

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

September 24, 2024

7:00 P.M.

Mayor MacCoy called the Regular Meeting to order at 7:00 p.m. with the following present: Vice Mayor Dan Henderson, Councilwoman Stephanie Grasset, Councilman Orlando Holland, Councilman Michael Bradley, Councilman Alan Quillen, City Manager, Charles Anderson, Director of Electric, Bill Bennett, Director of Public Works and WWT, Berley Mears, Building Official, Mike Bailey Superintendent of Parks & Rec., Katie Hickey, were also present.

Councilman Holland offered the opening prayer. Mayor MacCoy then led those present in the Pledge of Allegiance.

Mayor MacCoy 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 September 11, 2024. Councilman Holland stated that he would be abstaining from the vote as he was not in attendance at the last Council meeting. Councilman Bradley made a motion to approve the minutes of the Regular Meeting on September 11, 2024. Councilman Quillen seconded the motion. Mayor MacCoy then asked for a vote; Councilman Holland abstained from the vote and all other Councilmembers present voted in favor; the motion so passed.

Public Comment

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

Jim Walsh of 309 Plantation Drive, came forward and shared the following:

Good evening, Mayor and Council, I would like to start off to see if the city uses reclaimed water in their irrigation system, ok I am going to assume that we don't. Also, assuming that I have to commend the city on the outstanding job they do on watering the park area across the street from city hall. I passed by here at 0400 hundred hours yesterday morning on my way to work and I noticed that the irrigation was running at full force in the park, and I must say that the sidewalk received an exceptionally good cleaning in the process. I don't know what received more water, the small amount of grass or the sidewalk and street from the runoff. So, I guess you know where I am going with this, enough of that observation. Eleven years ago, when I built my home in Governors Grant, I installed an irrigation system for my lawn. At the time they told me I had to pay an extra \$500.00 to install a second meter pit for future use, when the city decided to install meters, so that they could separate irrigation from household use. Of course, at the time I thought that it was crazy, but I went with it, keep in mind this was eleven years ago. This is also the first place that I have ever lived where there were not meters on each home for water usage. This well, as struck me as unusual but I figured it was a northern thing, because I am from the south. My understanding of the proposal from Mr. Mears and correct me if I am wrong, is that you will install meters on the homes in Governors Grant and I believe it is the Mears subdivision up off Hering Run for their irrigation systems and you will start charging us for our actual water usage for our irrigations systems. Then over the course of time, the city will work to bring the rest of the city with irrigations systems up to the same standards and separate their water meters to be charged as well. If that is the case, my issue is that it took eleven years on my new subdivision, how long will it take to bring everyone else up to speed and if at all. Will it be another eleven years? That I feel is discriminatory against those of us, who currently have the separate meter pits, in fairness everyone should be brought into compliance and charged at the same time for two reasons, one to be fair to all the residents and to ensure that the city doesn't

drag its feet on getting the rest of the homes into compliance. In addition, if we in fact do know who the large users of the water are, why do we not charge them, why would we not put water meters on every home in the city and charge for actual usage per home and business. That would make people and businesses be much more conservative in their usage. We have seen two increases in our bill in the past four months, the last one we will see on our October bill. We are going push our residents right out of their homes and all the good that is coming into the city will leave because there will be nobody here to enjoy it, as they will all have to move out, is that the direction we want to go? I can tell you that my usage of water in my home of one person and a dog does not use nearly as much water as say a home of two adults and two children. Thank you for your time.

Correspondence

There was none.

Mayor MacCoy closed the Regular Meeting and opened the Public Hearing at 7:06 p.m.

Public Hearing

Public Hearing Item #1: Jeremy Reaves, property owner of 22928 Sussex Highway, Tax map and parcel #331- 5.00-50.08, is requesting a Sketch Site Plan review for the construction of an eating establishment with a drive through, associated parking and utilities.

Building Official, Mike Bailey presented that the site is in front of Seaford Village Shopping Center, and it is the former Plaza Tapatia Building, which has been vacant for a number of years. The proposal is to raise the site or the building portion and reconstruct a new building in the same location as the existing building, which is going to be a Cookout Restaurant. It will be a new 3,154 square foot restaurant, showing 62 parking spaces on the sketch plan, a dual lane drive through, a new dumpster enclosure, they will maintain the existing entrances and exits through the Seaford Village Shopping Center, and it will require approvals from Deldot, the State Fire Marshall and the Sussex Conversation for their storm water.

Mayor MacCoy solicited any questions from Council; there were none. Mayor MacCoy asked Mr. Bailey about the 62 parking spaces, if he had any idea about how many parking spaces were there now from the previous establishment. Building Official, Mike Bailey responded that they were losing a couple with the dumpster enclosure, but without seeing the floor plan for the restaurant and completing some calculations, he was unsure what the final number of parking spaces that will be required.

Mayor MacCoy solicited any questions from the Public; there were none.

Public Hearing Item # 2: Jay Dolby, property owner of Tax map and parcel #331-4.00-37.00 is requesting a final site plan review for the proposed construction of a 157-lot subdivision.

