

**MINUTES OF THE MEETING OF THE
CITY OF SEAFORD MAYOR AND COUNCIL**

August 22, 2023

7:00 P.M.

Mayor Genshaw called the Regular Meeting to order at 7:00 p.m. with the following present: Councilman James King, Councilman Orlando Holland, Councilman Matt MacCoy, Councilman Dan Henderson, and Councilman Michael Bradley. City Manager, Charles Anderson, Superintendent of Parks and Rec, Katie Hickey, and Director of Economic Development and Community Relations, Trisha Newcomer, were also present.

Mayor Genshaw began with a moment of silence to honor former city employee, Mr. Scott Coulbourne. Mayor Genshaw noted Scott was a valued Staff Member for many decades and a lifelong member of the Seaford Community who positive impact and touched the lives of so many in the Seaford Community.

Councilman Bradley offered the opening prayer. Mayor Genshaw then led those present in the Pledge of Allegiance.

Mayor Genshaw then solicited any changes to the agenda; there were none. He then called for a motion to approve the minutes of the Regular Meeting on July 25, 2023. Councilman MacCoy made a motion to approve the minutes of the Regular Meeting on July 11, 2023. Councilman Holland seconded the motion. Mayor Genshaw then asked for a vote; all present voted in favor; the motion passed.

Mayor Genshaw then called for a motion to approve the minutes of the Special Meeting on August 14, 2023. Councilman MacCoy made a motion to approve the minutes of the Regular Meeting on July 11, 2023. Councilman Holland seconded the motion. Councilman Henderson clarified that he will be abstaining as he was not in attendance at the Special Meeting. Mayor Genshaw then asked for a vote; Councilman James King, Councilman Orlando Holland, Councilman Matt MacCoy, and Councilman Michael Bradley voted in favor; the motion passed.

Public Comment

Mayor Genshaw inquired if there were any requests for Public Comment.

Mr. Robert Sharp of 410 Grainery Way came forward and presented the following public comment,

My name is Robert Sharp, and I live in Mearfield Community, which is currently in the third phase of development. A little bit about my background; I'm a 40-year volunteer firefighter and currently working as a Maryland OSHA Officer. I have some concerns to present to the Council that they may or may not be aware of. I also prepared a list of concerns for the Building Inspector Buddy Lynch but have yet to receive a call back yet. Our development has had an influx of new families moving in, which is great. The problem is are 10, 15, or 20 people living in one single-family dwelling, and homeowners building extra rooms in their garages. I have also witnessed homeowners storing what looks to be chemicals or corrosives in polychrome barrels contained in their garages. I would like to see more involvement from the community standpoint with people coming door to door, not just sending out notices.

Our neighborhood is a melting pot, we have Haitian families moving in everywhere, to which I don't object. I object to the fact that you are taking a brand-new community and it is looking like something that you don't want to live in.

I bought my house brand new back in October of 2021 since then I've discussed issues with the so-called management company that runs the community's HOA, but nothing has been done. It's a danger and it's not what we signed up for. I moved over here because my retirement will look better here in the State of Delaware and I want to stay here, that's why I'm relaying the information to you. We have had police presence in our community for a couple of service calls, but I still think that more community policing would be beneficial. Thank you.

Ms. Robin Varette of 1007 Magnolia Drive came forward and presented the following public comment.

My concerns are regarding the locked gate across Magnolia Drive, near my home. The gate itself is an issue of public safety and emergency preparedness. It not only impacts the safety of citizens along Magnolia Drive, Belle Ayre, and attached roads, but it also impacts first responders who use the gate to provide their services to City of Seaford citizens. Written safety procedures for the gate are essential because responsibility must be clearly assigned to avoid confusion during emergencies. All impacted citizens should be provided a hard copy of the written safety procedure in English, Spanish, and French, for how this gate across Magnolia Drive will be accessed by each department of the city. Just saying that any emergency vehicles can get through the knock box or that they get through the road is not good enough excuse me when citizens lives are in danger. Remember, that gate becomes especially important if the entrance at Atlanta Road is blocked for any reason. These written safety procedures should detail how the gate is accessed by each department, 24 hours a day, seven days a week. The Knox Box contact information should be listed for each department and there should be training so that city employees can learn how to open the gate quickly and efficiently. These written safety procedures should be reviewed and updated yearly and mailed via U.S. Postal mail to each resident in the Belle Ayre Community and Seaford should assign staff to maintain the safety procedures and be a point of contact for citizens who may need to ask questions or make suggestions. If these written safety procedures currently exist, then they should be mailed out immediately to all affected citizens, and the Emergency Preparedness Committee tab on the Seaford website should have some information out there, not just a blank page. If they have not been written, then a project to create written procedures needs to be a top priority for the city of Seaford. In addition, if these written safety procedures do not yet exist, then the locked gate needs to be reopened immediately because it is a public safety hazard. Also, if no emergency preparedness plan is in place, which means the safety and lives of the citizens living around the gate are in jeopardy, every day, and you the City of Seaford are accountable.

Ms. Roxanne Knights of 1139 Magnolia Drive came forward and presented the following public comment.

I'm here to speak on the gate tonight, and I'm going to talk about the communication in dealing with the community. There was a lot of communication sent to me about the fact that they (residents)

did not understand exactly what was going to happen. Many community members do not speak English and the documents that were sent out were all in English. It was very vague, and many had to use a translator to communicate the information in the notices. We're looking forward to having a meeting to discuss the gate. Hopefully, we can schedule a time soon, but at this current time, my Neighborhood Watch Committee and the community would like to have the gate removed until further notice. Thank you.

Mr. Tom McLaughlin came forward and presented the following public comment.

My name is Tom McLaughlin and I've lived in Woodside Manor since 1973. My understanding is that in the planning stage for the Belle Ayre development, there was a proposed gate in that location, but for some reason, they decided not to install it. Traffic on Magnolia is constant, and I understand Magnolia Drive is a thoroughfare and people are going to use it; however, since the gate has been installed speeding has dropped considerably. The 15-mile-an-hour speed limit is posted near my drive and however, drivers do not adhere to it. I had a cat killed by a driver, and a resident up the street had a dog killed, so its clear drivers are going entirely too fast. If they had adhered to the speed limit, I don't think would be here tonight. All you have to do is follow the law. I understand 15 miles an hour is kind of hard to do sometimes, but 40 or 45 miles an hour, that's unacceptable. Also, I have witnessed drivers throwing trash out of their cars while driving by every morning. When I get up, I stand at the window and watch people come out of that development and throw their McDonald's on the street; you just don't do that if you're a rule follower you don't care you don't care about your community. I understand the safety aspect, but I think the fire and police departments have done enough surveys to know the time difference between running down Magnolia Drive and going around on Atlanta Road. Thank you for your time

Mr. Jay Milligan of 1 Crossgate Drive came forward and presented the following public comment.

