

MINUTES OF THE OF THE MAYOR AND COUNCIL
July 14, 2026
SEAFORD CITY HALL – 414 HIGH STREET

Attending: Mayor Matthew MacCoy
Vice-Mayor Dan Henderson
Councilman Mike Bradley
Councilman Alan Quillen
Councilwoman Dr. Stephanie Grassett

Staff Members Present:

Charles Anderson-City Manager
Trisha Newcomer-Director of Economic Development and Comm. Relations
Michelle Ruark – Recording Secretary

7:00 P.M. Mayor MacCoy calls the Regular Meeting to order.

Invocation

Invocation led by Councilman Bradley

Pledge of Allegiance to the Flag of the United States of America.

Mayor MacCoy led those present, in the Pledge of Allegiance

Executive Session:

1. Litigation

Changes to the agenda for this meeting.

Mayor MacCoy solicited any changes to the Agenda; there were none.

Approval of the minutes of the regular meeting on June 23, 2026.

Mayor MacCoy called for a motion. Councilman Bradley made a Motion to approve the minutes of the regular meeting on June 23, 2026. Councilwoman Dr. Grassett seconded the motion. Mayor MacCoy called for a vote; all present voted in favor; the motion so passed.

PUBLIC COMMENT:

There were no individuals present for public comment.

CORRESPONDENCE:

There was no correspondence.

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NEW BUSINESS:

1. Mr. Rob Herrera with 9SCD to update the City Council regarding the Nylon Capital Shopping Center redevelopment project.

Mr. Herrera presented the information to Mayor and Council. Mr. Herrera introduced Ting Ting Zheng, owner of China Wok and Gina Seebachan, owner of Be With Me Playseum, who are both coming to the Nylon Capital Shopping Center. Miss Seebachan presented information on the nature of her business, brochures, and available advertising for community businesses to the Mayor and Council. Mayor MacCoy solicited any questions from Council. Vice-Mayor Henderson asked Mr. Herrera how many spaces are available for lease at The Mill. Mr. Herrera stated there are 16 offices, but in terms of desks available, there are 32 that can be rented out. The capacity of The Mill is bigger than just the offices. Vice-Mayor Henderson then asked if the open trusses across the avenue would still be going there. Mr. Herrera stated that the trusses will still be there. Councilwoman Dr. Grasset asked Miss Seebachan if they offered field trips for preschools. Miss Seebachan stated that field trips are available for children from pre-k to 5th grade and they cater the field trips to their age level. She also wanted to clarify it is not a drop off; parents will need to stay and interact with their children. Councilman Quillen inquired if grandparents are allowed to bring their grandchildren. Miss Seebachan stated that grandparents can get in for \$2.00 on Tuesdays and they have lots of other deals as well, like bringing in 15 books for free admission any day of the week. She wants everyone to be able to utilize the space without worry of the cost. Mayor MacCoy inquired about both businesses' social media and websites so residents can utilize them for information. Miss Zheng replied yes and Miss Seebachan replied yes as well as they will be posting a lot and advertising on Facebook, Instagram and Constant Contact for email. Mayor MacCoy solicited any more questions from Council; there were none. Mayor MacCoy then called Representative Danny Short to the podium. Mayor MacCoy thanked Representative Short for his involvement in the Nylon Capital Shopping Center project and announced there will be a Danny Short Day sometime in August to recognize and honor him for his contributions and efforts over the years.

2. Present for approval a letter of request for a temporary easement on 106 Spring Street to install a retaining wall on the adjacent property to the south (former power plant site).

City Manager Anderson introduced Heather Morrison, A.I.A., with Fisher Architecture, who presented the information. Mayor MacCoy solicited any questions from Council. Vice-Mayor Henderson stated the agreement as to whose responsibility is whose is vague. There is an existing transformer on the property that will have to be disturbed resulting in an interruption to an existing business. He inquired about the plans for the

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transformer. Miss Morrison stated there has been some electrical coordination and they are intending for it to be on the Northern side of the retaining wall. They will ensure it won't go through the retaining wall. She stated that whatever coordination is necessary will be included in the legal agreement. Vice-Mayor Henderson inquired about who will bear the expense. Miss Morrison stated that would be a conversation between ownership and the town. Vice-Mayor Henderson stated he wants to see this get done, but those are vagaries that should be in place before an agreement is made. He feels the order of construction and the responsibilities should be delineated as precisely as possible before the City enters into an agreement. Miss Morrison stated there has been a conversation already and they are agreeing to relocate the storm drain. The conversation about the sewer has not been had yet. She wanted to clarify that the electrical is primarily the wiring connecting to the transformer and whose responsibility that will be is the only thing the Council is unclear on. Vice-Mayor Henderson stated the City is giving you an easement, but then a month later you come to us for money to relocate a conduit or take up a transformer, which the Electrical Department will have to do because that's not something a contractor will be able to do. Miss Morrison agreed that's always coordinated with an electrical engineer and the electric company. Vice-Mayor Henderson stated those must be done to the satisfaction of the Electrical Department, Public Works and the City Manager, they all have input. He stated it needs to be done ahead of time rather than after Council grants an easement. He stated he is uneasy about granting an easement before they know all the responsibilities. Councilman Quillen agreed with Vice-Mayor Henderson and stated he wants to see this come to fruition, but he is concerned about the cost moving forward, what the City would have to pay out and what they are asking the City to consider. Miss Morrison stated she doesn't think the intent is to put a hardship on the City. The intent is to put the retaining wall in place and leave the area as it was or better than they found it. Councilman Quillen stated that moving forward, he would like to have clarification on all the electrical responsibilities and everything else. Councilman Bradley stated he is in agreement with his counterparts. He stated the specifics must be laid out ahead of time before Council can agree on anything so there are no surprises in the future that will cost the City any untold money. Miss Morrison inquired whether the Council would prefer to have a draft of an actual agreement pulled together and coordinated with City Manager Anderson before they come back to make another formal request. Vice-Mayor Henderson stated yes that the last paragraph isn't enough that the owner is going to indemnify, defend and hold harmless the City. That's vague since there are other property owners involved and it's not just the City. It's not on their lease, it's the City's property and the neighboring property is not part of this discussion. The City has a tenant and they need to be made whole if they are disrupted. He inquired as to how this will happen and how it will be prevented. Councilman Bradley stated that it needs to be done in a timely manner so there is no disruption in the tenants' business. Miss Morrison stated there are leftover funds for Brownfield, so they must be complete with the construction of the retaining wall and anything associated with it

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before the end of the year. All payouts and construction costs have to be submitted, so there is no intention to delay. Vice-Mayor Henderson requested to table this decision until Fisher Architecture has a chance to come up with a plan that's been reviewed by the Electrical Department, the City Manager and his subordinates. Mayor MacCoy stated it sounds like Council is positive regarding the wall but needs additional clarity before moving forward. He feels a table would be appropriate. Councilman Quillen stated he is not sure if tabling is the correct thing to do. Vice-Mayor Henderson suggested postponing. Councilman Quillen agreed to postponing. City Manager Anderson requested to make a suggestion. He stated, in concept, Miss Morrison has laid out what they ask of the City. There are a lot of details expressed by members of Council, the sequence of construction, how things are going to go, how we are going to keep temporarily serving this business that cannot do without electricity based on their product. If the Council is willing to agree in principle, but not yet give the temporary easement, then the City staff can work with the engineering team that Miss Morrison represents and they can come back with the specific details, the design of the wall, the way the storm drain that bisects the site will be handled, how the temporary relocation of the transformer and the reinstall after construction will be handled. It can be brought back in 4-6 weeks if Council can agree, in concept to move forward. That will give staff the authority to engage the engineers to move forward with this so we can come back to make a presentation to Council to answer all the questions, provide the necessary order of construction and clarify where things are now vague. At that point, if Council agrees, we can receive the authorization to execute the temporary easement, if that sounds like at path forward and is acceptable. Mayor MacCoy solicited anymore questions from Council; there were none. Mayor MacCoy called for a motion; Vice-Mayor Henderson made a Motion to postpone action on this temporary easement until such time Fisher Architecture, and the City can devise a more detailed plan for construction as presented. Councilman Quillen seconded the motion. Mayor MacCoy called for a vote; all present voted in favor; the motion so passed.

3. Present for approval a proposal to repair the damaged fairways at Hoopers Landing Golf Course

City Manager Anderson introduced Mr. Mike Connor and Mr. Mike Pine from Adkins Management, who presented the information. Mayor MacCoy solicited any questions from Council. Councilman Quillen inquired about other golf courses like Heritage Shores not having the same issues and questioned what type of grass they use. Mr. Pine stated The Rookery has Bermuda grass tee's on the par 3's because it regenerates and fills in quickly, it also perished in the winter. They have overseeded the tee's like they did in Seaford with perennial rye grass in the fall. The tee's at the Rookery do not look very good. Jonathan's Landing has Bermuda grass tee's that did a little better. He believes it has something to do with marsh and being low-lying. Councilman Quillen stated if you

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look at the soil in Seaford, it's mostly sand, but the soil closer to the marshes are a lot richer and darker. Mr. Connor replied, to answer your question regarding Heritage Shores fairways not having the same issues is because they use bentgrass and that's what our greens are. It's a cooler weather grass. Hoopers Landing is in the middle area where both Bermuda and bentgrass work, but Bermuda won't work for greens in this area, we are too cool and they go dormant too fast. Greens are the area that golfers are on the most all winter long, so if have a grass that goes dormant and you are constantly on it, more than you are spread out on the fairway, it won't work. Bentgrass doesn't like heat, but Bermuda grass does well in heat and it's also drought resistant and doesn't require as many chemical treatments. We have two different golf courses with two different types of grass, so we have seen the benefits and issues of both. Councilman Quillen stated since you have done the sprigging, moving forward, he was told it will be car path only. Mr. Connor replied currently that's the way it's been, we did it last week. We don't have a path that runs all the way around, so we are roughly right now. You can go to either side of the five holes on those fairways, it is completely roped off. Technically, the fairway is shut down, but the greens are fine and theres plenty of rough on the right and left side of the fairways to utilize play. We are asking the players to take the golf ball if they hit the fairway off into the rough where ever they are at and play their shot from there. Some of the fairways that had partials done on are still fairly available to hit from. We are giving the customers a \$10.00 discount right now because of the inconvenience and another \$10.00 coupon to come back in September when all of this is better. Councilman Quillen inquired how long before they see any results of the sprigging. Mr. Pine stated approximately six to ten weeks, which would put them very close to the dormant state, which is why they had to rush into the sprigging. It was previously done in June of 2021 which gave them more time. Councilman Quillen stated last year it was the greens, now it's the fairways. He inquired if they had completed their second quarter analysis of the balance sheet to see how much play is down or not. Mr. Connor replied they have a meeting coming up later this month about the Fall City year that ended in June and they are not down at all, around 8%. Vice-Mayor Henderson questioned if Bermuda was the best option moving forward from a long term, 5 year on standpoint. Mr. Pine stated, going back to what Mr. Connor said of the sixteen years he's been at Hoopers Landing, this has never been an issue, its always been the most for sure thing the fairways would come back and were always beautiful. This is the most feasible option for the golf course with the irrigation system and the layout of the property currently. There was no discussion concerning bentgrass going in and it wouldn't be feasible for the cost associated for the golf course or the City. Vice-Mayor Henderson inquired about the wording of the motion. The motion is asking the Council to approve the required repairs which have already taken place. City Manager Anderson stated the motion was intentionally fashioned that way. The reason being, the Director of Finance and City Manager Anderson went out, met with Adkins Management, rode the golf course, talked about options, and this was the recommendation because of the window that was

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referenced by Mr. Pine, the City had to decide. City Manager Anderson has the ability, in a situation like that to approve up to \$25,000.00. He authorized them to proceed, but they would have to come back to Council for the additional \$5,000.00. It didn't turn out to be \$30,000.00, but instead \$27,500.00. They are looking for approval for the remaining balance because they have paid for this and the City needs to make Adkins Management whole based on this. Vice-Mayor Henderson stated he understood, it's just the way it is worded. Mayor MacCoy inquired if the City had allocated money in the budget for general upkeep and things of that nature. City Manager Anderson stated the City started putting money in a sinking fund for issues of that nature. Fortunately for the golf course, over the last few years, it's been profitable. The City just received a check tonight from Mr. Holtzclaw for over \$300,000.00, our portion of the profit share. That money goes into a reserve account. From the budget presentation, the City has ample monies in reserve to pay for this. What they are asking tonight is the decision that was made to shorten this problem we have to get the golf course back in shape, the City would like to make Adkins Management whole. They made the decision to go ahead and pay for it in good faith that the City is partnering with them. The City will take the money that's remaining for this out of the golf course reserves. Mayor MacCoy inquired of Mr. Connor if he could pin point a time on the calendar that they will need to do various sprigs or upkeep. Mr. Connor clarified if Mayor was asking when would he have known this. Mayor MacCoy replied yes. He was asking if there was a way he could point to the calendar when he starts seeing and identifying that work will need to be done. Mr. Connor replied for this situation, no because they have never seen it before. Mayor MacCoy stated the City does a budget on the same calendar every year and the ability to project the golf courses needs would be helpful. City Manager Anderson stated for planned expenditures, they get the same budget documents our directors get and fill it out if its known. This was a catastrophic issue almost like a water main break. Mayor MacCoy just wanted to clarify the way the motion is written. Councilwoman Dr. Grassett stated it is important to reiterate this is from the golf reserves that have been built up from the profit. This is not coming from our reserves. This is coming from money set aside specifically for the golf course based on the profits they make and it can only be used for the golf course. Councilman Quillen stated that basically all they need to do tonight is authorize the additional funding. Mayor MacCoy solicited any additional questions from Council; there were none. Mayor MacCoy called for a motion. Vice-Mayor Henderson made a Motion to approve the City Manager t expend \$27,500.00 in a 50/50 cost share for the sprigging of Hoopers Landing Golf Course as presented. Councilman Quillen seconded the motion. Mayor MacCoy called for a vote; all present voted in favor; the motion so passed.

4. Mayor MacCoy to present various committee appointments for approval.

Mayor MacCoy presented the information. Mayor MacCoy solicited any questions from Council. Councilwoman Dr. Grassett wanted to mention that the Emergency

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Preparedness Committee has Jack Wilson listed and it should be Matt Reed. Mayor MacCoy solicited any additional questions from Council; there were none. Mayor MacCoy called for a motion; Councilwoman Dr. Grasset made a Motion to approve the recommendation of Mayor MacCoy and appoint the various committees as presented with the exception of changing out on the Emergency Preparedness Committee, the name of our new Fire Chief. Vice-Mayor Henderson seconded the motion. Mayor MacCoy called for a vote; all present voted in favor; the motion so passed.

5. Present for approval amendments to section 9.17.4, 9.22.4 and 9.22.5 of the Municipal Code Standard Specifications that would eliminate the 8% Net Energy Metering cap and update the applicable design standards referenced in the code.

City Manager Anderson presented the information. Mayor MacCoy solicited any questions from Council. Vice-Mayor Henderson stated the public should have some understanding that just because the cap is gone doesn't mean everyone in Seaford can get net metering. The City will have to review a solar array or a wind generation system to make sure that it does not damage or harm the existing infrastructure and that they are free to upgrade the infrastructure if they want to go forward. They can't impact their neighbors or the existing distribution in a negative way. There's going to have to be some design limitations based on that.

Miss Morrison requested to return to the podium

Miss Morrison stated she didn't want to speak on behalf of her client before, but he is more than willing to pay for the transformer coordination. She hopes that helps to clarify any concerns from her earlier presentation. Her client is affecting that utility so he is more than happy to pay for the coordination of that. The six week possible delay could potentially kill the project, so she wanted to make sure she came back up just in case it could come to another discussion or vote to let him proceed. City Manager Anderson stated it is his understanding of the Motion is that the project can proceed. The City is going to work with her. The City staff and engineers are going to work with her team to help them flesh out all of the details and design, but prior to Council issuing the temporary easement that she has requested, they are going to come back in front of Council. Council meets every two weeks. Miss Morrison inquired if they can come as soon as two weeks. City Manager Anderson stated that they can, they just need to give the City notice when they are ready to come back with a better, more detailed proposal with all of the questions answered. At that point, our Director of Electric and Director of Public Works will be there. The City will also request for the City Engineers to come as well to answer questions about the utility relocations and other proposed revisions. Mayor MacCoy inquired if that was suitable for her timeline, 2 weeks from now. Miss Morrison stated

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they will get the documents together and coordinate with the City and 2 weeks should be fine. City Manager Anderson stated this conversation will be added to the minutes.

OLD BUSINESS:

There was no old business to discuss.

REMINDER OF MEETINGS & SETTING NEW MEETINGS:

1. Friday Night Live, July 17, 2026, 5:00 P.M. – 8:00 P.M. in the grass lot behind City Hall.
2. Movie Night in the Park, Friday, July 24, 2026, at 8:30 P.M. in the grass lot behind City Hall, featuring the movie “Zootopia 2”
3. Downtown Seaford Association Stars and Stripes on the Nanticoke, Saturday, July 18th 10:00 A.M. – 9:00 P.M.

LIAISON REPORTS (All reports attached to the end of this document)

Public Works & WWTF – Councilman Alan Quillen

Police & Fire – Councilwoman Dr. Stephanie Grassett

Administration & EDCR/IT – Vice-Mayor Henderson in lieu of Councilman Holland

Electric – Councilman Mike Bradley

Code, Parks and Recreation – Vice-Mayor Dan Henderson

Mayor MacCoy to say a few words about the Time Capsule Ceremony

Mayor MacCoy wanted to express his gratitude to everyone who helped and also to the ones that came out to support the presentation. He was blown away by the whole experience and thought it was the coolest thing ever. It was a once in a lifetime experience and he was proud to share that with everyone. He wanted to give credit to Trisha Newcomer the Director of Economic Development & Community Relations for the photo idea of him holding a letter from Former Mayor Slatcher in front of his photo. The opportunity to read that letter not only to the community, but to his wife sitting in the front row was an awesome experience. He wanted to acknowledge former City Manager

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Dolores Slatcher, Previous Councilwoman Grace Peterson and Leann Phillips Low were all in attendance. He highly recommends viewing the items when they are officially relocated to the museum.

Mayor MacCoy solicits a motion to hold an Executive Session.

Mayor MacCoy then called for a motion. Councilman Quillen made a Motion to close the Regular Council Meeting and enter into Executive Session. Vice-Mayor Henderson seconded the motion; the motion so passed with all voting in favor.

The Regular Council Meeting was adjourned at 8:46 P.M.

Executive Session:

1.Litigation

Mayor MacCoy reopens the Regular Council Meeting at

The Regular Council Meeting was reopened at 9:06 P.M.

City Council to take necessary action after Executive Session.

Mayor MacCoy calls for a motion to adjourn the Regular Council Meeting.

Councilman Quillen made a Motion to adjourn the Regular Council Meeting. Councilwoman Dr. Grassett seconded the motion. Mayor MacCoy called for a vote; all present voted in favor; the motion so passed. The Regular Council Meeting was adjourned at 9:07 P.M.

Charles D. Anderson, City Manager
/mr

Approved by Council:



SEAFORD POLICE DEPARTMENT

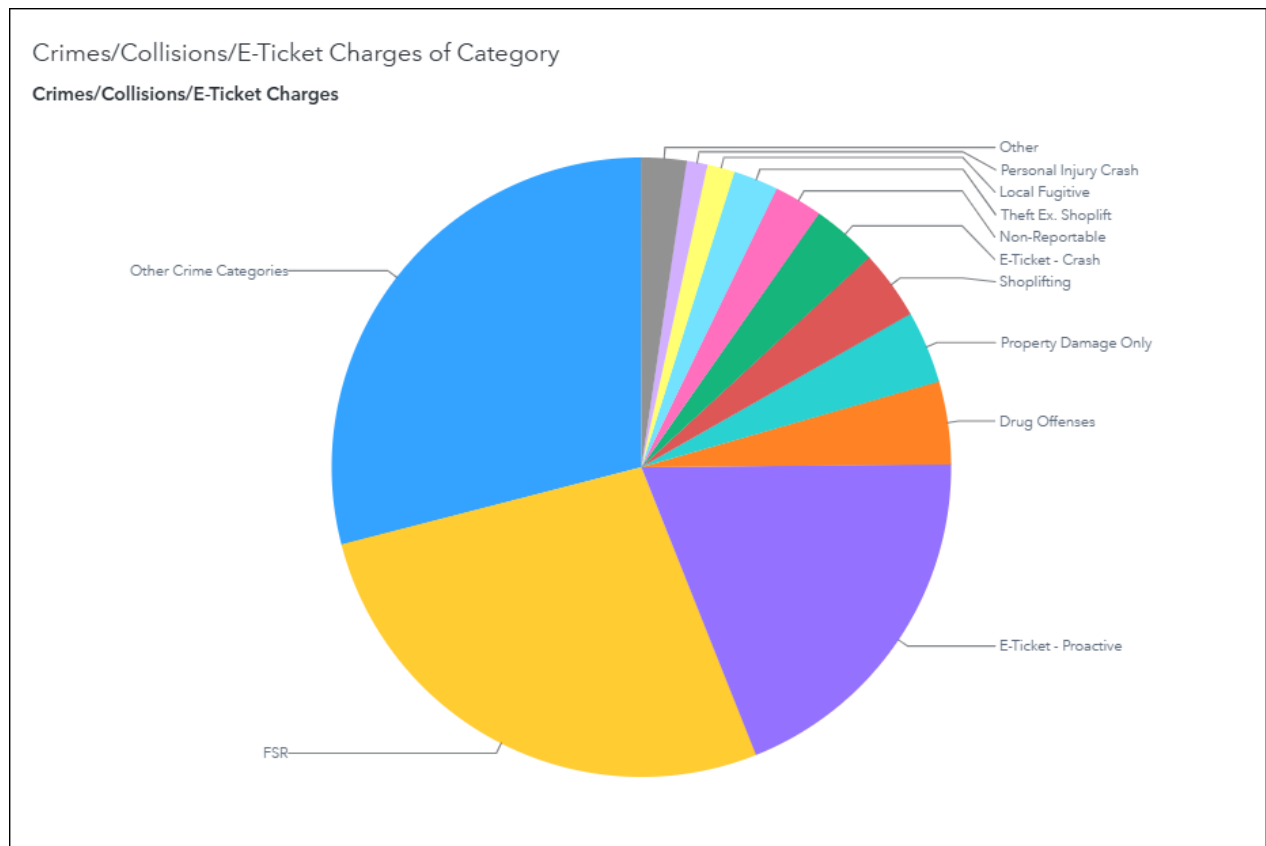
300 Virginia Avenue
Seaford, Delaware 19973



TO: City Manager Charles Anderson; Police Commissioner Dr. Stephanie Grassett
FROM: Chief Marshall Craft
RE: Liaison Report
DATE: July 24, 2026 (Monday, June 22, 2026 – Sunday, July 12, 2026)

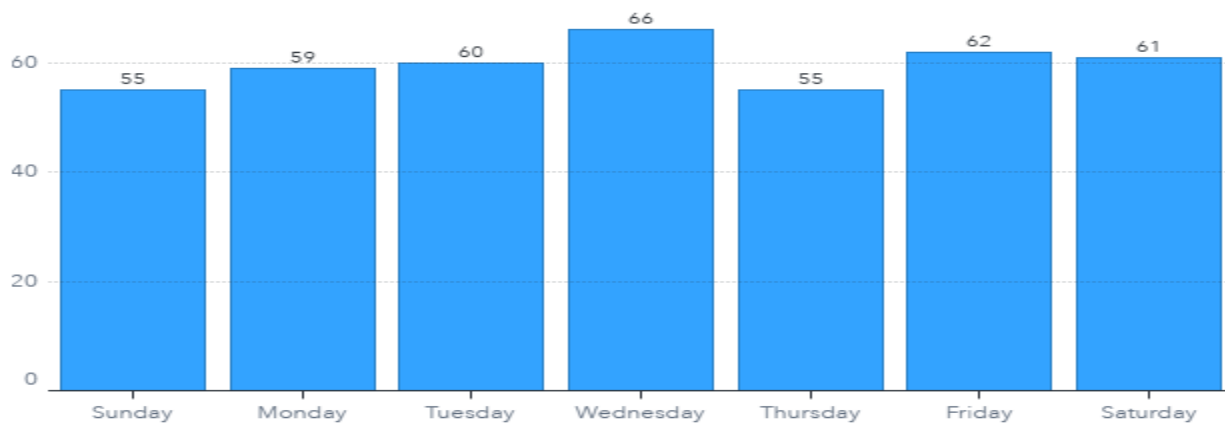
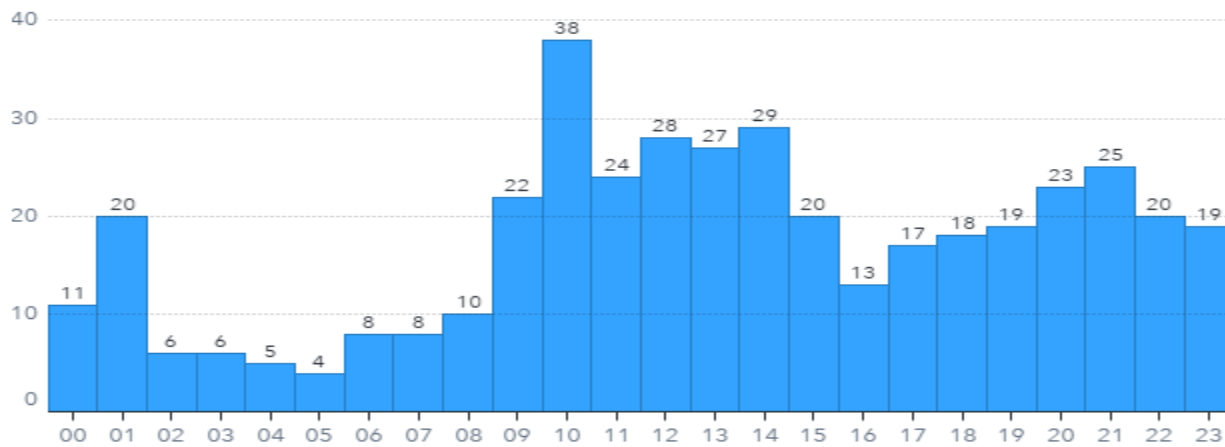
INCIDENTS	2026	2025	2024	2023	2022
TOTAL COMPLAINTS	5,981	11,468	12,552	11,112	9,593
All crimes	3,898	4,708	5,559	5,010	6,164
Homicide	0	2	0	1	0
Robbery	3	8	15	24	8
Sex Crimes	11	35	22	25	18
Burglary	28 (18 Burg/10 TFV)	67 (33 Burg/34 TFV)	57 (24 Burg/33 TFV)	122 (58 Burg/64 TFV)	197
Drug Crimes	211	241	481	285	444
Overdose	12	18	32	43	31
Traffic Citations	1,569	3,504	3,422	1,898	2,105
All DUI	35	82	102	72	79
All Crashes	380	651	741	684	656
False Alarms	238	371	373	343	546

Current Period (June 22 – July 12)

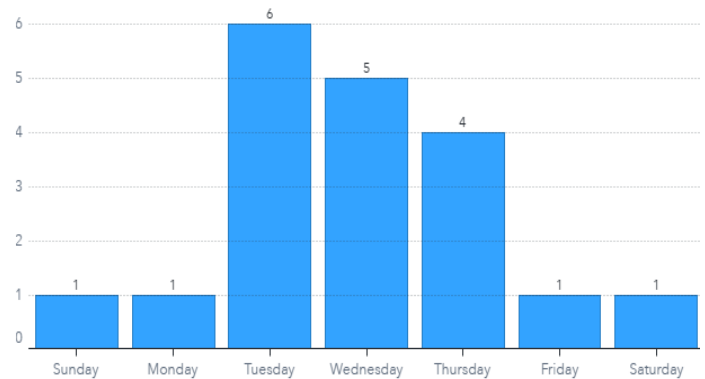
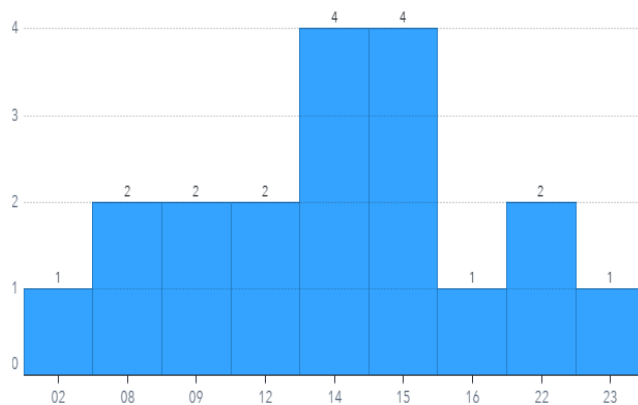


Outcome ▲	Total	Unfounded	Adult Arrest	Civil Penalty	Juvenile Arrest	Misdemeanor	No Victim cooperation	Pending-Active	Pending-Inactive	Prosecution Declined	Service Clear	Violation	N/A	Unknown	(missing)
Category ▲	Crimes/Collisions/E-Ticket Charges	Crimes/Collisions/E-Ticket Charges	Crimes/Collisions/E-Ticket Charges	Crimes/Collisions/E-Ticket Charges	Crimes/Collisions/E-Ticket Charges	Crimes/Collisions/E-Ticket Charges	Crimes/Collisions/E-Ticket Charges	Crimes/Collisions/E-Ticket Charges	Crimes/Collisions/E-Ticket Charges	Crimes/Collisions/E-Ticket Charges	Crimes/Collisions/E-Ticket Charges	Crimes/Collisions/E-Ticket Charges	Crimes/Collisions/E-Ticket Charges	Crimes/Collisions/E-Ticket Charges	Crimes/Collisions/E-Ticket Charges
Total	555	5	62	6	9	31	5	69	11	26	165	88	41	34	3
Aggravated Assault >	3	—	—	—	—	—	—	3	—	—	—	—	—	—	—
Burglary >	3	—	1	—	1	—	—	1	—	—	—	—	—	—	—
Drug Offens... >	24	—	18	—	—	—	—	3	1	2	—	—	—	—	—
Robbery >	1	—	1	—	—	—	—	—	—	—	—	—	—	—	—
Shoplifting >	20	1	4	—	1	—	—	11	2	1	—	—	—	—	—
Other Crime Categories >	161	3	36	—	6	—	4	45	6	17	44	—	—	—	—
Crime Prevention Checks >	3	—	—	—	—	—	—	—	—	—	3	—	—	—	—
Local Fugitive >	8	—	—	—	—	—	—	—	—	6	2	—	—	—	—
DUI - Proact... >	3	—	—	—	—	—	—	—	—	—	—	—	—	—	3
E-Ticket - C... >	19	—	—	—	—	4	—	—	—	—	—	15	—	—	—
E-Ticket - Proactive >	106	—	—	6	—	27	—	—	—	—	—	73	—	—	—
FSR >	150	—	—	—	—	—	—	—	—	—	116	—	—	34	—
Non-Reportable >	14	—	—	—	—	—	—	—	—	—	—	—	14	—	—
Personal Injury Crash >	6	—	—	—	—	—	—	—	—	—	—	—	6	—	—
Property Damage Only >	21	—	—	—	—	—	—	—	—	—	—	—	21	—	—
Theft Ex. Shoplift >	13	1	2	—	1	—	1	6	2	—	—	—	—	—	—

- **All Incidents: 418 (71 Total Criminal arrests: 62 adult related / 9 juvenile related)**
 - **91% Clearance Rate** (overall = **27 PA** and **11 PI**)



Additional Crime Data below: There were **19 significant complaints**; including Agg Assault, Burglary, Robbery and Theft; excluding shoplifting: (**42 clearance rate**): **9 PA, 2 PI, 4 A/A, 2 J/A, 1 E/C, and 1 U/F**. Most incidents occurred on Tuesday from 1400 to 1500 hours.

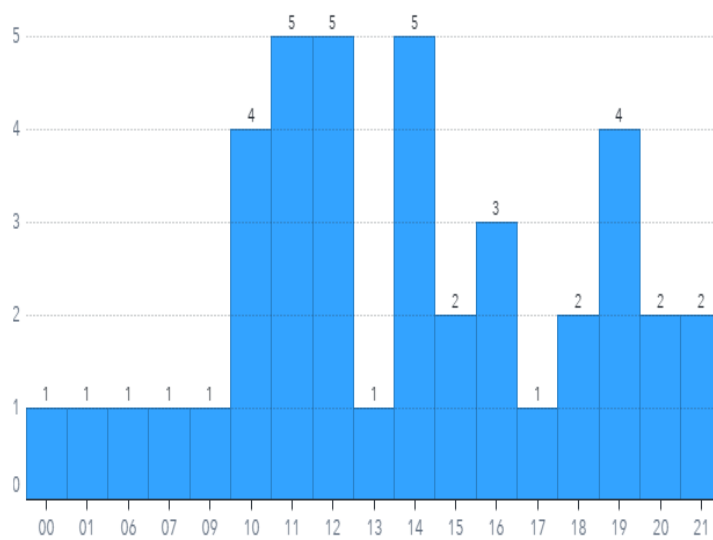
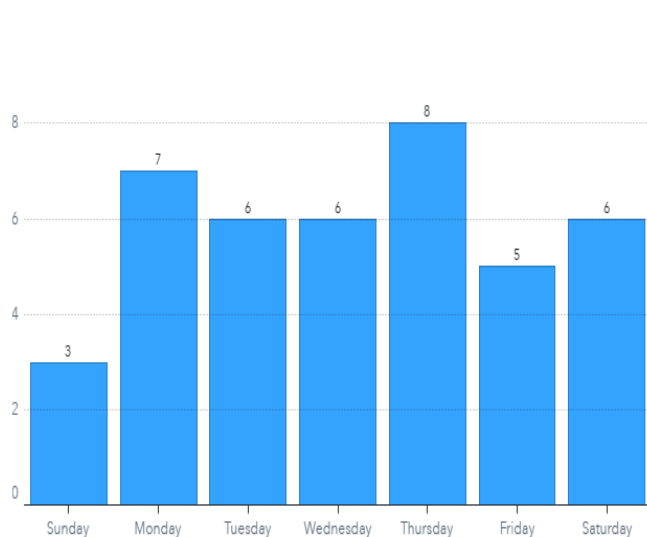


Drug Complaints:

- Drug Crimes: **24**
 - Adult Arrest: **18**
 - Juvenile Arrest: **0**
 - Unfounded: **0**
 - Pending Active: **3**
 - Pending Inactive: **1**
 - Prosecution declined: **2**
- Search Warrant(s): **0**
- Seized Firearms: **0**
- Money Seized: **0**
- Overdose: **3**

Traffic / DUI / Crash:

Outcome ▲	Total	Civil Penalty	Misdemeanor	Service Clear	Violation	N/A	(missing)
Category ▲	Crimes/Collisions/ E-Ticket Charges	Crimes/Collisions/ E-Ticket Charges	Crimes/Collisions/ E-Ticket Charges	Crimes/Collisions/ E-Ticket Charges	Crimes/Collisions/ E-Ticket Charges	Crimes/Collisions/ E-Ticket Charges	Crimes/Collisions/ E-Ticket Charges
Total	173	6	31	4	88	41	3
DUI - Proact... >	3	—	—	—	—	—	3
E-Ticket - C... >	19	—	4	—	15	—	—
E-Ticket - Proactive >	106	6	27	—	73	—	—
FSR >	4	—	—	4	—	—	—
Non-Reportable >	14	—	—	—	—	14	—
Personal Injury Crash >	6	—	—	—	—	6	—
Property Damage Only >	21	—	—	—	—	21	—



Additional Information: Crash H&R: **14**; Bicycle: **1**; Motor Cycle: **1**; Pedestrian: **0**, Alcohol/Drug-related Crash: **0**

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

Summary Report:

06/25/26 | Four Juveniles Arrested Following Commercial Burglary Investigation | 500 Block of East King Street (Dairy Bar)

Complaint #71-26-5383

Officers responded to a burglary in progress at a commercial property under construction after multiple juveniles were observed fleeing the building. Through witness statements, surveillance footage, and a subsequent investigation, officers located four juvenile suspects nearby. Three were found in possession of stolen copper wire and tools, and one matched surveillance images from the burglary. All four juveniles were taken into custody and the investigation remains ongoing.

06/25/26 | Suspect Arrested Following Robbery at Save-A-Lot | 300 Block of West Stein Highway

Complaint #71-26-5416

Officers quickly located and arrested a shoplifting suspect after he fled Save-A-Lot. The investigation revealed the suspect forcibly pushed employees and assaulted a 72-year-old customer before stealing the victim's cellular phone during his escape. The victim sustained minor injuries. Stolen merchandise and the victim's damaged phone were recovered, and multiple felony charges were filed.