Building Official, Mike Bailey presented that this was the property out off of Old Furnace Road. Currently, it is farmland and partially wooded and DR Horton is the developer that is going to be

doing this project, and they have submitted this plan showing the subdivision. They are going to subdivide into 157 single family dwelling lots. The proposed lots meet the area bulk requirements for the R-2 Zone, 4500 square feet in area and a 35-foot minimum width. They are proposing connections to the city electric, water and sewer with a lift station that will service this project, and they are going to extend up 13 with the electric, water and sewer and cut across farmland south of the property and it does require approvals from DelDot, State Fire Marshall, Sussex Conservation and City Engineer for the water, sewer and electric extensions.

Mayor MacCoy solicited any questions from Council and from the Public; there were none.

Public Hearing #3: Proposed changes to Chapter 15 of the Municipal Code amending Section 15.7 definitions, Section 15-65 temporary sign regulations and Section 15-74 off-street parking standards that would revise the definition of a family, place restrictions on election campaign signs, and increase the parking requirements in R-3 High Density Residential zoning districts to three (3) parking spaces per dwelling unit.

Building Official, Mike Bailey presented the information regarding the proposal. City Manager, Charles Anderson reported that because this is a change to Chapter 15, which is the Zoning Ordinance of the City of Seaford, we have to have a public hearing, prior to changing it, so this is the public hearing that is required and should Council want to proceed, this will also qualify for our second reading of the Code as the Building Official has outlined, so the Council can choose to adopt this if they would like to with an action of the Council after the Public Hearing.

Mayor MacCoy solicited any questions from Council and from the Public.

Trina Joiner, property owner came forward and inquired from Council what was their definition of a family and what were they going to change it to. City Manager, Anderson responded by stating currently in the Zoning Ordinance, it is no more than three unrelated people. The city is experiencing a problem with overcrowding and it is difficult for the Code Department to prove family relationships. The definition will become five or fewer adults and minor children in their care living together in a dwelling unit. Additionally, there is another code change that is running parallel to this that is in Old Business #1, that will establish minimum square footages for bedrooms used for sleeping purposes and it will say how many people can live in a room based on its size, so the building official and staff, can go through the rental unit, measure the rooms used for sleeping and then assign an occupancy load based on the that information.

Ms. Joiner responded, that was pretty loaded and inquired about whether they were going to change the landlord license requirement, will it be per bedroom now or will it be one flat fee. City Manager, Anderson responded that this was not a proposed change to the landlord licensing fee, that stays the same, that is not part of this code change. Ms. Joiner then inquired about when does he propose this would become effective? City Manager, Anderson responded should Council adopt this tonight, there is a required 30-day advertising period, then it would become effective 30 days after the advertisement, depending on when that is. The crucial thing that landlords and the people obtaining licenses need to understand is when the license is renewed at the end of the year, that is when the

City will work with the landlords to come into compliance. Ms. Joiner questions if this was for residential single-family dwelling, or just all rentals. City Manager, Anderson confirmed that it was all dwelling units.

Edith Dill came forward and inquired whether the change would apply to property owners as well. City Manager, Charles Anderson responded, yes that is the definition that is in the zoning ordinance and in the housing code. He stated that they have more contact with people that rent their units, because they obtain a rental license annually. The only time that the city would enter a single family owned or occupied home is when the City receives a complaint of overcrowding.

Mayor MacCoy solicited any further questions from the Public, there were none.

Mayor MacCoy then closed the Public Hearing portion of the meeting and reopened the Regular Meeting at 7:17 P.M.

Building Official, Mike Bailey then presented the Findings of Facts for Public Hearing Item #1:

Findings of Facts:

- Project: The Cookout Restaurant
 - Owners: Ol & Sing, LLC
 - Property Locations- 22928 Sussex Highway
 - Tax Map & Parcel: 331-5.00-50.08
 - Zoning: C-2 Highway Commercial District
 - Proposed: Demolish existing building and construct a 3,154 square foot restaurant, showing 62 parking spaces on sketch plan
 - Dual Lane drive through
 - New dumpster enclosure
 - Maintain existing entrances and exits through the Seaford Village Shopping Center
- Needs approvals for the storm water from:
- State Fire Marshalls
 - Sussex Conservation
 - Deldot
 - Planning and Zoning made a favorable recommendation to Council (September 5, 2024)

Mayor MacCoy then called for a motion. Councilman Quillen made a motion to approve the request as presented. Councilman Bradley seconded the motion.

Mayor MacCoy then asked for a roll call vote:

Councilman Henderson voted yes based on the findings of facts;
Councilwoman Grasset voted yes based on the findings of facts;
Councilman Holland voted yes based on the findings of facts;
Councilman Bradley voted yes based on the findings of facts;

Councilman Quillen voted yes based on the findings of facts;
The motion so passed.

Building Official, Mike Bailey then presented the Findings of Facts for Public Hearing Item #2:

Findings of Facts:

- Project: DR Horton Final Site Plan
- Owners: A. Jay Dolby Trustee
- Property Locations- Old Furnace Road
- Tax Map & Parcel: 331-4.00-37.00
- Zoning: R-2 Medium Density Residential
- Proposed: 157 Residential Lots
- Proposed Lots meet the area and bulk requirements for the R-2 one (4,500 sq.ft. 35 ft. min width)
- Proposed connection to City electric, water, and sewer with lift station.

Needs approvals for the storm water from:

- Deldot
- State Fire Marshalls
- Sussex Conservation
- City Engineer for Water and Sewer extension
- Planning and Zoning made a favorable recommendation to Council (September 5, 2024)

Mayor MacCoy then called for a motion. Councilman Holland made a motion to approve the request as presented. Councilman Quillen seconded the motion.