Good evening, Mayor, and Council. My concerns are based on safety. I've lived in Seaford for a long time and Woodside Manor was built back in the 50s, and a lot of young engineers from DuPont moved into the neighborhood with a single vehicle. Today though, everybody including myself has two or three cars, many parked on both sides of Magnolia. Two cars cannot pass on that roadway without pulling over to wait for somebody else, making it clear Magnolia has entirely too much traffic on it for what was anticipated years ago. The other issue I have is speeding. I live right across from the gate and right at the intersection of Crossgate and Magnolia and the cars coming out of Magnolia in the back rarely stop at the stop sign. I think what could happen if somebody parked on the street and reached for a pocketbook or opened their car door. I was trained in defensive driving years ago and if you see a car parked ahead you look underneath to see if there are any little feet. Children could be chasing a ball or riding a bike and with vehicles speeding down the road it's a cause for serious safety concerns. Thank you.

Ms. Brandi Thompson came forward and presented the following public comment.

I live on the backside of Magnolia Drive, and I am here today to talk to you about the gate. I have kids and I've lived in the Belle Ayre Community for over 7 years. I feel as though the City is trying to protect the community and kids that live in the front part of Magnolia Drive; however, other people

who live in the community have children who need protecting as well. I'm not trying to make this a discriminating matter but we in the Belle Ayre Community likely have more children than residents in Woodside Manor. I can totally understand concerns related to speeding, but I do not believe for one second that that gate has caused a tremendous change in the neighborhood. Permanent speed bumps were up for 3 weeks max, and the gate went up right after that. The city claimed that the studies did show a tremendous difference, but I truly believe that there are other options, including adding more speed bumps throughout the community. I also feel like we (Belle Ayre Community) are singled out because there is more traffic on that road due to the development growing. Not once did the city involve the community to get our input on the decision; it was already made. A little reminder, this is a public road that is made to be driven on, I say add more speed bumps, remove the gate, and give us back our rights to the public road. Thank you

Mrs. Trista Maples of 900 Cherry Blossom Lane came forward and presented the following public comment.

Based on the research I've done so far; I believe that it is illegal to put a cattle gate on the public road. Everybody should have access to that road. Also, we did receive a notice which I read over, and it was not clear as to what kind of gate would be installed. Additionally, there is supposed to be a permit issued for the installation of this gate, and I'd like to know who placed the gate on the road and did they get a permit for it. I understand this was done because people are complaining about people speeding, but that's what police are for, to write tickets out to deter people from speeding. My opinion is that the gate needs to come down.

Mr. Chris Maples of 900 Cherry Blossom Lane came forward and presented the following public comment.

The gate has become a nuisance in many ways, especially for those who have to take their kids on wet rainy cold days to drop them off at the bus stop for Sussex Tech. It's just right around the corner but now they have to drive all the way around on Atlanta Road. First, I don't think you left enough time for the speed bumps to take effect now. Also, the majority of the cities you go to don't have 15-mile-per-hour speed limits on residential roads. I'm a very fast walking man, I walk about ten to eleven miles a day and I think I could probably walk 15 miles per hour on foot. If you follow every driver around, I guarantee you'll find that most people drive over that 15-mile-per-hour limit. On another note, recently on Facebook a guy named Jim was referring to the Belle Ayre development as the "Little Ghetto," but that is not the case. It's a diverse population that is there and they're not ghetto. So, if this gate is a discrimination thing, then it should never have been put in. These are hard-working people, and we pay a lot to live back there, a lot more than these other homeowners pay for their homes. Thank you.

Mr. Dwight Short of 710 E Ivy Drive came forward and presented the following public comment.

I agree with the concerns of the previous speakers, and I also have concerns with the large trucks carrying material down for the builders in the Belle Ayre Development. Magnolia Drive is not a wide street, and with a car parked on each side of that street, it's very difficult for those big trucks to maneuver, which creates a safety problem. If someone should step out from behind their car while

a large truck is coming the driver wouldn't see them. I think it's a good thing that those trucks now have to use Atlanta Road to get into the development, so that is at least one positive.

Mr. Paul Cell of 327 Pine Street came forward and presented the following public comment.

Some of my concerns have already been addressed previously by the city. However, I also heard a lot about the cattle gate on Magnolia and the problems with speeding. That said, we have speeding on Pine Street also and I don't think that's the best solution. In my opinion, the best solution is enforcement. Stop these people, give them tickets, and take some hard-earned money out of their pocket and you'll see a big difference. I know police departments are short-staffed right now, but it does not change the fact that enforcement is going to be your best bet to stop speeders. I would like to see the gate and the speed bumps go and have more enforcement. I remember when I was 16 years old and got my license. I would come over to Seaford from Federalsburg and to this day I remember people telling me, "If you go through Blades don't you speed because they will pull you over." After over 50 years, I still go through Blades and think to myself, "You better go the speed limit". Thank you.

Mr. Alvin Quails of Belle Ayre Drive came forward and presented the following public comment.

I believe this gate needs to come. It has thrown me out of my comfort zone, and I'm not used to going to Atlanta Road and going through three red lights just to get to where I'm going. The city did not give the speed bumps the chance to work on Magnolia Drive, and you also need speed bumps down Belle Ayre Drive. That road has a good stretch, and I walk every morning and see cars going 45 to 50 miles an hour and not stopping at the stop sign either. Install more speed bumps and put up a decent gate. The city is running property values down in our neighborhood. There are speeders out there, but in my opinion, if the police force does its job and goes after drivers who speed, this would help the issues. Also, if you install more speed bumps, they will work. When people start damaging their vehicles, they will be forced to slow down. Thank you.

Ms. Emily Messick of 1111 Magnolia Drive came forward and presented the following public comment.

