

**MINUTES OF THE OF THE MAYOR AND COUNCIL
DECEMBER 09, 2025
SEAFORD CITY HALL – 414 HIGH STREET**

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

Staff Members Present:

Charles Anderson-City Manager
Berley Mears – Director of Public Works
Trisha Newcomer-Director of Economic Development and Comm. Relations
Buddy Lynch – Code Inspector
Kristen Gordy – Recording Secretary

6:00 P.M. Mayor MacCoy calls the Regular Meeting to order.

Mayor MacCoy to call for a recess to present a proclamation to the Seaford Blue Jays' football team for winning the DIAA 1A 2025 State Championship at Seaford High School, 399 N. Market Street Extended.

Mayor MacCoy calls for a motion to recess to Seaford High School, 399 N. Market Street Extended for the presentation to the DIAA 1A 2025 State Championship Football team; Councilwomen Grassett made a motion to approve the recess for the presentation of the proclamation. Councilman Quillen seconded the motion. Mayor MacCoy called for a vote; all present voted in favor, the motion so passed.

7:00 P.M. Mayor MacCoy Reconvenes the Regular Council Meeting to Order

Invocation

Invocation led by Mayor MacCoy.

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

Mayor MacCoy led those present, in the Pledge of Allegiance

Changes to the agenda for this meeting.

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

Reminder of Executive Session to discuss Negotiations, Preliminary discussions of site acquisitions or sales/leases of real property.

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Approval of the minutes of the regular meeting on November 25, 2025.

Mayor MacCoy solicited any questions; there were none. Mayor MacCoy called for a motion; Councilwoman Dr. Grasset made a Motion to approve the minutes of the regular meeting on November 25, 2025. Councilman Holland seconded the motion. Mayor MacCoy called for a vote; all present voted in favor, the motion so passed.

Mayor Matt MacCoy to present a proclamation to the Seaford Fire Chief John “Jack” Wilson, III for his exemplary service to the Seaford Community.

Fire Chief John “Jack” Wilson, III presented a farewell address to Mayor and Council to share his admiration for the city for the time he has served the community.

PUBLIC COMMENT:

Jean Briggs of Seaford, De was present for Public Comment and presented information regarding her concern for improper notification of the variance meeting held on November 5th, 2025.

CORRESPONDENCE:

There was no correspondence.

Mayor MacCoy closed the Regular Meeting and opened the Public Hearing at 7:19 p.m.

7:19 PUBLIC HEARING:

1. Delaware Water Pollution Control Revolving Fund Binding Commitment Offer for City of Seaford – Martin Farms Sewer Relocation Phase 2 Project. The loan would be used to finance gravity sewer main relocation in portions of the Martin Farms neighborhood; West Locust Street, Read Street and McKean Street. The loan amount is \$2,070,000 for a term of 20 years and an interest rate of 2%.

Director of Public Works Berley Mears came forward and presented the information regarding the Martin Farms Sewer relocation project phase 2 of the \$2,070,000 loan and the information for the approval of the loan that would be used to finance gravity sewer main relocation in portions of the Martin Farms Neighborhood, West Locust Street, Read Street and McKean Street.

Mayor MacCoy solicited any questions from council and the public; there were none.

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2. Delaware Drinking Water State Revolving Fund Binding Commitment Offer for City of Seaford – Martin Farms Water Relocation Phase 2 Project. The loan would be used to finance water main relocation in portions of the Martin Farms neighborhood; West Locust Street, Read Street and McKean Street. The loan amount is \$1,250,000 for a term of 20 years and an interest rate of 2%.

Director of Public Works Berley Mears came forward and presented the information regarding the Martin Farms Water relocation project phase 2 of the \$1,250,000 loan and the information for the approval of the loan that would be used to finance the water main relocation in portions of the Martin Farms Neighborhood, West Locust Street, Read Street and McKean Street.

Mayor MacCoy solicited any questions from council and the public; there were none.