Mayor MacCoy then asked for a roll call vote:

Councilman Henderson voted yes based on the findings of facts;
Councilwoman Grasseti voted yes based on the findings of facts;
Councilman Holland voted yes based on the findings of facts;
Councilman Bradley voted yes based on the findings of facts;
Councilman Quillen voted yes based on the findings of facts.

The motion so passed.

Building Official, Mike Bailey then presented the Findings of Facts for Public Hearing Item #3:

Findings of Facts:

- Project: DR Horton Final Site Plan
- Owners: A. Jay Dolby Trustee
- Property Locations- Old Furnace Road
- Tax Map & Parcel: 331-4.00-37.00

- Zoning: R-2 Medium Density Residential
- Proposed: 157 Residential Lots
- Proposed Lots meet the area and bulk requirements for the R-2 one (4,500 sq.ft. 35 ft. min width)
- Proposed connection to City electric, water, and sewer with lift station.

Needs approvals for the storm water from:

- Deldot
- State Fire Marshalls
- Sussex Conservation
- City Engineer for Water and Sewer extension
- Planning and Zoning made a favorable recommendation to Council (September 5, 2024)

Mayor MacCoy then called for a motion. Councilman Holland made a motion to approve the request as presented. Councilman Quillen seconded the motion.

Mayor MacCoy then asked for a roll call vote:

Councilman Henderson voted yes based on the findings of facts;
Councilwoman Grassettt voted yes based on the findings of facts;
Councilman Holland voted yes based on the findings of facts;
Councilman Bradley voted yes based on the findings of facts;
Councilman Quillen voted yes based on the findings of facts.

The motion so passed.

Mayor MacCoy then called for a motion on Item #3. Councilman Henderson made a Motion to approve the changes to Chapter 15 of the Municipal Code amending Section 15.7 definitions, Section 15-65 temporary sign regulations and Section 15-74 off-street parking standards that would revise the definition of a family, place restrictions on election campaign signs, and increase the parking requirements in R-3 High Density Residential zoning districts to three (3) parking spaces per dwelling unit as presented. Councilman Bradley seconded the motion.

Mayor MacCoy then asked for a roll call vote:

Councilman Henderson voted yes based on the findings of facts;
Councilwoman Grassettt voted yes based on the findings of facts;
Councilman Holland voted yes based on the findings of facts;
Councilman Bradley voted yes based on the findings of facts;
Councilman Quillen voted yes based on the findings of facts.

The motion so passed.

New Business

Mayor MacCoy presented New Business Item #1.

Chief of Police Marshall Craft to present a request to purchase an additional patrol vehicle for the Seaford Police Department and upfit an existing vehicle for patrol with remaining FY25 budgeted funds.

Chief Craft presented the request for the authorization to purchase an additional patrol vehicle and funding to upfit an existing vehicle for the Seaford Police Department. Chief Craft reported the Budget was approved for \$350,000 to purchase 5 vehicles and they were able to secure Dodge Chargers at a lower cost, with this they had an excess of \$99,000 left in their vehicle budget, as such he feels that this will be prudent and fiscally wise to take advantage of the vehicle that is on the lot now, which would leave a remaining balance of a little over \$29,000 to go back into the general budget, hopefully saving money for next year.

Mayor MacCoy solicited any questions from Council; Councilman Henderson inquired about the delivery time. Chief Craft responded that the current Dodge Charger is on the lot under state contract, so they wouldn't have to go to bid and it is ready for delivery now. The upfitting would come probably in January, just because they have the ability to transition another vehicle.

Mayor MacCoy solicited any further questions; Mayor MacCoy inquired about the Admin vehicle coming up next year, whether he had an estimate on that. Chief responded that, that vehicle is a 2006 or 2007 Dodge Durango and it has been around forever. He stated that they were able to secure a couple extra Dodge Durango's, and the plan going into next year is to see if they can upfit those for patrol vehicles, so that they can purchase less expensive Admin cars next year.

Councilman Holland asked about the lease program and inquired about what had happened to that. Chief Craft stated with Covid, supply and demand issues at that time, it was hard to get vehicles, it was just problematic all the way around and they were stuck with vehicles for a long period of time and they just got wore out quickly and they felt it was better to purchase their own vehicles outright and not have that ongoing maintenance cost that they had to pay to Enterprise, even after the vehicles were paid for.

Mayor MacCoy solicited any further questions; there were none.

He then called for a motion. Councilman Henderson made a Motion to approve the request of Chief of Police Marshall Craft to purchase an additional patrol vehicle for the Seaford Police Department and upfit an existing vehicle for patrol with remaining FY25 budgeted funds as presented. Councilman Bradley seconded the motion. Mayor MacCoy then asked for a vote; all present voted in favor; the motion so passed.

Mayor MacCoy presented New Business Item #2:

Director of Public Works Berley Mears presented to request authorization of an unbudgeted expenditure to purchase a sewer lateral camera. He reported that this was different then the main line camera that they purchased last year. He explained that this was a smaller 200 ft. reel camera used to put in the four- and six-inch laterals from the house out to the sewer mains. The Department conducts a lot of inspections with these cameras. For example, if a customer has a problem with a

blockage, and they want to know what the problem is, we can use this camera to go in and look at the issue.