I come from a generation of Dupont workers, and I've lived all over Seaford. I have lived on Hickory Lane, Hurley Park Drive, Magnolia Drive, and Middleford Road, and I've never seen anyone put up speed bumps through any of those places. I have lived in the Belle Ayre Development since 2015, and since then, they have created 80 new townhomes in two years, and they are continuing to build, a fact no one has mentioned this evening. Also, there is speeding everywhere, and I feel the only reason there was a gate installed at that location (Magnolia Drive) is because nobody else in Seaford can see it. Homes in Hurley Heights are not going for \$400,000 like they are where Matt McCoy lives on Read Street. All those streets near Nylon Boulevard are going for way more; are you going to put a gate like that over on Nylon Boulevard or Read Street for the speeders over there? Absolutely not, because that's where everyone wants to live.

Additionally, Belle Ayre Estates and the new Belle Ayre townhomes are not the same, we are the originals. So, if I want to rent my home, I'm competing with those homes that are somehow going

for \$2,000 a month. I'm 32 years old, I bought that house when I was young and got lucky and now, you're just squashing me. It makes me want to get the heck out of Seaford, out of Delaware, out of Maryland, and just dip. Thank you.

Mayor Genshaw confirmed there were no additional requests for public comment. He then closed the Regular Council Meeting and opened the Public Hearing at 7:38 p.m.

Public Hearing

Mayor Genshaw presented Public Hearing Item #1: OLL Ventures LLC. on behalf of Neighborgood Partners LLC, is seeking a sketch plan review of a 10-acre parcel for a potential rezoning from C-2 to R-1 for the development of 30 single-family homes. The property is located at Bridgeville Highway and Dutton Avenue, Tax Map and Parcel #331-5.00-50.05.

City Manager Anderson explained the developer, Neighborhood Partners is withdrawing the Sketch Plan Review Application. He noted that the Planning and Zoning Commission did not recommend approval; so, after a discussion between the City's Building Official and the Developer, it was decided to withdraw that request.

Mayor Genshaw presented Public Hearing Item #2: Present proposed revisions to the Seaford Zoning Ordinance Section 15-29 Uses by Right (a) 1) to include warehouse and storage uses in association with general merchandise stores, department stores, and other permitted uses in the zone.

City Manager Anderson stated the first reading of this proposed zoning change was on July 11, 2023, and there were no questions or comments from Council. The proposed change relates to Division 1 C-1 General Commercial Districts but will apply to C-1 and C-2 Zoning Districts. This proposed change allows general merchandise stores, department stores, 5 and 10 variety stores, drug stores, sporting goods stores, etc., to have associated warehouses and distribution spaces. Since this is a change to the zoning ordinance, the city is required to have a public hearing and allow for any public comments. This item will also be presented as Old Business Item #1 (1), for the second reading.

Mayor Genshaw solicited any questions from the Council or the Public. Councilman Henderson asked if an existing department store would normally get a variance for onsite storage and they decided to build a warehouse on site, would that be considered a use by right? City Manager Anderson explained this proposed change is to accommodate the increased desire for companies to have a storefront and distribution facility in the same location; however, Seaford's existing code does not expressly permit it.

Councilman Henderson asked if temporary storage would still fall under the requirements of the existing city code. City Manager Anderson confirmed and noted that, in this case, the business would still be required to get approval from the Board of Adjustments.

Chris Vane of 133 North Pine Street came forward and asked for confirmation that this proposed change to the code would be for permanent storage facilities, not storage containers or storage sheds. City Manager Anderson confirmed but reminded Mr. Vane that temporary storage facilities are allowed for a maximum of 120 days if approved by the City's Board of Adjustments.

There were no additional questions from the public. The Mayor closed the Public Hearing at 7:45.

Correspondence: There was none.

New Business

Mayor Genshaw presented New Business Item #1: Present for approval a request to extend the final plan approval for Lakeshore Motor Company LLC, located on Sussex Hwy, Tax Map and Parcel #331-3.00-193.00, 193.12 and 193.13 for a proposed 24,000 square foot automobile sales and service center until June 23, 2025 (two years).

City Manager Anderson presented the request for a Plan Approval Extension. The owner of Lakeshore Motors did have some issues during the COVID pandemic; however, he would like to keep his plan approval active for future construction. The request is to extend that plan approval for an additional two years.

Councilman Henderson asked if any of the other necessary approvals will expire in this period. City Manager Anderson explained the City will not issue any permits for construction unless they can confirm all necessary approvals from outside agencies have been received and are current.

With no other questions, Mayor Genshaw then called for a motion. Councilman Holland made a motion to approve a request to extend the final plan approval for Lakeshore Motor Company LLC, located on Sussex Highway, Tax Map and Parcel #331-3.00-193.00, 193.12, and 193.13 for a proposed 24,000 square foot automobile sales and service center until June 23, 2025 (two years). Councilman seconded the motion.

Mayor Genshaw then asked for a roll call vote:

Councilman Holland voted yes;

Councilman MacCoy voted yes;

Councilman King voted yes;

Councilman Bradley voted yes;

Councilman Henderson voted yes.

The motion so passed.

Mayor Genshaw presented New Business Item #2: Trisha Newcomer, Director of Economic Development and Community Relations to present for approval an addendum to an existing Customer Advance Agreement with Chesapeake Utilities Corporation to extend natural gas service to the Western Sussex Business Campus.

Director of Economic Development and Community Relations Trisha Newcomer came forward and presented an updated Customer Advance Agreement between the City of Seaford and

Chesapeake Utilities for natural gas services to be installed at the Western Sussex Business Campus. She explained the agreement previously came before the Council and was approved. The city entered into an agreement with Chesapeake Utilities in April 2021; however, construction was still underway at that time preventing services from being installed. The construction is now at a point where services are needed; however, the period for the previous agreement was 6 months. Upon expiration of the previous agreement, Chesapeake Utilities could revalue their estimates. She reminded Council the City paid in advance \$101,444.00, but with price increases across the board, there is an additional cost for the installation of the gas mains. The cost increase would require the City to supply an additional \$37,142.00 to Chesapeake Utilities, bringing the total cost to \$138,586.00. If the agreement is approved, the contractor has indicated they can mobilize within the next month.

Mayor Genshaw solicited any questions from Council; Councilman Henderson asked if there had been any thought as to where these additional funds would come from. Mrs. Newcomer explained the additional costs would be funded through Chesapeake Franchise Fees.

