling units per building</i>	Twelve (12) maximum
<i>Site coverage</i>	Building Area: Twenty percent (20%) maximum Paved Area: Fifteen (15%) maximum
<i>Front yard setback</i>	Fifty (50) feet minimum
<i>Side yard setback</i>	Fifty (50) feet minimum
<i>Rear yard setback</i>	Fifty (50) feet minimum
<i>Building placement</i>	No part of any Multi-family Dwelling building shall be nearer than twenty-five (25) feet to any other Multi-family Dwelling building on such site.
Townhouse Dwellings and Residential Condominiums Detached:	
<i>Dwelling units per building</i>	Twelve (12) maximum
<i>Lot width, each unit</i>	Sixteen (16) feet minimum
<i>Lot depth, each unit</i>	One hundred (100) feet minimum
<i>Site coverage</i>	The sum of building coverage (twenty percent – 20%) and paved coverage (fifteen percent – 15%) shall not exceed thirty-five percent – 35% maximum of the gross site area. Building coverage and paved coverage may be apportioned between one another, provided the combined total does not exceed thirty-five percent – 35% maximum.
<i>Front yard setback</i>	Twenty-five (25) feet minimum
<i>Side yard setback (townhouse end units)</i>	Ten (10) feet minimum
<i>Rear yard setback</i>	Twenty-five (25) feet minimum

<i>Building placement</i>	Residential condominium dwellings developed as detached principal buildings shall be permitted to be located a minimum of sixteen (16) feet from any other residential condominium detached building on the same lot or development site.
<i>Two Family Semi-Detached Dwelling or Two Family Detached Dwelling:</i>	
Refer to the specific use regulations of Article 52 of this Chapter.	
<i>Single Family Detached Dwelling:</i>	
<i>Lot area</i>	Seven thousand five hundred (7,500) square feet per Dwelling Unit minimum
<i>Lot width</i>	Seventy-five (75) feet per Dwelling Unit minimum
<i>Lot coverage</i>	Thirty percent (30%) maximum
<i>Front yard setback</i>	Twenty (20) feet minimum
<i>Side yard setback</i>	Twenty (20) feet aggregate total with an eight (8) foot minimum
<i>Rear yard setback</i>	Twenty (20) feet minimum
<i>Accessory Use Structure Setbacks:</i>	
<i>Front yard</i>	No closer to the front property line than the front yard setback of the principal structure or in alignment with the front facing wall of the principal structure, whichever results in the greater setback.
<i>Side yard</i>	Five (5) feet minimum
<i>Rear yard</i>	Five (5) feet minimum

ORDINANCE #2026-06

6/9/20
RED-LINE

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 amending §15.13.6 A to read as shown on the following pages.

06/09/2026	Date of First Reading
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CITY OF SEAFORD

By: _____
Mayor

Witness: _____

Attest: _____
City Manager

CHAPTER 15 – Zoning, Land Use & Development

ARTICLE 13 – R-3 High Density Residential District

§15.13.6 Area and bulk regulations.

A. The following area and bulk requirements shall be observed:

General requirements in R-3 Zones:	
<i>Subdivision site area</i>	Four (4) acre minimum
<i>Dwelling units per acre</i>	Ten (10) maximum
<i>Street frontage of subdivision site</i>	Fifty (50) feet minimum along public street
<i>Lot Depth</i>	One Hundred (100) feet minimum
<i>Building height</i>	Thirty-five (35) feet or three (3) stories maximum
<i>Landscape screen</i>	Along each side or rear property line which directly abuts a residential district in the city or similar district in the county, a landscape screen of not less than fifteen (15) feet in width, as defined in §15.2.2, shall be provided.
Principal Use Structure Requirements:	
Multi-Family Dwelling:	
<i>Dwelling units per building</i>	Twelve (12) maximum
<i>Site coverage</i>	Building Area: Twenty percent (20%) maximum Paved Area: Fifteen (15%) maximum
<i>Front yard setback</i>	Fifty (50) feet minimum
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<i>Lot width, each unit</i>	Sixteen (16) feet minimum
<i>Lot depth, each unit</i>	One hundred (100) feet minimum
<i>Site coverage</i>	<u>The sum of building coverage (twenty percent – 20%) and paved coverage (fifteen percent – 15%) shall not exceed thirty-five percent – 35% maximum of the gross site area. Building coverage and paved coverage may be apportioned between one another, provided the combined total does not exceed thirty-five percent – 35% maximum.</u> Building Area: Twenty-percent (20%) maximum Paved Area: Fifteen (15%) maximum
<i>Front yard setback</i>	Twenty-five (25) feet minimum
<i>Side yard setback (townhouse end units)</i>	Ten (10) feet minimum
<i>Rear yard setback</i>	Twenty-five (25) feet minimum

<i>Building placement</i>	<u>Residential condominium dwellings developed as detached principal buildings shall be permitted to be located a minimum of sixteen (16) feet from any other residential condominium detached building on the same lot or development site. No part of any Multi-family Dwelling building shall be nearer than twenty-five (25) feet to any other Multi-family Dwelling building on such site.</u>
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<i>Front yard</i>	No closer to the front property line than the front yard setback of the principal structure or in alignment with the front facing wall of the principal structure, whichever results in the greater setback.
<i>Side yard</i>	Five (5) feet minimum
<i>Rear yard</i>	Five (5) feet minimum

C&M PROPERTIES DELAWARE, LLC
1058 SUGAR MAPLE DRIVE
DAVIDSONVILLE, MD 21035

NB#
4/9/20

June 6, 2026

To Whom It May Concern,

On behalf of C&M Properties Delaware, LLC. I would like to request relief from the Ross Business Park Covenants and City Zoning Requirements to pave a temporary parking lot on SCTM# 331-5.00-4.19 until January 31st of 2027.

Respectfully,



C.D. Fales