Mayor MacCoy solicited any questions; Mayor MacCoy inquired about the life span on this type of equipment. Mr. Mears responded, he doesn't know what the industry standard is, however he has had this camera for about 12 years. Vice-Mayor Henderson stated, over the life span of the existing camera, how many times did you change the lens. Mr. Mears replied never, he said he had a few issues with the camera charging and the lense recently cracked, but it is to the point now that the manufacturer does not support the model and we can't get parts for it anymore.

Mayor MacCoy solicited any further questions from Council; there were none.

Mayor MacCoy then called for a Motion. Councilwoman Grassett made a Motion to approve the request of the Director of Public Works Berley Mears and authorize an unbudgeted expenditure from the Sewer Capital Reserve Account to purchase a sewer lateral camera as presented. Councilman Holland seconded the motion. Mayor MacCoy then asked for a vote; all present voted in favor; the motion so passed.

Mayor MacCoy presented New Business Item #3:

Superintendent of Parks and Recreation, Katie Hickey presented a draft resolution request to apply for an Outdoor Recreation, Parks, & Trails (ORPT) Grant for railing/paver construction at Riverwalk fishing pier, and solar lighting at Oyster House Park. The total requested amount of ORPT funds will be \$52,500 (75%/25% match).

Mayor MacCoy solicited any questions from Council; Councilman Henderson inquired about the paved area, whether that was next to the bridge. Ms. Hickey stated yes, it is, there are some sink holes and some of the actual pavers have been taken up, so she would like to replace those.

Mayor MacCoy solicited any further questions from Council; there were none.

Mayor MacCoy then called for a Motion. Councilman Quillen made a Motion to approve Resolution R3-2024 and R4-2024 that would permit the application for an Outdoor Recreation, Parks, & Trails (ORPT) Grant for railing/paver construction at Riverwalk fishing pier, and solar lighting at Oyster House Park. The total requested amount of ORPT funds will be \$52,500 (75%/25% match) as presented. Councilman Holland seconded the motion. Mayor MacCoy then asked for a vote; all present voted in favor; the motion so passed.

Mayor MacCoy presented New Business Item #4: Bids – Wire Reel Trailer.

Director of Electric, Bill Bennett presented the Bid Request of a tension wire trailer, which allows you to pull wire over existing wires, roadways and driveways without allowing sag to go down too low, creating hazard. It was his recommendation to award the bid to lowest bidder, D&D Electrical Sales, Inc., in the amount of \$37,213.72 with about a ten-to-twelve-week delivery.

Mayor MacCoy solicited any questions from Council; Councilman Henderson asked about what he is currently using to string the wire. Mr. Bennett stated that he had to be a little creative, so he was able to get it figured out. However, with the new developments the electric was underground wire, so they had equipment to do that, the tension trailer that is needed for fiber optic work around the Nylon Capital Shopping Center Project, Tidal Health and some for the city for a couple cameras, and all of these projects are over driveways and roadways. Mr. Bennett reported that they will be pulling in the loop feed for the circuit at Amazon, where they will need wires to be pulled tight.

Mayor MacCoy inquired about the delivery times for electrical items, he asked about how they are impacted now, is it status quo, he was just curious. Mr. Bennett stated that some things have gotten better, however some are things are still taking longer than usual times to be delivered.

Mayor MacCoy solicited any further questions from Council; there were none.

Mayor MacCoy then called for a Motion. Councilman Bradley made a Motion to award the bid for the Wire Reel Trailer to the low bidder D&D Electrical Sales, Inc., in the amount of \$37,213.72 as presented. Councilman Holland seconded the motion. Mayor MacCoy then asked for a vote; all present voted in favor; the motion so passed.

Mayor MacCoy presented New Business Item #5: Bids – Front Mount Mower with Snow Blower Attachment.

Superintendent of Parks and Recreation, Katie Hickey presented the bid for a Front Mount Mower with Snow Blower attachment. She reported this mower is just a little bit larger than the one they have currently, however it is compatible with a snow blower attachment. It was her recommendation to award the bid to lowest bidder, award the Bid for the Front Mount Mower with Snow Blower Attachment to the low bidder Taylor & Messick in the amount of \$28,000.00.

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

Mayor MacCoy then called for a Motion. Councilman Quillen made a Motion to award the Bid for the Front Mount Mower with Snow Blower Attachment to the low bidder Taylor & Messick in the amount of \$28,000.00 as presented. Councilman Holland seconded the motion. Mayor MacCoy then asked for a vote; all present voted in favor; the motion so passed.

Mayor MacCoy presented New Business Item #6.

Director of Public Works, Berley Mears presented a first reading of proposed changes to Chapter 14 of the Municipal Code amending Section 14.3.7, to allow meters to be installed single-family residential irrigation pits. There were some discussions and requests to bring back some options as far as a requirement of a dedicated irrigation pit. Mr. Mears presented that lawn irrigation systems shall be required as described in 14.3.15(c) of this Chapter to install a meter and pit using one of two options:

Option one – a meter shall be installed on the primary house service before the irrigation system connection, this meter will be charged for both water and sewer usage based on the metered rates.

Option 2-install a separate meter and pit that shall service only the irrigation system, this meter would be charged only for water usage based on the meter usage rates.

Mr. Mears stated that this allows you two options if you want to just pay water on irrigation or if you want to pay water and sewer charges on your whole house and see what is more economical.

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

Old Business

Mayor MacCoy presented Old Business Item #1.