With no other questions, Mayor Genshaw called for a motion. Councilman Holland made a motion to accept the recommendation of Trisha Newcomer, Director of Economic Development and Community Relations to approve the Customer Advance Agreement with Chesapeake Utilities Corporation to extend natural gas service to the Western Sussex Business Campus and provide an additional \$37,142.00 cash advance to complete the project as presented. Councilman MacCoy Seconded the motion.

Mayor Genshaw then asked for a roll call vote:

Councilman Holland voted yes;
Councilman MacCoy voted yes;
Councilman King voted yes;
Councilman Bradley voted yes;
Councilman Henderson voted yes.
The motion so passed.

Mayor Genshaw presented New Business Item #3: Superintendent of Parks and Recreation Katie Hickey to provide a report on the 2023 Riverfest event (Totally Tubular on the Nanticoke).

The Superintendent of Parks and Recreation came forward to review the events of the 2023 Nanticoke Riverfest. Ms. Hickey detailed the entertainment events that took place on the main stage. She noted the late afternoon storm did prevent one band from performing and limited a few other events. Ms. Hickey displayed photos of the various events around downtown, including the children's area, the car show, and the many vendors who participated. This year's Riverfest saw the return of the Fishing Rodeo, which had 7 participants, and the most popular event, the Float In, which had roughly 450 registrants. She then went over sponsorships and vendor information, as well as volunteers' hours.

Ms. Hickey stated the exiting Riverfest Committee had approximately 12 Committee Members this year; however, back in 2010, there were 35. She noted that without these volunteers this event

would not be a success, nor would it have lasted 28 years. She gave a special thanks to all of this year's volunteers and all of the event sponsors.

She also noted the Committee held a wrap-up meeting on August 10, in which there was discussion on the future of the event and how it might evolve going forward.

Mayor Genshaw thanked Ms. Hickey for her efforts on this year's event. He then solicited any questions from Council; there were none.

Mayor Genshaw presented New Business Item #4: Bids - One-ton 4WD Service Truck with Plow and Crane.

City manager Anderson presented the bid recommendation for the 2024 Service Truck. The city received one bid from Hertrich Fleet Services for \$100,046.00, for a total, less trade-in, of \$88,246.00. The vehicle was budgeted in this fiscal year, so there are ample funds for purchase.

Mayor Genshaw solicited any questions from Council; there were none. He then called for a motion. Councilman King made a motion to accept the bid from Hertrich Fleet Services Inc. for the one ton 4WD Service Truck with Plow and Crane in the amount of \$88,246.00, as presented. Councilman MacCoy seconded the motion. Mayor Genshaw then asked for a vote; all present voted in favor; the motion passed.

Mayor Genshaw presented New Business Item #5: Bids - 4WD Pickup Truck.

City Manager Anderson presented the bid for the 4WD Pickup Truck. One bid was received from Hertrich Fleet Services Inc. in the amount of \$47,342.00 for a total, less trade-in, of \$43,842.00. The recommendation does include a request to permit a budget overrun of \$3,842.00 for the purchase of this vehicle.

Mayor Genshaw solicited any questions from Council; there were none.

Mayor Genshaw then called for a motion. Councilman King made a motion to accept the bid from Hertrich Fleet Services Inc. for the 4WD Pickup Truck in the amount of \$43,842.00 and permit a budget overrun of \$3,842.00, as presented. Councilman MacCoy seconded the motion. Mayor Genshaw then asked for a vote; all present voted in favor, and the motion passed.

Mayor Genshaw presented New Business Item #6: Bids – Hurley Park Drive Paving Extension

City Manager Anderson presented the bid for the Hurley Park Drive Paving Extension. Five (5) bids were received for this project, with Jerry's paving being the low bidder at \$42,320.00. City Manager Anderson did inform Council that Community Transportation Funds (CTF) would cover the project.

Mayor Genshaw asked about the timeline for the project. City Manager Anderson stated the timeline is 60 days from the award date.

Mayor Genshaw solicited any questions from Council; Councilman Henderson asked to confirm this paving project would just be for the Hurley Park Drive Extension, not to pave the entire roadway. City Manager Anderson confirmed.

With no other questions, Mayor Genshaw called for a motion. Councilman King made a motion to accept the bid from Jerry's Paving for the Hurley Park Drive Paving Extension in the amount of \$42,320.00, as presented. Councilman MacCoy seconded the motion. Mayor Genshaw then asked for a vote; all present voted in favor; the motion passed.

Mayor Genshaw presented New Business Item #7: Present for approval an unbudgeted expenditure to install fencing under the bridge on Middleford Road west of Tidal Health Nanticoke Hospital campus with funding provided by the Chesapeake Utilities Franchise Fee Reserve funds.

City Manager Anderson explained to Council that complaints have been received related to the bridge located on Middleford Road; including issues related to trash individuals going under the bridge, some of which led to law enforcement involvement. In discussions with Mayor Genshaw, it was decided the Director of Public Works should request a quote from Nanticoke Fence, who has completed similar work on several bridges throughout the city in the past few years. A quote was received with a total price of \$11,875.00. Should Council approve the recommendation, funding from the Chesapeake Utilities Franchise Fee Reserve would be utilized to complete this project.

Mayor Genshaw solicited any questions from Council; Councilman King asked why this particular project was not put out for bid. City Manager Anderson explained the budget for the project falls below the threshold that would require it to be put out for bid and since Nanticoke Fence previously performed the same work on other bridges in the city, they were the recommended vendor.

With no other questions, Mayor Genshaw called for a motion. Councilman King made a motion to approve the unbudgeted expenditure to install fencing under the bridge on Middleford Road west of Tidal Health Nanticoke Hospital campus with funding provided by the Chesapeake Utilities Franchise Fee Reserve funds as presented. Councilman MacCoy seconded the motion. Mayor Genshaw then asked for a vote; all present voted in favor; the motion passed.

Old Business

Mayor Genshaw presented Old Business Item #1: Present for a second reading: revisions to the Seaford Zoning Ordinance Section 15-29 Uses by Right (a) 1) to include warehouse and storage uses in association with general merchandise stores, department stores, and other permitted uses in the zone.