3. Delaware Drinking Water State Revolving Fund Binding Commitment Offer for City of Seaford – Nylon Well Improvements Project. The loan would be used to finance the construction of two new production wells and a new treatment station along Nylon Blvd. The loan amount is \$2,700,000 for a term of 20 years and an interest rate of 2%.

Director of Public Works Berley Mears came forward and presented the loan and the information for the approval of the \$2,700,000 loan that would be used to finance the construction of two new production wells and a new treatment station along Nylon Boulevard.

Mayor MacCoy solicited any questions from council and the public; there were none.

4. Coastal Property Ventures LLC on behalf of Tidal Health Nanticoke Inc, property owner of 100 Rawlins Dr, Tax Map and Parcel #331-5.00-13.01, is requesting a final site plan review for a proposed childcare center.

Code Inspector, Buddy Lynch came forward and presented the information for approval of the request of Coastal Property Ventures LLC on behalf of TidalHealth Nanticoke Inc., property owner of 100 Rawlins Drive, Tax map and parcel #331-5.00-13.01, for Final Site Plan approval for a proposed childcare center.

Mayor MacCoy solicited any questions from council and the public; there were none.

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Mayor MacCoy then called for a motion to close the Public Hearing and reopen the Regular Meeting.

Councilwoman Quillen made a motion to close the Public Hearing and Reopen the Regular Meeting. Councilman Holland seconded the motion, Mayor MacCoy then called for a vote, all present voted in favor, the motion so passed.

Mayor MacCoy closed the Public Hearing and reopened the Regular Meeting at 7:30 p.m.

Action on Public Hearing #1:

Delaware Water Pollution Control Revolving Fund Binding Commitment Offer for City of Seaford – Martin Farms Sewer Relocation Phase 2 Project. The loan would be used to finance gravity sewer main relocation in portions of the Martin Farms neighborhood; West Locust Street, Read Street and McKean Street. The loan amount is \$2,070,000 for a term of 20 years and an interest rate of 2%.

Mayor MacCoy then called for a motion.

Councilman Quillen made a motion to adopt Resolution R2025-06 that would permit the City to enter into a loan with the Delaware Water Pollution Control Revolving Fund for the Martin Farms Sewer Relocation Phase 2 Project. The loan would be used to finance gravity sewer main relocation in portions of the Martin Farms neighborhood; West Locust Street, Read Street and McKean Street. The loan amount is \$2,070,000 for a term of 20 years and an interest rate of 2% as presented. Councilman Holland seconded the motion. Mayor MacCoy solicited any questions on the Motion; there were none.

Mayor MacCoy then asked for a roll call vote:

Councilman Henderson voted yes based on the findings of facts and the improvement to the community;

Councilman Holland voted yes based on the findings of facts;

Councilman Bradley voted yes based on the findings of facts;

Councilwoman Grassett voted yes based on the findings of facts; and

Councilman Quillen voted yes based on the findings of facts;

The motion so passed.

Action on Public Hearing #2:

Delaware Drinking Water State Revolving Fund Binding Commitment Offer for City of Seaford – Martin Farms Water Relocation Phase 2 Project. The loan would be used to finance water main relocation in portions of the Martin Farms neighborhood; West

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Locust Street, Read Street and McKean Street. The loan amount is \$1,250,000 for a term of 20 years and an interest rate of 2%.

Mayor MacCoy then called for a motion.

Councilman Quillen made a motion to adopt Resolution R2025-07 that would permit the City to enter into a loan with the Delaware Drinking Water State Revolving Fund for the Martin Farms Water Relocation Phase 2 Project. The loan would be used to finance water main relocation in portions of the Martin Farms neighborhood; West Locust Street, Read Street and McKean Street. The loan amount is \$1,250,000 for a term of 20 years and an interest rate of 2% as presented. . Councilman Holland seconded the motion. Mayor MacCoy solicited any questions on the Motion; there were none.

Mayor MacCoy then asked for a roll call vote:

Councilman Henderson voted yes based on the findings of facts and the improvement to the city;

Councilwoman Grassett 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; and

Councilman Quillen voted yes based on the findings of facts;

The motion so passed.