Building Official, Mike Bailey to present a second reading of proposed changes to Chapter 4 of the Municipal Code amending Section 4.3.6 definitions and Section 4.3.11 light, ventilation and space requirements that would revise the definition of a family and provide a minimum square footage area for rooms used for sleeping purposes in the building code. Mr. Bailey stated that they are updating two definitions, one for dwelling to be one family dwelling is a building containing one dwelling unit. A two-family dwelling is a building containing two dwelling units. The old version had language about 3 unrelated boarders. The definition of a family will be updated to five or fewer adults and minor children in their care living together in a dwelling unit subject to the requirements in section 4.3.11. Every room occupied for sleeping purposes by one occupant shall contain at least 70 sq. ft. of floor area and every room occupied for sleeping purposes by more than one occupant shall contain not less than 50 sq. ft. of floor area for each additional occupant thereof. Mr. Bailey reported that these are the proposed changes for that code.

Mayor MacCoy solicited any questions from Council; Councilman Bradley inquired about the proposed changes and if Mr. Bailey could explain why this is becoming an issue. Mr. Bailey stated that lately there have been numerous amounts of calls from residents about several units all over the city regarding several people residing in the units. The current code only allows up to three unrelated persons per unit, so when the City goes in the unit and there are eight or nine people in a one or two bedroom apartment, and they are all related, the City can't do anything about it, because the code currently allows everyone that is related to stay there, so this change would allow the City to say, with a normal house, no more than five people can live in the residence, and for the smaller apartments, you could have five people, if the rooms are large enough for it, if not, we will take measurements of the units, come up with a number of how many people are allowed to reside in that home. Councilman Bradley stated that this is for the safety of the residents. Mr. Bailey stated that with these overcrowded homes, it is not safe. Councilman Bradley reported that on his way to church a couple of Sunday's ago, around 7:00 a.m., he passed by a three or four-bedroom house that had ten cars in the yard. So, if you do the math and there are two people to a car, there was about twenty people in the home.

City Manager, Charles Anderson asked Mr. Bailey, in his research in developing this code change, if he researched other municipalities and other entities that had similar codes? Mr. Bailey responded that was correct. Mr. Bailey stated that most of the local municipalities are what we have currently, pretty much verbatim, no more than three unrelated people. Mr. Bailey stated he found some similar language to what he is proposing and felt it would be a good fit.

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

Mayor MacCoy then called for a Motion. Councilman Quillen made a Motion to approve the changes to Chapter 4 of the Municipal Code amending Section 4.3.6 definitions and Section 4.3.11 light, ventilation and space requirements that would revise the definition of a family and provide a minimum square footage area for rooms used for sleeping purposes as presented. Councilman Bradley seconded the motion. Mayor MacCoy then asked for a vote; all present voted in favor; the motion so passed.

Reminder Of Meetings & Setting New Meetings:

- SCAT meeting, October 2nd at 5:00 pm – Ross Station Event Center, Seaford will be the host for this meeting.
- Final Friday Night Live, October 11th, 5:00 p.m. at the grass lot behind City Hall.
- Pink Walk, Thursday, October 3rd, walk begins at TidalHealth Nanticoke at 5:00 p.m. and walk to Gateway Park begins at 5:20 p.m.

Liaison Reports:

Councilwoman Grassett reported on Public Works & WWTF.

Past two weeks:

Public Works:

- Property clean ups for code
- Repaired another water leak in Williams Pond Park
- Pine St. lift station placed in service
- Pulled up netting on new grass where we fixed the water leak on Herring Run Rd.
- Cleaned sewer line on Stien Highway filled with debris from paving
- Worked on repairing broken cleanouts found during smoke testing
- Replaced broken fire hydrant at the end of Nanticoke Ave.
- Replaced hydrant near boat ramp
- Repaired water service leak on Huston
- Repaired lights on truck 24
- Performed quarterly water sampling for the State office of drinking water
- Performed weed spraying on the main streets
- Camera sewer main on Third St. to find laterals for new houses
- Continue all routine tasks.
- Performed equipment maintenance and cleaned trucks
- 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

- Some foam/scum on treatment tanks, effluent remains crystal clear. Foam/scum cleared as of 9/23. Dewatering is OK.
- Troubleshooting issue with blend tank blower #1 MCC blowing fuses.
- Worked on Brainerd permit review.
- Found cam on alum pump worn and unable to pump at rated capacity. Placed new pump online with larger capacity..
- Started assembling package for DNREC for PAA trial approval.
- RAS pump swap is complete. Pumps are crated and should be shipped sometime this week.
- CES jetted and cleaned sewer main at headworks of WWTF.
- Contractor has been loading/hauling ground material from the leak & limb site over the past week.

Upcoming two weeks:

Public Works

- Camera sewer mains
- Install water service on Pond St.
- Replace hydrants

WWTF & COMPOST

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

Councilman Henderson reported on Police & Fire.



Seaford Volunteer Fire Department, Inc.

Communications from President Mark O'Bier:

There is 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 2024	815 calls	3.0
September 2024	71 calls*	2.9

*Call per day so far in the month

EMS Statistics

Month / Year	Calls to date	Call per day
Total 2024	3449 calls	12.8
September 2024	270 calls*	11.7

*Call per day so far in the month

Total Department Responses

Month / Year	Calls to date	Call per day
Total 2024	4264 Calls	15.9

Significant Incidents

- 9/09/2024 – (City) – 126 Shipley Street – Rescue for Child with had caught in the door
- 9/09/2024 – (Assist Station 71)- Sussex Highway and Ockels Road – Motor Vehicle Crash with Entrapment.
- 09/20/2024- Out of City) – Woodland Road Park – Rescue for an injured person on a wooded trail.

Apparatus Status

- E872 out of service -pump issues

Training

- **Last Training:**
 - Wednesday, September 18, 2024, Vehicle Rescue Evolutions -at Station 71 Pad (15 members present)
- **Next Training**
 - Wednesday, October 2, 2024 @ DSFS Sussex – Truck Company Evolutions
 - Wednesday, October 16, 2024 @DSFS Sussex – Engine Company Evolutions

Emergency Medical Services

- All Ambulance are in service.
- Firefighter / EMT Hannah Wheatley departs full-time her last shift fulltime shift will be Sept -27th Friday
- New State BLS Protocol has been released update is available online
- BLS Field Training recertification update is available online for our current FTOs to get recertified to assist with new EMT training.

News and Events

2024 Community Events. Meetings, and Fire Prevention Total

# of Events	Total Personnel	Total hours
104	1029	1969.41

- Fire Chief John Wilson was installed as 2nd Vice President of the Delaware State Fire Chief Association at the State Fire Conference on September 18th.
- President / Past Chief Mark O'Bier was installed again as Treasurer of the Delaware State Fire Chiefs Association at the State Fire Conference on September 8th.
- SVFD Auxiliary member Ginni Trice was installed as 2nd Vice President of the Ladies Auxiliary of Delaware Volunteer Firefighters Association at the State Fire Conference on September 19th.



Seaford Police Department

Police Activity during period of Thursday, September 05, 2024 – Sunday, September 22, 2024 as reported by Chief Marshal Craft, Jr.:

INCIDENTS	2024	2023	2022	2021	2020
TOTAL COMPLAINTS	9,098	11,112	9,593	10,686	10,141
All crimes	4,021	5,010	6,164	6,107	5,803
Homicide	0	1	0	0	0
Robbery	9	24	8	14	9
Sex Crimes	9	25	18	30	39
Burglary	41 (17 Burg/ 24 TFV)	122 (58 Burg/64 TFV)	197	133	175
Drug Crimes	335	285	444	416	199
Overdose	28	43	31	26	26
All Traffic (E-Tickets)	5,438(2,483)	6,579 (1,898)	8,168 (2,105)	8,098 / (2,021)	7,770/ (1,448)
All DUI	66	72	79	71	44
All Crashes	536	684	656	620	533
False Alarms	263	343	546	521	426

- All crimes: **242** (defendants: **28** adults & **2** Juvenile)
 - Felony: **16**
 - Misdemeanor: **54**
 - Violations: **16**
 - Civil: **0**
 - Other: **156**
- **88% Clearance Rate** (overall = **20** PA and **10** PI) Fridays from 1000-2200 (**See Crime Chart Below**)



Additional Crime Data below: There were a total of **22 complaints** consisting of Assault, Aggravated Assault, Larceny, Fraud/Forgery, and Robbery: (7 Felony and 15 Misdemeanors); Excludes Shoplifting: (**50% clearance rate**): 10 PA, 1 PI, 3 A/A, 2 J/A, 4 E/C, and 2 U/F. Most incidents occurred on Mondays from 1100-1700.

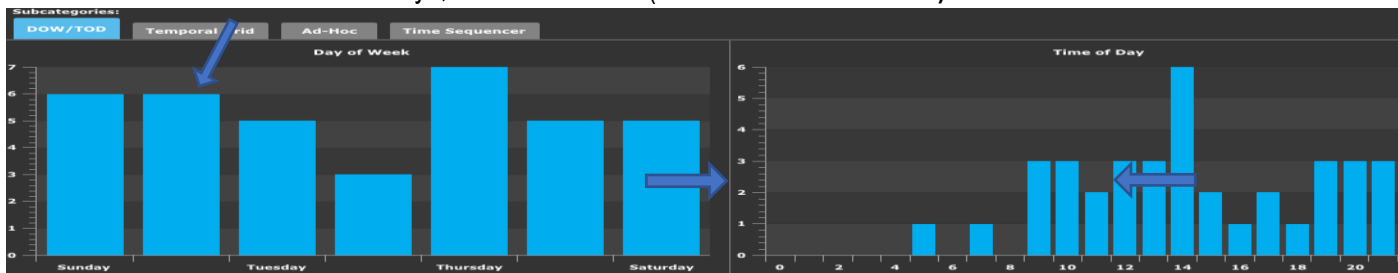
Drug Complaints:

- Drug Crimes: 20
 - Adult Arrest: 18
 - Juvenile Arrest: 0
 - Juvenile/No Custody: 0
 - Pending Active: 0
 - Pending In-active: 1
 - Prosecution declined: 1
- Search Warrant(s): 3
- Seized Firearms: 0
- Overdose: 2 (Chandler Heights and E. Collins Ave.)

Traffic:

- Contacts/Citations: **304** traffic contacts resulting in **154** citations and **20** warnings.
- DUI: 9 (9-Alcohol & 0-drug related) 0 - Crash related
- Crashes: 37
 - Fatal: 0
 - Injury: 2 (Front St & Poplar, and Herring Run Rd & Mears Drive)
 - Non-Reportable: 12
 - Reportable: 23

- **Additional Information: Driver Inattention – the primary cause of accidents)**
 - Hit & Run: **9** (Party Corner Pk lot, Senior center, private prop High St., Front & Poplar, E. King & Market, 3rd. St. & Front St., Stein & McKean, Stein & Front and N. Hall & Locust)
 - Bicycle: **1** (High St. & Memorial Drive)
 - Motorcycle/Scooter: **0**
 - Pedestrian: **3** (Front St & Poplar, Herring Run Rd & Mears Drive and Walmart Pk lot)* two of the three are the same as the reported injury crashes.
 - School Bus: **0**
 - Alcohol/drug-related crash: **0**
- Incidents: Thursdays, from 0900-2100 (See Crash chart below)



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

- **09/10/24:** SPD detectives assisted in a hit-and-run investigation involving a vehicle and pedestrian. They identified the suspect vehicle via surveillance footage and located it in person. A search warrant was obtained, and the suspect was identified. The case is active, pending a charging decision from the DOJ. **#71-24-8640**
- **09/12/24:** Officers found Jonathan Dugazon asleep in his vehicle on Chandler Heights property at 5:04 AM. After being told to leave, he remained, leading to a K9 search that indicated narcotics. A vehicle search revealed approximately 46 bags of heroin, .2 grams of crack cocaine, and paraphernalia. Dugazon was arrested on multiple drug charges and committed to SCI. **#71-24-8717.**
- **09/13/24:** An assault/robbery/kidnapping incident at Whispers Club led the Detective to identify a suspect (Kyal MacDonald). Warrants were obtained and Salisbury PD assisted SPD by taking MacDonald into custody in Salisbury, MD where he is detained pending extradition back to Delaware. A search warrant was executed on the victim's vehicle, and a seizure warrant was obtained for the suspect's cell phone. **#71-24-8747**
- **09/15/24:** Officers responded to an assault at Whispers where the victim claimed to have a handgun. Upon arrival, the victim was found injured but no firearm was located. He later admitted to fabricating the gun story. The victim had a BAC of .214 and was released to a sober family member. **#71-24-8834.**

- **09/16/24:** SPD detective began investigating a fraudulent check scam where the suspect attempted to pay the victim with a forged check, overpaying to solicit reimbursement. **#71-24-8825**
- **09/16/24:** Officers responded to a trespass complaint at 807 3rd St. Shawn Warren was found sleeping at the site, having damaged concrete, and possessing drugs. He was arrested on related charges. **#71-24-8887**
- **09/19/24:** Officers arrested Alyssa Varner for trespassing at Chandler Heights; she was previously barred from the property and found with heroin and paraphernalia. **#71-24-8996**
- **09/22/24:** Officers arrested Lynn Burse, for trespassing in a wooded area behind Lickety Splitz. He had prior trespass warnings and was found with crack cocaine and a pipe. **#71-24-9083**
- **09/10/24:** Amber Parsons resisted arrest during apprehension in a homeless encampment behind Gensis. She had three active capiases and was charged with resisting arrest, later committed to SCI on a \$1,000 cash bond. **#71-24-8650**

Admin:

- Attended Director, Staff, Liaison, and Council meetings as scheduled - Chief.
- 09/9/24 and 09/16/24: Statewide Strategic OPS meeting - D. Chief and Criminal Lt.
- 08/28/24: Sussex Community of Hope 'SCOH' meeting - Chief
- 09/03/24: Meeting with Neighborgood Partners Discussion on Homelessness - Chief
- 09/04/24: Meeting to discuss enhanced penalties for crimes related to shooting into structures - Chief.
- 09/05/24: Royal Subcommittee meeting - Chief

Community Events:

- Upcoming Event: Seaford Night Out - October 10, 2024, 5 - 7 pm.; More to come!
- Upcoming event: Cops and Cones at Lickety Splitz on September 26, 2024, from 6 – 8 pm.
- Ongoing "Food On" Program in partnership with the HELP Initiative - Officers Yost, Wilson, Blake, Kramer, and CADET Brumbley

Training/Other:

- SPEAR Team Training (ongoing) twice / month - Team Members (CADETS - scenarios)
- Ongoing annual citywide Sexual Harassment training.
- 09/12/24: Detectives James, Nanola, and Levis attended training at the Millsboro Police Department for SANEs.
- 09/16/24: SRO Wingate participated in a School Safety Talk at Central Elementary.

- 09/16/24 -09/17/24: ARIDE (Advanced Roadside Impaired Driving Enforcement) Training - Ptlm. Yost

CADETS:

- CADETS were on bicycle patrol and ride-alongs, assisting patrol officers with complaints, arrests, proactive pedestrian and bicycle stops, and community engagement. CADETS handled minor offenses, and multiple prisoner transports to SCI. CADET Morales was on two weeks military (Army National Guards).

Total Criminal Arrests:

Arres ts YTD	202 4 Tot al	202 4 Adu lt	202 4 Juv	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
Total	519	457	62	523	455	68	630	571	59	586	511	75	499	428	71

Councilman Holland reported on Administration.

MEETINGS:

- Met with Lisa Wool with the Nanticoke Conservancy regarding potential I&I resolution project.
- Attended the DEMEC annual dinner.
- Attended the Construction Coordination meeting.
- Attended a site tour of an industrial facility in Frankford DE.
- Participated in interviews.

OTHER WORK:

- Opened Property Disposal RFP and ranked responses.
- Opened Wire Trailer Bids.
- Opened Mower bids.
- Prepared Council agenda.
- Attended the DEMEC Executive Committee and Board meetings.
- Participated in the final inspection of the renovations to the Kiwanis Park Memorial.

INFORMATION TECHNOLOGY REPORT:

- Setup and add new switches to the rack.
- Switch configuration and testing.
- Server testing.
- Fixed fiber panel connections.

- Work with Verizon on business account point of contacts.
- Routine calls for technical assistance.

ADMINISTRATION REPORT FOR COUNCIL:

- Prepare for audit – prepare annual reconciliations.
- Attend annual DEMEC dinner meeting.
- Participate in interviews for the Customer Service Coordinator position – Congratulations to Kathy Anger
- All other business is routine – financial management, payroll & benefits, purchasing, billing, customer service, etc.

Councilman Bradley reported on Electric.

Since the last report Crew

Hung a new automatic capacitor bank on school lane.

Trimmed trees & vines behind the new laundromat location.

Fixed some conduit and wires at the tennis court lights.

Put up the flags for 9-11.

Removed vines from a pole on E Ivy Drive.

Took some material up to the DEMEC training yard and helped install some crossarms on training poles.

Changed out rubber gloves.

Did the monthly substation checks.

Dug in the primary conduit for the TRPM transformer locations.

Took down an old capacitor bank on Herring Run Road to replace it with a new automatic capacitor bank.

The employees took the sexual harassment training.

Hung a new automatic capacitor bank on Hurley Park Drive.

Director

Had a directors meeting.

Had my council liaison meeting.

Had a staff meeting.

Met with a sales rep on several items and concerns.

Had the bid opening for a wire trailer.

Had a progress meeting in Dover on the Seaford Innovation Center and scheduling of work.

Took my sexual harassment training. Attended the DEMEC annual dinner meeting.

Reviewed the bids for the wire trailer and sent my recommendations to Charles.

Had an AMI touchpoint meeting.

Reviewed the prints for the Balsamo & Gover Grant final phase projects.

Reviewed a residential solar application and sent the approval back.

Worked on the 10-year load forecast for DEMEC.

Upcoming Weeks.

Install the remaining automatic capacitor bans and get the fiber hooked up to them.

Work on the TRPM project.

Continue working in Belle Ayre single family residence section.

Continue changing the lights on Sussex Highway to LED.

Councilman Quillen reported on Code.

Code Department Report

- Issuing permits (270 Issued in 2024)
- Rental Licenses (1,796 Issued)
- Rental license renewals have been sent and are being processed.
- 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

Large project status's

- Mearfield 1 Phase 3 – Permits issued to Ryan homes for 51 lots. Water and Sewer testing is being conducted. Street grading to follow.
- BelleAyre Single Family –Danfield Dr – Construction started on homes on the first 10 lots. First 6 lots have been completed. Utilities for next section completed. Base paving has been completed on the next streets. Lennar homes has started construction on several lots, sales trailer has been placed on its lot. 8 more permits ready to issue.
- Western Sussex Business Campus – Paving around building finished.
- Nylon Capital – Demolition has started. Construction fence installed around rear of property. Building permit submitted to create new shell spaces in the former peebles and butlers sewing units. Fitout permit for Community Bank issued. Permits submitted for new del tech and tidal health shell buildings.
- Taylor Professional Center – Site grading completed, curbing and sidewalks to be installed this week.

Councilman Quillen reported on Parks and Recreation.

Accomplished week of 9/9

Parks – Drained, cleaned pumps, and re-started the fountain at Kiwanis Park
Parks – identified problem areas in irrigation at the sports complex – ordered parts to replace/repair
Parks – Prepped athletic fields for leagues & rentals
Rec. – Held third week of men's slow pitch

Rec. – Held second week of youth flag football & youth soccer – organized & distributed picture forms

Parks&Rec. – Worked with Bobby to tag trees for removal along Nylon Blvd

Parks&Rec. – Worked on completing ORPT grants for Riverwalk fishing pier, Oyster House Park, & Jays Next playground

Parks&Rec. – Hosted annual Coastal Clean-Up Day on 9/14 at Soroptimist Park – collected 232lbs of trash (see photo)

Accomplished week of 9/16

Parks – Removed 6 trees for visibility from Nutter Park

Parks – Held bid opening for new Front Mount Mower & Snow Blower Attachment

Parks – Prepped athletic fields for leagues & rentals

Rec. – Held 4th week of men's slow pitch

Rec. – Held 3rd week of youth flag football & youth soccer – held pictures on 9/17, 9/19, & 9/21

Parks&Rec. – Submitted two grants for the Outdoor Recreation, Parks, & Trails grant program on 9/16 for a total of \$52,500

Parks&Rec. – Confirmed details and advertising for Public NYC Bus Trip on 11/23 – more details to come

Parks&Rec. – Worked on logistics for upcoming Pink Walk event on 10/3 & Caroling in the Park on 12/2

Mayor MacCoy then called for a motion to close the Regular Council Meeting. Councilman Henderson made a motion to close the Regular Council Meeting. Councilman Quillen Seconded the motion; the motion so passed with all voting in favor.

The meeting was adjourned at 8:14 p.m.

Charles D. Anderson, City Manager

/bs