City Manager Anderson reminded Council that this is the second reading to adopt the proposed revision to the Seaford Zoning ordinance, presented earlier in Public Hearing Item #2. If approved by Council, it will become effective 30 days after advertisement.

Mayor Genshaw solicited any questions from Council; there were none. He then called for a motion. Councilman Holland made a motion to approve the revisions to the Seaford Zoning

Ordinance Section 15-29 Uses by Right (a) 1) to include warehouse and storage uses in association with general merchandise stores, department stores, and other permitted uses in the zone as presented. Councilman MacCoy seconded the motion. Mayor Genshaw then asked for a vote; all present voted in favor, and the motion passed.

Reminder Of Meetings & Setting New Meetings:

1. June Merritt Director of Finance will be acting City Manager from August 26 – September 4, 2023.
2. City of Seaford offices will be closed Monday September 4th, 2023, in observance of the Labor Day Holiday.

Councilman Bradley reported on Code, Parks, and Recreation.

Parks & Recreation Report

Parks Department

- Nanticoke Fence installed new fencing between the Seaford Public Library and the softball field
- Fixed broken split rails at Soroptimist Park
- Have prepped fields and parks for various events including:
 - Two softball tournaments
 - Two community day events
 - 1 Fishing Derby
 - 1 Group tour
 - Various rentals at Soroptimist Park pavilions
- Completed 4 work orders (totaling 13 this season)
- Set up field layouts for youth flag football & youth soccer leagues
- Installed all GPS Trackers for both parks & recreation vehicles

Recreation Department

- Found & confirmed referees and coaches for youth flag football & youth soccer leagues
- Completed registrations and schedule for men's slow pitch softball
- Ordered youth flag football jerseys & equipment
- Completed and distributed rosters to all coaches for youth flag football and youth soccer
- Hosted Youth Field Hockey Clinic from August 7th – 10th with 22 participants

Superintendent of Parks and Recreation

- Received details about a tree planting grant funding opportunity, began to plan projects to submit
- Held Riverfest wrap-up committee meeting on 8/10
- Began working on ORPT grant reimbursement for the work completed at the Jays Nest playground
- Coordinated details and advertising for the annual Clean-Up Day at Soroptimist Park, partnering with Nanticoke Watershed Alliance

- Attended the monthly Seaford Tomorrow meeting and assisted with their monthly Friday Night Live event on 8/18 with over 200 people in attendance

Code Department Report

- Issuing permits (250 Issued in 2023)
- Rental Licenses (1,758 Issued)
- Rental inspections being completed for 2023.
- Rental license late fees were sent out on Feb 1.
- Doing routine inspections for on-going projects
- Doing violation inspections throughout City
- Performing plan reviews for new permits

Large project status's

- Mearfield 1 Phase 3 – Permits issued to Ryan homes for 5 lots. 4 more permit applications have been received.
- East Park Business Center – New building has started construction.
- Belle Ayre Single Family –Danfield Dr – Construction started on homes on the first 10 lots. First 3 lots have been completed.
- Western Sussex Business Campus – Site work started on lot 1 for KRM. On-site utility construction underway. Shell building has started construction.

Councilman Henderson reported on Police & Fire.

Seaford Volunteer Fire Department, Inc.

Communications from President Patrick Gaskin: No communication to report for this period.

Communications from SVFD Fire Chief John Wilson:

Fire Statistics

Month / Year	Calls to date	Call per day
Total 2023	668 calls	2.8
July 2023	128 calls	4.1
August 2023	49 calls*	2.3

*Call per day so far in month

EMS Statistics

Month / Year	Calls to date	Call per day
Total 2023	2628 calls	11.2
July 2023	387 calls	12.4
August 2023	223 calls*	11.0

*Call per day so far in month

Department Responses

Month / Year	Calls to date	Call per day
Total 2023	3291 calls	14.1

Statistic	DATE	FIRE	EMS	Total Year
Hours in Service	July 2023	91.4	220.4	1971.6
Personnel in Service	July 2023	997	809	10467
Total Personnel Hours	July 2023	249.5	465.5	4366.9
Miles Traveled	July 2023	704.2	2553	22074.9

Other Statistics

Response	FIRE/Year	EMS /Year
In City	342	1448
Out of City	217	849
Assist	62	198
Total	621	2495

- *All Fire responses are not up to date until QA of reports at end of month.*

Fuel Usage

# Usage	Gallons Used	Total Fuel Cost	Gross Cost	Net Cost	Unleaded	Diesel
80 times	1242.41	4541.06	4541.06	4268.22	33 times used	47 times used

Significant Incidents

- 7/29/2023; Handled 8 Emergencies during weather related storm cell in 2 hours.
- 7/31/2023; (City) Residential Fire; 612 Rosemary Drive- Kitchen fire suppressed by residential sprinkler.
- 8/4/2023; (City) Motor Vehicle Crash with Entrapment; Norman Eskridge and Sussex Highway, (1) extricated, Minor Injury transported to Tidal Health Nanticoke.
- 8/4/2023; (Out of City) Outside Storage Fire; King Road, Complete loss before arrival
- 8/6/2023;(Out of City) Motor Vehicle Crash with Entrapment; Hearn's Pond Road, (1) extricated, serious injuries to Tidal Health Nanticoke.
- 8/8/2023; (Assist 77 Georgetown) Motor Vehicle Crash with Entrapment; Old Furnace Road, (1) extricated and transported to hospital.
- 8/14/2023; (Assist 100 Federalsburg) Commercial Structure Fire, Working Fire Ladder 87 and E872 assisted.

Apparatus Status

- Ambulance A87 out of service, A/C unit
- Marine 87, Hull repair was completed by Yacht Composites in Trappe, Md
- Wayside in Denton, Md, and Lettering by Impact Grapix in Seaford completed ambulance B87 body work
- All new graphics were added to New Fire Chief Tahoe by Impact Graphix's in Seaford, Still awaiting Radios and Lights Upfitting due to be worked on 9/1/23.