Action on Public Hearing #3:

Delaware Drinking Water State Revolving Fund Binding Commitment Offer for City of Seaford – Nylon Well Improvements Project. The loan would be used to finance the construction of two new production wells and a new treatment station along Nylon Blvd. The loan amount is \$2,700,000 for a term of 20 years and an interest rate of 2%.

Mayor MacCoy then called for a motion.

Councilman Quillen made a motion to adopt Resolution R2025-08 that would permit the City to enter into a loan with the Drinking Water State Revolving Fund for the Nylon Well Improvements Project. The loan would be used to finance the construction of two new production wells and a new treatment station along Nylon Blvd. The loan amount is \$2,700,000 for a term of 20 years and an interest rate of 2% as presented. Councilman Bradley seconded the motion. Mayor MacCoy solicited any questions on the Motion; there were none.

Mayor MacCoy then asked for a roll call vote:

Councilman Henderson voted yes based on the findings of facts and the improvement to the city;

Councilwoman Grassett 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; and

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Councilman Quillen voted yes based on the findings of facts;

The motion so passed.

Building Official, Mike Bailey then presented the Finding of Facts for the Public Hearing Item #4:

Findings of Facts:

- Project: TidalHealth Kindercare Building
- Owners: TidalHealth Nanticoke, Inc.
- Property Locations- Rawlins Drive
- Tax Map & Parcel: 331-5.00-13.01
- Zoning: R4 Institutional Resolution
- Proposing to construct a new 12,000 sq.ft. building for Kindercare
- Parking Required-20 spaces
- Parking Provided-40 spaces (2 ADA)
- Received a variance for the childcare use from the Board of Adjustment May 2025
- Received approvals from: State Fire Marshall, Sussex Conservation
- Planning and Zoning made a recommendation for approval to Council. (December 4, 2025)

Mayor MacCoy then called for a motion.

Councilwoman Grasset made a motion to approve the request of Coastal Property Ventures LLC on behalf of Tidal Health Nanticoke Inc, property owner of 100 Rawlins Dr, Tax Map and Parcel #331-5.00-13.01, for a final site plan approval for a proposed childcare center as presented. Councilman Holland seconded the motion. Mayor MacCoy solicited any questions on the Motion; there were none.

Mayor MacCoy then asked for a roll call vote:

Councilman Henderson voted yes based on the findings of facts and

this project will help attract and retain health care professionals with added services to the community;

Councilwoman Grasset voted yes based on the findings of facts and for the continued need of quality childcare in our community;

Councilman Holland voted yes based on the findings of facts;

Councilman Bradley voted yes based on the findings of facts; and

Councilman Quillen voted yes based on the findings of facts;

The motion so passed.

NEW BUSINESS:

1. **Robert Herrera with 9th Street Development to update Council regarding the process of improvements at the Nylon Capital Center.**

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Robert Herrera, with 9th Street Development, presented the information regarding updates on the Nylon Capital Center project. Mayor MacCoy solicited any questions. Vice Mayor Henderson inquired what the capacity of the Mill will be. Mr. Herrea stated that the Mill will have 23 offices, and can accommodate up to 200 people, and approximately 30-40 people will use it at a time. Mayor MacCoy recognizes the efforts of Mr. Herrea for getting the projects done in a very transparent and engaging matter, as well as giving consistent updates to the Mayor and Council regarding the progress of the Nylon Capital Center. Vice Mayor Henderson recognizes the differences being made weekly to the Nylon Capital Center, Councilman Henderson also inquired if the concept drawing will be fulfilled with joist along the new boulevard, Mr. Herrea confirmed that they are trying to fulfill it, however there is approval needed from the state Fire Marshall to proceed with the project as planned.

Mayor MacCoy solicited anymore questions.; There were none.

2. Dr. Tiffany Garcia to update Council regarding Peninsula Chiropractic.

Dr. Tiffany Garcia presented the information regarding Peninsula Chiropractic.

Mayor MacCoy solicited any questions; there were none.