06/29/26 | Stalking Investigation Results in Arrest Warrant | Seaford

Complaint #71-26-5562

Officers investigated a long-term stalking complaint involving repeated threats and harassment toward the victim over several years. Based on the investigation, an arrest warrant was obtained charging the suspect with Stalking. Assistance from neighboring law enforcement agencies was requested due to the suspect's residence and prior history with police.

06/29/26 | Detectives Assist with Shots Fired Investigation | Seaford Meadows Apartments

Complaint #71-26-5545

Detectives responded to assist patrol officers with the investigation of a reported shots-fired incident at the Seaford Meadows apartment complex. Crime scene processing was conducted, including the collection of ballistic evidence. The investigation remains ongoing.

06/30/26 | Burglary Suspect Identified After Entering Occupied Residence | 600 Block of Hickory Lane

Complaint #71-26-5590

Officers investigated a residential burglary after an elderly resident awoke to find a suspect inside her home stealing money from her purse. The suspect fled prior to police arrival but was identified through the investigation. The suspect was later apprehended on July 1 and charged with Burglary First Degree along with additional criminal offenses.

06/30/26 | Multi-Vehicle Crash Closes West Stein Highway | West Stein Highway at Oak Road

Complaint #71-26-5599

Officers responded to a three-vehicle collision involving a passenger vehicle, tractor-trailer, and septic service truck. The crash caused the septic truck to strike a utility pole, resulting in an extended roadway closure while emergency crews and Delmarva Power completed repairs.

07/02/26 | Armed Robbery and Theft Investigation Leads to Multiple Felony Charges | Exxon / Walmart Area

Complaint #71-26-5684

Officers investigated a theft that escalated into an armed confrontation after a suspect allegedly stole and cashed a \$300 money order before threatening the victim with a knife during a struggle over the stolen property. Investigators recovered surveillance video, the forged money order documentation, the weapon used during the incident, and suspected crack cocaine. Multiple felony charges were obtained, including Theft, Aggravated Menacing, and Possession of a Deadly Weapon During the Commission of a Felony.

**07/07/26 | CID Assists Delaware State Police in Domestic Violence Investigation | Sussex Highway
Complaint #71-26-5832**

Detectives assisted the Delaware State Police following a reported domestic incident involving a firearm. The suspect was safely located and detained by Seaford detectives before being turned over to the Delaware State Police for prosecution. The investigation determined no firearm was recovered.

**07/10/26 | Suspicious Activity Investigation Shared with State Intelligence Partners | Chandler Heights
Complaint #71-26-5917**

Officers investigated suspicious activity involving two individuals recording children near a U-Haul truck while claiming to be conducting research for an artificial intelligence project. Due to inconsistencies in their explanation and the circumstances observed, officers documented the incident and submitted intelligence information to the Delaware Information and Analysis Center (DIAC) for awareness by other law enforcement agencies.

**07/12/26 | Driver Flees Traffic Stop; Warrants Pending | Norman Eskridge Highway / North Front Street
Complaint #71-26-5973**

An officer attempted to stop a vehicle for speeding when the driver fled from the traffic stop through the City before entering Maryland. The pursuit was discontinued in accordance with department policy due to the underlying traffic violation. Investigators identified the registered owner through FLOCK camera technology and city surveillance cameras, and criminal charges are pending.

Admin:

- Attended Director, Staff, Liaison, and Council meetings as scheduled - Chief
- 06/22/26: Strategic Operations Planning Meeting - Criminal Lt.
- 06/23/26: GOLD Meeting - Chief, D. Chief & Criminal Lt.
- 06/24/26: EOC /Seaford Table Top After Action Review - Chief and D. Chief
- 06/25/26: DACP Board of Directors Meeting - Chief
- 07/08/26: Attended 'Coffee with Danny' - Chief
- 07/08/26: Seaford House Monthly Meeting & Introduction of Behavioral Threat & Vulnerability Assessment (BTVA) - Chief, Criminal Lt. & Det. Sergeant
- 07/08/26: Attended the Group Violence Intervention 'Violence Offender/Group Call In' - Chief, Criminal Lt., and two SPEAR team members
- 07/10/26: Completed Quarterly grant reports (#3703, #3536 (finalized), #3461 and ARPA) - Chief

Community Events:

- "Food On" Program in partnership with the HELP Initiative - SPD Officers
- 07/07/26: Time Capsule Opening at City Hall - Chief

Training/Other:

- SPEAR Team Training (ongoing) twice / month - Team Members
- 06/22/26: 06/26/26: SPD Junior Youth Academy - SRO Wingate and SPD Staff
- 06/22/26: 06/26/26: NASRO Training - Pfc. Cruz
- 07/02/26: Community Church BBQ - SPD Community Engagement Team members
- 07/05/26: Assisted RBPd with their Fireworks - SPD Community Engagement Team Members

Total Criminal Arrests:

Arrests YTD	2026 Total	2026 Adult	2026 Juv	2025 Total	2025 Adult	2025 Juv	2024 Total	2024 Adult	2024 Juv	2023 Total	2023 Adult	2023 Juv	2022 Total	2022 Adult	2022 Juv
Total	612	563	49	507	472	35	720	642	78	523	455	68	630	571	59

7/13/2026

Code Department Report

- Issuing permits (163 in 2026)
- Rental Licenses (1,861 Units)
- 2026 Rental inspections are being scheduled and completed.
- Doing routine inspections for on-going projects
- Doing violation inspections throughout City
- Performing plan reviews for new permits

Helpful Code Facts!

Chapter 4 – Buildings

Article 2 Numbering of Buildings

All residential, commercial and industrial buildings must have their address posted in a location clearly visible from the centerline of the street. Residential numbers shall be a minimum of 3 inches in height; commercial and industrial numbers shall be a minimum of 10 inches in height. Numbers shall be of reflective material or of sufficient visual contrast to the background material to be easily discernible to emergency responders.

Large project status's

- **Mearfield 1 Phase 4** –17 Lots remain in phase 4. GMB reinspected phase 3 prior to dedication, and few items remaining for repair. Ryan homes has completed construction of a new model home.
- **BelleAyre Single Family** –Danfield Dr – GMB has completed the pre-dedication inspection. Letter to the developer being drafted.
- **Nylon Capital** –Permits issued for the front building shell spaces. Fitout for “The Mill” has been completed. Ribbon cutting on Wednesday. Tidal Health building construction progressing. Road work continues on Atlanta Rd and Tull Dr.
- **Governors Grant Phase 4** – DR Horton has several homes under construction. 4 more permits ready for pickup.
- **Aldi** – Building is up. Sewer connected. Billboard relocation permit issued.
- **Cookout** – Building plans are being finalized for permit submission.
- **Seaford Inn** –Building Renovation permit issued.



Administration, Economic Development/Community Relations & IT Liaison Report June 22, 2026 – July 10, 2026

City Manager Charles Anderson

MEETINGS:

- Attended a design meeting for the Jay's Nest playground redesign.
- Attended a conference call with the City Solicitor regarding litigation.
- Attended Rep. Short's coffee meeting.
- Met regarding updating the Master Plan for the Oyster House Park.
- Attended the DEMEC Board and Executive meetings.

OTHER WORK:

- Attended the time capsule opening event.
- Visited Oyster House Park property to discuss potential design concepts and partner organizations.
- Prepared the Council agenda.
- Participated in a meeting with Chief Craft and the Seaford House leadership.
- Reviewed and commented on submittals for the Parks and Recreation office building.

Director of Economic Development & Community Relations Trisha Newcomer

INFORMATION TECHNOLOGY REPORT:

- Repaired Cradlepoint communication issue with one of the police vehicles.
- Completed security camera storage migrations.
- Updated firmware for switches for camera network.
- Pulled the UPS from the Firehouse Case.
- Met w/ TidalHealth regarding their Fiber for the Nylon building.
- Completed the shelving and bench in basement and relocated equipment.
- Coordinated with Assurance for Fiber undergrounding.
- Working on getting cameras added on the GIS mapping system w/camera information

ECONOMIC DEVELOPMENT/COMMUNITY RELATIONS REPORT:

- Rolled out to Directors/Supervisors the U.N.I.T.E. program to begin in September.
- Attended the quarterly DE on Main meeting in Middletown.
 - Received our 2026 Affiliate Program Certificate.
- Processed received litigation paperwork; participated in a call with City Solicitor.
- Submitted required quarterly statics for MainStreet.
- Met with Paving contractor regarding Pine/King Street sidewalks.
- Participated in a discussion with Tri-State Partners regarding the Jay's Nest playground.
- Prepped for and participated in the opening of the 1976 Time Capsule (**Photos will be in placed in Council Presentation for highlighting during liaison report**)
 - Coordinated specified letters with the intend parties.

- Attended Representative Short's coffee meeting.
- Participated as a panelist in M&T's DE Community Bank Summit.
- Prepared Council meeting presentation.

Director of Finance & Human Resources June Merritt

ADMINISTRATION REPORT:

- Attended Council meeting.
- Attended monthly DEMEC board meeting.
- Attended mandatory Sexual Harassment training.
- Continued contract negotiations with Police/Teamsters.
- Processed disconnects for delinquent utility accounts.
- Prepared and mailed utility bills for June consumption.
- Prepared and mailed the annual property tax bills.
- Processed annual preliminary end of year rollover in MCSJ.
- Performed the FY'27 Budget setup in the new fiscal year in MCSJ.
- Prepared multiple reports and sent to the auditors in preparation for the audit preliminary fieldwork scheduled for July 13th & 14th.
- Met with financial advisor regarding voluntary investment benefits for employees.
- All other business is routine – financial management, payroll & benefits, purchasing, billing, customer service, etc.

Council Liaison Report

Electric Department

Period ending 7/6/26

Since the last report

Crew

- Pulled in 3,000' of fiber for loop around Seaford Innovation Center
- Retired 1,000' of old fiber and cut poles down to communication wire at Seaford Innovation Center
- Put up flags on High St. for 250th celebration of America
- Replaced damaged transformer pad at Meadowbridge Apartments
- Installed streetlights at Dulany St. and Pennsylvania Ave.
- Dalton Hignutt completed Lab 5 of lineman training at DEMEC
- Performed troubleshoot of Hospital/Manor House alternative loop feed
- Counting Inventory

Director

- Attended director's meeting
- Attended liaison meeting
- Attended staff meeting
- Attended Wastewater upgrade progress meeting
- Attended meeting for TidalHealth generator project
- Compiled substation information and data for DEMEC regarding Under Frequency Load Shedding
- Met on site with electrical contractors at Seaford Innovation Center to discuss new permanent power for Sal's

- Helped with troubleshoot of Hospital/Manor House loop feed and coordinated with public works and Manor House to perform work for replacing underground wire

Upcoming Weeks.

Replace bad underground for Hospital/Manor House Loop Feed.

Continue work on Seaford Innovation Center. Nearing completion. Awaiting electricians to install conduits to Sal's and then we can remove temporary pole line and the rest of remaining overhead on property.

Install electric for Aldi Food Market.

Install electric for Cavan Construction in Industrial Park.

Council Liaison Report
Public Works & Wastewater
Departments
Date 07/13/26

Past two weeks:

Public Works:

- Completed demo of Jay's nest
- Completed cleaning key sewers
- Repaired water service leak on Cannon St.
- Installed water service tap on Penn. Ave.
- Installed signs on Pond and Perkins Street
- Repaired clean out on Harrington St.
- Drug all allies
- Replaced a few water meters
- Cleaned up property for Code
- Did some weed spraying
- CCTV project is still under way
- Paving of King and Poplar streets was completed
- Held multiple meetings in person and on-line
- 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

- Plant: Performance is excellent, effluent is crystal clear.
- Dewatering: Performance has been good.
- DNREC Inspection performed on 6/25/26, all went well.
- Made repairs to lab water still.
- Repaired minor hydraulic leak on front end loader.
- WAS Pump 1 shaft to Seaford Machine for bearing installation. Completed pump assembly. Retooling needed on drive coupling for proper fit.
- Grit collector repairs, bucket pin replacements.
- Prep for biosolids and effluent PFAS sampling.
- Changed sheaves on blend tank blower to test lower RPM recommended by diffuser manufacturer.
- Completed June DMR.

Upcoming two weeks:

Public Works

- Complete CCTV project
- Prepare FY27 paving bids
- Replace water service on State Street
- Have truck 5 repaired
- Should receive new service truck

WWTF & COMPOST

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