Training

Last Training:

- Wednesday, August 2, 2023, at Station 87 – Rescue Grip Hoist and Lifting Bags (20 members present)

- Wednesday, August 16, 2023, at Seaford Boat Ramp – Marine Rescue 87 Operation and Familiarization with Station 71 (30 members present from both stations)

Next Training:

- Wednesday, September 20, 2023, At Station 87 – Rescue Machinery Rescue Basics

	CLASS COUNT	TOTAL CLASS HOURS	COUNT OF PEOPLE	TOTAL MAN HOURS
DSFS Core Classes	4	96:00	6	144:00
EMS	15	83:00	50	215:00
Fire Officer Training	18	76:55	65	161:35
Firefighter Training	83	159:45	284	596:15
Inservice Department Training	6	14:20	77	198:00
Rescue Training	7	22:45	65	181:45
Special Operations Training	4	44:05	23	128:05
SVFD Driver Training	16	22:30	21	32:30
GRAND TOTALS:	153	519:20	591	1657:10

Emergency Medical Services

- SVFD borrowed Ambulance 72 Bridgeville while our all 3 of our ambulances were out of service for 2 days. 7/17 and 7/18
- Donation of (3) new gear bags from Sussex County EMS to be used.
- Firefighter / EMT Kyle Peterman has started and is in his Stage 3 of 4 EMT FTO process and performing well.
- Still hiring (3) full-time positions and on-going part-time.

News and Events

- SVFD floor approved the specification and signed contracts for:
- Pierce Enforcer 107' Rear Mount Aerial – Build time 30 / 36 months from Atlantic Emergency Solutions (\$1,708,922.00)
- Wheeled Coach Ambulance – Build Time 30 months From Atlantic Emergency Solutions (\$396,875.00)
- SVFD received 7 new sets of Morning Pride Fire Protective Clothing from Fire Store as per our annual replacement from department budget. (Approx. \$35,000)

Friday, August 25th at VFW on Middleford Road (7am to sold out), SVFD will be having a Chicken

BBQ fund raiser. Stop on by and support SVFD.

SVFD Attended:

- AFRAM Festival at Ross Event Center on 8/12/23 with Fire Prevention, Apparatus Display and Recruitment. 9 Volunteers and Career personnel present.
- AG Market and Community Fair at Western Girls and Boys Club on 8/17/23 with Fire Prevention, Apparatus Display, and Recruitment. 10 Volunteers and Career personnel present.

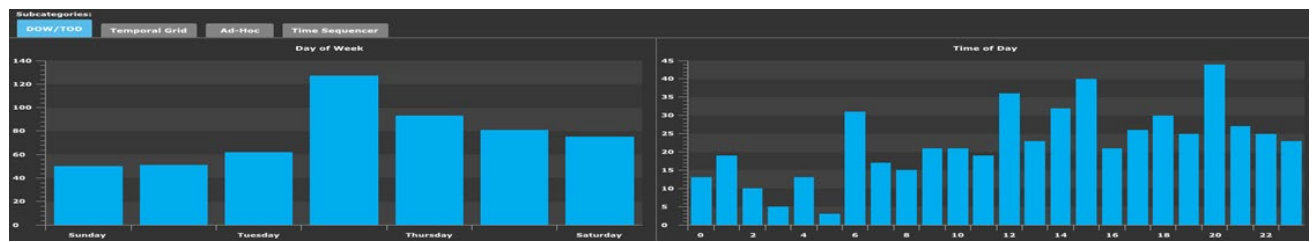
- Tanker 87 covered Sharptown, Md Station 14 on 8/18/23 for their annual carnival. 8 personnel attended.
- Tidemark FCU Community Appreciation Fair on Bridgeville Highway on 8/19/23 with Fire Prevention, Apparatus Display, and Recruitment. 9 Volunteers and Career personnel attend.

Seaford Police Department

Police Activity during period of Sunday, July 24, 2023 – Sunday, August 20, 2023 as reported by Chief Marshal Craft, Jr.:

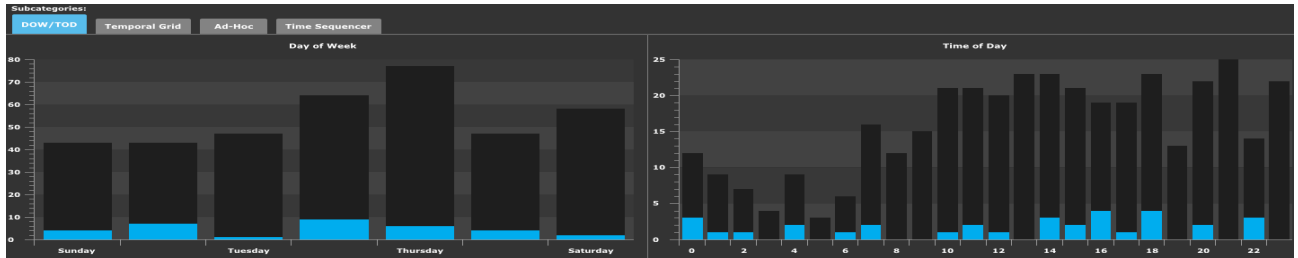
INCIDENTS	2023 YTD	2022	2021	2020	2019
TOTAL COMPLAINTS	7,295	9,593	10,686	10,141	13,865
All crimes	3,596	6,164	6,107	5,803	6,619
Robbery	16	8	14	9	12
Sex Crimes	14	18	30	39	32
Burglary	85 (46 Burg/39 TFV)	197	133	175	123
Drug Crimes	221	444	416	199	249
Overdose	20	31	26	26	25
All Traffic (E-Tickets)	4,689 (1,225)	8,168 (2,105)	8,098 / (2,021)	7,770/ (1,448)	7,819 (1,782)
All DUI	53	79	71	44	42
All Crashes	415	656	620	533	584
False Alarms	280	546	521	426	494

- All crimes: **379** (defendants: **22** adults & **5** Juvenile)
 - Felony: **16**
 - Misdemeanor: **62**
 - Violations: **15**
 - Civil: **0**
 - Other: **286**
- **87% Clearance Rate** (overall= **32** PA and **19** PI) Wed from 0600-2300 (See Crime Chart Below)



Additional Crime Data below: There were a total of **33 complaints** consisting of Agg. Assault, Assault, Burglary, Fraud, Larceny, Weapons, Rape, and Robbery: (**9** Felony and **24**

Misdemeanors); Excludes Shoplifting: **(39% clearance rate): 11 PA, 9 PI, 7 A/A, 3 J/A, 2 E/C, and 1 U/F.** Most incidents occurred on Wednesdays from 1400-2200.



Drug Complaints:

- Drug Crimes: 10
 - Adult Arrest: 10
 - Juvenile Arrest: 0
 - Pending Active: 0
 - Pending In-active: 0
 - Prosecution declined: 0
- Search Warrant(s): 4
- Overdose: 1 (Occurred on Findley Way)

Traffic:

- Contacts/Citations: 480 traffic contacts resulting in 84 citations and 12 warnings
- DUI: 4 (3-Alcohol & 1-drug related) *2 - Crash related
- Crashes: 52
 - Fatal: 0
 - Injury: 6 (2-West Norman Eskridge Hwy, 1-High St, 1-Market St., and 2-Front St.)
 - Non-Reportable: 22
 - Reportable: 24

Additional Information: Driver Inattention – the primary cause of accidents)

- Hit & Run: 10 (4 -priv. prop, 3-Stein/Norman Eskridge, 1-Magnolia & 2- Front St.)
- Bicycle: 2 (Chandler St & Front St.)
- Motorcycle/Scooter: 0
- Pedestrian: 1 (Walmart parking lot)
- School Bus: 0
- Alcohol/drug-related crash: 2 (DUI related)
- Incidents: Wednesday and Saturday from 0900-1700 (See Crash chart below)

Significant Events: All suspects/defendants are considered innocent until proven guilty.

- 07/26/23: SPD conducted a traffic stop on Stein Highway, area of Nylon Capitol, Shopping center for a suspicious person complaint. Through the investigation, the driver, defendant

Donald Ferreira, gave consent to search, which revealed the driver to be in possession of .08 grams of crack cocaine and paraphernalia. Ferreira was arrested for drug-related charges and released #71-23-6562.

- 07/29/23: SPD dispatched to the 7-Eleven in reference to a domestic-related strong-arm robbery. Investigation revealed the victim's ex-boyfriend, suspect Terrell Johnson, followed her to the 7-Eleven, forced entry into her vehicle, and took her phone. The suspect skimmed through the victim's phone before throwing it back in the vehicle, removed \$30.00 from her wallet, and fled the scene, #71-23-6653.
- 07/30/23: SPD conducted a traffic stop on Front Street for failure to transfer vehicle registration. Further investigation revealed the driver, defendant Robert Jones, was in possession of 1.1 grams of crack cocaine and 7.3 grams of powder cocaine, which resulted in his arrest for PWID a controlled substance, and possession of a controlled substance, #71-23-6671.
- 08/01/23: SPD dispatched to the area of Spruce St. and N. Pine St. for a report of Shots Fired. Officers checked the area with negative results, #71-23-6731.
- On 8/2/23: SPD dispatched to a domestic complaint at the Dairy Queen. Through the investigation, SPD officer(s) learned that the suspect, Bradley Stratton, frequently abuses the victim and that the suspect had access to firearms even though he was a convicted felon and on probation. SPD then contacted probation and informed them of the above info. Probation gathered a team of officers and responded to Seaford to conduct an admin search of the suspect's home, located on 4th St. Approximately an hour later, an admin search was conducted at the suspect's home and resulted in the following: 2 firearms were located along with a safe which is suspected to contain another firearm. Probation TOT the case and Stratton to SPD and a search warrant was obtained for the safe, resulting in the seizure of a third handgun and ammunition. Stratton was arrested for PFBPP by SPD and P&P issued a VOP warrant resulting in Stratton being incarcerated to SCI, #71-23-6782.
- 08/02/23: SPD dispatched to Stoney Brook apartments for a report of suspicious persons wearing all-black with full-face ski masks walking around a vehicle with the registration plate covered up. At the same time, SPD was receiving a call for a burglary at the Express Liquors located on Sussex Highway. Investigation revealed the two incidents were related and the defendants (Joshua Singh, 18 yoa, and two 17 yoa juveniles) had just fled the scene in said vehicle. Officers were able to apprehend the defendants, who were charged with Burglary, possession of Burglary tools, wearing a disguise during the commission of a felony, and other related charges, # 71-23-6759.
- 08/13/23: SPD dispatched to the Jays Nest parking lot for a reported Terroristic Threatening. Investigation revealed an unknown suspect displayed what appeared to be a firearm in his waistband and made threatening statements to the victim. The case was TOT CID for further investigation. The case is pending active, #71-23-7111.
- 08/14/23: SPD dispatched to N. Market Street and E. Stein Hwy for a report of shots fired. Officers checked the area with negative results, #71-23-7130.
- 08/18/23: SPD dispatched to a physical domestic, suspect with a knife, at Woodland Mills. Investigation revealed defendant, Garry Elmidort, approached the victim outside at Woodland Mills and punched her in the face causing minor Injury. The victim also stated that Elmidort had possession of a black-handled knife and that he threatened to kill her and a friend while

brandishing the knife. Further investigation revealed that Elmidort had fled the scene in a gray Volkswagen. A short time later, SPD located the vehicle and conducted a traffic stop. The driver identified himself as Elmidort and, after refusing to exit his vehicle, fled from the officers eventually came to a stop at the 'Mill' located at Hearn's Pond, fled on foot toward the water, and was observed throwing a machete in the pond before he was taken into custody without further incident. Elmidort was arrested for related charges and committed to SCI, 71-23-7243.

Admin:

- Attended Director, Staff, Liaison, and Council meetings as scheduled - Chief
- 07/27/23: Conducted Sergeant and Lieutenant Meeting - Admin
 - 08/17/23: Meeting with SSD 2023/2024 school year, new start time, and related topics - SPD admin

Event:

- 08/12/23: AFRAM Festival - Chief, LT, SSGT, Pfc. Wilson, CADET, mobile command unit & MC were present.
- 08/14/23: SPD assisted the Delaware Patriot Guard with a dignified Escort by stopping traffic on Sussex Highway for a procession to pass through on their way to New Jersey.
- During this reporting period, CADET conducted foot and Bicycle patrols on High Street, N. Pine and Arch St, Riverwalk, and at the AFRAM festival. CADET handled 48 complaints, obtained 2 warrants with 3 arrests for shoplifting, handled 4 crash reports, and attended several community events.

Training/Other:

- 07/31/23-08/04/23: FBI LEEDA Command Learning Institute (Trilogy Award) - Sgt. Mills
- 08/02/23: SWAT Team Tryouts - Cpl. Palm and Det. James
- 08/07/23-08/11/23: FBI LEEDA Internal Affairs Investigations course - Det. James
- 08/14/23- 08/18/23: Youth Crimes Course - SRO Det. Wingate

Total Criminal Arrests:

Arres ts YTD	202 3 Tot al	202 3 Adu lt	202 3 Juv	202 2 Tot al	202 2 Adu lt	202 2 Juv	202 1 Tot al	202 1 Adu lt	202 1 Juv	202 0 Tot al	202 0 Adu lt	202 0 Juv	201 9 Tot al	201 9 Adu lt	201 9 Juv
Total	350	303	47	630	571	59	586	511	75	499	428	71	653	577	76

Councilman Holland reported on Administration.

MEETINGS:

- Attended a meeting with Sussex County regarding land clearing and homelessness abatement.
- Attended the 106 Spring Street roof replacement pre-bid meeting.
- Spoke with several residents of the Belle Ayre Community about the related traffic calming measures implemented by the city.
- Attended the Riverfest wrap up meeting.
- Attended a meeting regarding gas service to the Western Sussex Business Campus.
- Attended a design review/coordination meeting with staff regarding Dolby north development.

OTHER WORK:

- Prepared the City Council agenda.
- Attended several bid openings.
- Attended Scott Coulbourne's funeral.
- Attended the golf tee marker donation event.
- Worked on the 800 MHZ tower lease renewal.

INFORMATION TECHNOLOGY REPORT:

- Work on the camera system network
- Upgraded the firewalls to the latest firmware.
- Reconfigured ISP connection for load balancing and monitoring.
- Set up new user network access.
- Work on the firewalls in the command vehicle.
- Routine calls for technical support.

ADMINISTRATION REPORT FOR COUNCIL:

- Continue contract negotiations with the Police Department & Teamsters.
- Prepare for audit.
- Training of new customer service representative.
- Attend Scott Coulbourne's funeral.
- All other business is routine – financial management, payroll & benefits, purchasing, billing, customer service, etc.

Councilman MacCoy reported on Electric.

Since the last report

Crew

- Trimmed trees around town.
- Tried a demo electric chainsaw.
- Had an outage on circuit 280 during a storm, broken crossarm in Woodside Manor and a tail burned off at
- Set the new guy/riser pole on Bridgeville Hwy. transferred everything over and pulled the old pole.
- Breaker 320 had a closing coil burn up; we switched that circuit to circuit 220.
- Pulled a pump for the WWTF.
- Changed out our rubber gloves and sleeves.
- Made up the 750 terminators on the new GOAB switch to tie circuit 330 into circuit 310, in front of My Eye Dr.
- Put the generation meter on a solar installation.
- Did the monthly substation checks.
- Pulled vines around town off poles and wires.
- Sprayed the substations for weeds.

Director

- Had a directors meeting.
- Had a staff meeting.
- Got all the fire extinguishers tested and put back in place in the trucks & building.
- Had my pickup serviced.
- Had a web meeting about updating my RP3 submissions to increase our score.
- Had a progress meeting for the SVSC lift station.
- Reviewed prints on 2 developments and sent my comments to the building official.
- Had a meeting about these 2 developments.
- Met with a resident about a solar application.
- Talked with the project manager for the NCSC project.
- Talked with the project manager for the WSBC project.
- Governor's Energy Advisory Council - Grid Modernization Workgroup meeting.
- Put the generation meter on a solar installation and placed it online.
- Went to DEMEC for a Distribution Managers Meeting.

Upcoming Weeks.

- Start work at the MSP building on Venture Drive.
- Continue working in Belle Ayre single family residence section.
- Continue working in Mearfield 1 phase 3.
- Continue changing the lights on Sussex Highway to LED.

Councilman King reported on Public Works & WWTF.

Past two weeks:

Public Works:

- Installed signs on Magnolia gate
- Gate on Magnolia was closed August 1st
- Worked on clearing catch basin on Nylon of large roots. No luck and pipe will need to be replaced
- Installed new soda ash pump at 534
- Installed new tap for Dunkin and abandoned their old line that was leaking
- Woolford St. project is going well with 75% of the new curb and sidewalk in
- Replaced 534 south VFD fan
- Main circuit board in soda ash system for 534 blew and was replaced
- Installed two new water service to lots on Thompson Court
- City Hall parking lot was sealed and striped
- Disconnected water service to carwash for demo
- Received bids for pickup and service trucks
- Received bids for Hurley Park paving
- Held multiple meetings in person and on-line
- My employee that has been out quit on 8/14/23
- Performed all routine tasks; swept, L & L, big piles, read meters, re-reads, disconnects, hung pink tags, collected State water samples, supplied barricades for various events, etc....

WWTF & COMPOST

- Installed new dry pit submersible pump in Virginia Commons lift station. Still have to wire
- Finished LED conversions
- Dewatering improved
- Plant effluent looks good
- Leachate ammonia high
- Had a primary plant expansion meeting to go over some items
- Bryant on vacation week of 8/14

Upcoming two weeks:

Public Works

- Install new water service to 411 Shipley
- Install three water services to new houses on Pennsylvania Ave.
- Install two new water services on Porter
- Install three new water services on North St.
- Replace sewer service to 606 Hickory
- Insert two valves in preparation to replace hydrant on Shipley
- Paint curbs
- Work on replacing more fire hydrants
- Continue all routine tasks.

WWTF & COMPOST

- Keep the plant up and running with no violations
- Perform maintenance as needed
- Perform work at lift stations as needed

Councilman King closed his report by thanking all of the residents who came out to present their public comments this evening. He noted that not long ago public comment was not even a possibility, so it's good to see so many members of the community coming out to voice their concerns.

Mayor Genshaw then called for a motion to close the Regular Council Meeting and enter Executive Session for the purpose of discussing Negotiations. Councilman MacCoy made a motion to close the Regular Council Meeting and enter Executive Session. Councilman Holland seconded the motion. The Regular Council Meeting was closed at 8:24 P.M.

Mayor Genshaw reopened the Regular Meeting at 9:00.

Mayor Genshaw then called for a motion to adjourn the Regular Council Meeting. Councilman MacCoy made a motion to close the Regular Council Meeting. Councilman Bradley seconded the motion; the motion so passed with all voting in favor. The meeting was adjourned at 9:00 p.m.

Charles D. Anderson, City Manager

/ASB