3. Bids – Seaford WWTP Upgrade and Expansion Phase I.

Chris Derbyshire, P.E. presented the information for The Bids regarding the Seaford Wastewater Treatment Plant. Mayor MacCoy solicited any questions; Vice Mayor Henderson inquired how many contractors attended the Pre-bid. Mr. Derbyshire responded that there were about a dozen contractors in attendance, many were sub-contractors or suppliers. There were four prime contractors and Mr. Derbyshire expected bids from two. The project is complex and will require a contractor with a certain skill set and a contractor that has done multiple projects like this. Vice Mayor Henderson also inquired about the age of the estimate and if the timeline had an escalation in the estimate for the extended timeline, and if the estimate was a result of the Market. Mr. Derbyshire responded that the estimate was updated in September of 2024 and reviewed again in April, there was no adjustment made at that point, the main adjustment was made in September. Mr. Derbyshire also stated the estimate has been affected by the market prices and the tariffs and that pricing is tough with the influx of projects currently in the Market.

Mayor MacCoy called for a motion; Councilman Quillen made a Motion to award the bid for the Seaford WWTP Upgrade and Expansion Phase I to the low bidder Bearing Construction, Inc. in the amount of \$13,100,500 as presented. Councilman Holland

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seconded the motion. Mayor MacCoy called for a vote; all present voted in favor, the motion so passed.

OLD BUSINESS:

There was no old business to discuss.

REMINDER OF MEETINGS & SETTING NEW MEETINGS:

1. City offices and utility divisions will be closed for the Christmas Holiday December 24th and 25th, 2025.
2. Trisha Newcomer will be acting City Manager December 19 – 25, 2025; June Meritt, Director of Finance will be acting City Manager December 26 – January 4, 2026.

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

Code, Parks and Recreation – Councilwoman Dr. Stephanie Grassett

Police & Fire – Vice Mayor Dan Henderson

Administration – Councilman Orlando Holland

Electric – Councilman Mike Bradley

Public Works & WWTF – Councilman Alan Quillen

Mayor MacCoy offers recognition to the dedicated staff and organizations.

Mayor MacCoy reminds the public of the Christmas light decorating contest, the judging will take place December 10th-12th.

Mayor MacCoy then offers recognition for the efforts regarding the Christmas Parade, he recognizes the city staff, and the Downtown Seaford Association for their efforts in a joyous parade.

Mayor MacCoy also reminds the public that Thursday December 11th the Council will be at the Drive-Thru Christmas on Merry Lane and recognizes the phenomenal job they do.

Mayor MacCoy thanked the council for their efforts and coming in early to congratulate the Seaford Blue Jays in their accomplishment of winning the DIAA 1A Championship football game; he also recognized Trisha Newcomer, Director of Economic Development, and Beth Stewart, City Clerk, for arranging the awards for the Football players. Mayor MacCoy also recognizes the efforts of the coaches and Seaford School District employees that made the championship win possible.

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Mayor MacCoy recognizes Chief Wilson and his service to the city.

Mayor MacCoy wishes everyone a Merry Christmas.

Mayor MacCoy solicited a motion to enter Executive Session,

Councilman Quillen made a motion to enter Executive Session, Councilwoman Grassett seconded the motion. Mayor MacCoy called for a vote; all present voted in favor, the motion so passed. The Council entered Executive Session at 8:24 p.m.

Mayor MacCoy reopened the Regular Council Meeting at 9:24 p.m.

Mayor MacCoy solicits a motion to act on items discussed in Executive Session.

Councilman Bradley made a motion to approve the draft purchase and sale agreement and related documents discussed in Executive Session subject to further amendments as may be necessary and appropriate to close on the proposed sale of real estate consistent with the discussion in Executive Session be to authorize the City Manager and City Solicitor to negotiate additional edits to the draft purchase and sales agreement that do not materially alter the intent or terms of the transaction as may be necessary to close on the proposed sale of the real estate consistent with the discussion in Executive Session and to authorize the Mayor and City Manager to execute all necessary documents to close on the proposed sale of real estate consistent with the discussion in Executive Session. