

AGENDA
REGULAR MEETING OF THE MAYOR AND COUNCIL
August 11, 2026
SEAFORD CITY HALL - 414 HIGH STREET

The meeting will be streamed via live feed.

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

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

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

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

7:00 P.M. Mayor MacCoy calls the Regular Meeting to order.
Invocation.
Pledge of Allegiance to the Flag of the United States of America.
Executive Session:
 1. Land Acquisition.
Changes to the agenda for this meeting.
Approval of the minutes of the regular meeting on July 28, 2026.

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

PUBLIC COMMENT:

1.

CORRESPONDENCE:

1.

NEW BUSINESS:

1. Director of Public Works, Berley Mears, III, to report on Clean-Up Week 2026.
2. Mayor MacCoy to appoint an Annexation Committee to investigate the possibility of annexing property located at 23359 Atlanta Road, Seaford, DE; on the east side of Atlanta Road approximately 135 feet north of Crossgate Drive, SCTM#531-10.00-223.00.

AGENDA

REGULAR MEETING OF THE MAYOR AND COUNCIL

August 11, 2026

3. Mayor MacCoy to appoint a Charter Review Committee to review the existing City Charter and recommend updates and changes to be implemented.

OLD BUSINESS:

- 1.

REMINDER OF MEETINGS & SETTING NEW MEETINGS:

1. Friday August 14, 2026, at 1:00 p.m. Danny Short Day Ceremony to be held in Gateway Park.
2. Friday Night Live, August 21, 2026, 5:00 P.M. – 8:00 P.M. in the grass lot behind City Hall.

LIAISON REPORTS:

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

Mayor MacCoy solicits a motion to hold an Executive Session.

EXECUTIVE SESSION:

1. Land Acquisition.

Mayor MacCoy solicits a motion to adjourn the Executive Session.

Mayor MacCoy reopens the regular Council meeting.

Council to take actions necessary after Executive Session.

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

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

Date Posted: 08/04/2026

Posted by: BAS



Date: 6/27/20

NB# 2
8/11/20

Name and address of applicant:

Andrew Chupp
14761 Concord Rd
Seaford, DE 19973

Phone Number: (716) 807-7043

Mayor and City Council
Attn: City Manager
414 High Street
PO Box 1100
Seaford, DE 19973

To Whom It May Concern:

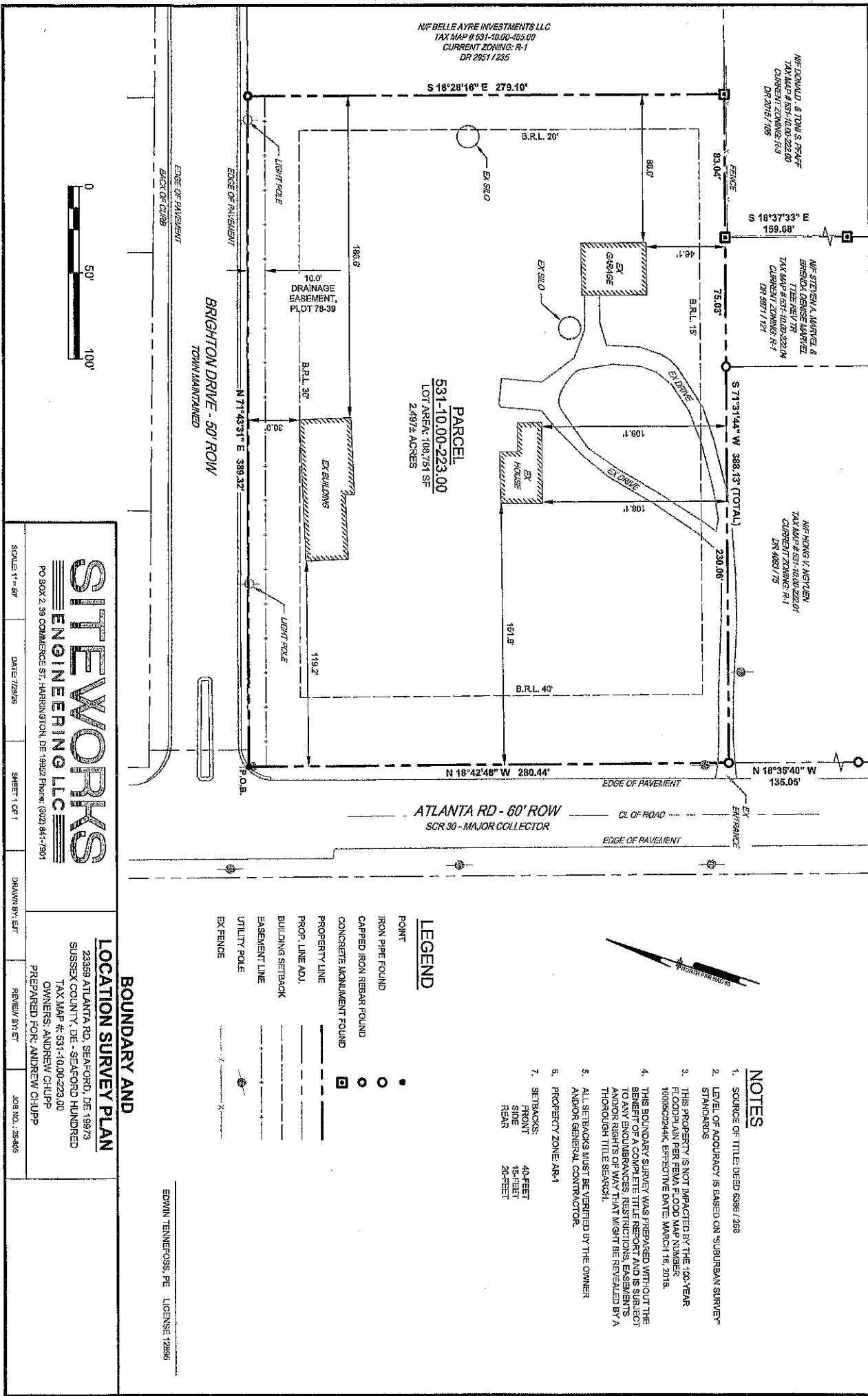
(I)/(We) the undersigned, do hereby petition the Mayor and City Council of the City of Seaford to request the annexation of the property(s) which (I)/(We) do own, to be zoned R-1, with the description and locations as follows:
Tax Map and Parcel: 531-10.00-223.00, located
on 23359 Atlanta Rd. Seaford

(My) (Our) reason(s) for requesting annexation (is) (are) as follows:

☒ City Utilities
☐ City policing
☐ Other: _____

Respectfully submitted,

Edwin Tennesse
Edwin Tennesse on behalf of Andrew Chupp



STEWORKS
ENGINEERING LLC

PO BOX 2, 38 COMMERCIAL ST., HARRINGTON, DE 19052 Phone: (302) 841-7801

BOUNDARY AND LOCATION SURVEY PLAN

23359 ATLANTA RD., SEAFORD, DE 19973
SUSSEX COUNTY, DE - SEAFORD HUNDRED
TAX MAP # 531-10.00-223.00
OWNERS: ANDREW CHUPP
PREPARED FOR: ANDREW CHUPP

SCALE: 1" = 50'

DATE: 7/28/25

SHEET 1 OF 1

DRAWN BY: EJT

REVIEW BY: ET

JOB NO.: 25-805

LEGEND

POINT

IRON PIPE FOUND

CAPPED IRON REBAR FOUND

CONCRETE MONUMENT FOUND

PROPERTY LINE

PROP. LINE ADJ.

BUILDING SETBACK

EASEMENT LINE

UTILITY POLE

EX FENCE

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NOTES

1. SOURCE OF TITLE: DEED 6386 / 283

2. LEVEL OF ACCURACY IS BASED ON "SUBURBAN SURVEY" STANDARDS

3. THIS PROPERTY IS NOT IMPACTED BY THE 100-YEAR FLOODPLAIN PER FEMA FLOOD MAP NUMBER 100050244K, EFFECTIVE DATE: MARCH 16, 2015.

4. THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.

5. ALL SETBACKS MUST BE VERIFIED BY THE OWNER AND/OR GENERAL CONTRACTOR.

6. PROPERTY ZONE: AR-1

7. SETBACKS:
FRONT: 40-FOET
SIDE: 10-FOET
REAR: 20-FOET

EDWIN TENNEROSS, PE LICENSE 12596

NB# 3
8/11/26

Re: Seaford Charter Review

From Charles Anderson <CAnderson@seafordde.com>
Date Tue 1/20/2026 11:38 AM
To Luke W. Mette <lmette@lawbmf.com>
Cc Trisha Newcomer <TNewcomer@seafordde.com>; June Merritt <JMerritt@seafordde.com>

Thank you Luke.

June,

Would you please include this cost in the budget mark up.

Charles Anderson, City Manager

From: Luke W. Mette <lmette@lawbmf.com>
Sent: Tuesday, January 20, 2026 9:59 AM
To: Charles Anderson <CAnderson@seafordde.com>
Cc: Trisha Newcomer <TNewcomer@seafordde.com>; June Merritt <JMerritt@seafordde.com>; Luke W. Mette <lmette@lawbmf.com>
Subject: RE: Seaford Charter Review

Charles, Trisha and June.

Sorry for not getting back to you earlier on this.

My estimate (for budget purposes) is based on the following assumptions:

- Luke to review existing charter and make suggested edits (10-15 hours)
- Work with Committee to revise/delete/add suggested edits (10-15 hours)
- Draft language of possible resolution and bill to amend Charter (5-10 hours)

I am assuming you will use other resources (e.g., your lobbyist and relationships with General Assembly) to see this through enactment.

Assuming you agree with my assumptions, my budget estimate for my fees would be \$10,000 on the low end and \$16,000 on the high end, so maybe say \$15,000?

Happy to chat.

Luke



Luke W. Mette
Of Counsel

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lmette@lawbmf.com
www.lawbmf.com



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From: Charles Anderson <CAnderson@seafordde.com>
Sent: Friday, October 24, 2025 3:44 PM

To: Luke W. Mette <lmette@lawbmf.com>

Cc: Trisha Newcomer <TNewcomer@seafordde.com>; June Merritt <JMerritt@seafordde.com>

Subject: Seaford Charter Review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Luke,

Good afternoon. I hope all is well for you. Our City Council would like to consider reviewing and modernizing our charter. As you can imagine parts of it are very antiquated and no longer relevant. We have not done a comprehensive review and update in many years. Only piecemeal updates as we needed them.

Our thought is to form a committee to work with you to review and make recommendations for language revisions. We would like to consider undertaking this in the next budget year (after July 1, 2026). Would it be possible for you to give is a budget price to include in our budget preparation for this effort?

Just as far as process I would see you reviewing the existing charter, making suggested language edits, the charter committee would review and give feedback regarding the edits. Once complete we would present to the City Council for approval, then we would work with Rep. Short and Sen. Richardson to sponsor the changes at the legislature.

Please let me know your thoughts.

Have a good weekend.

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Charles Anderson, City Manager

CAnderson@seafordde.com * www.seafordde.com

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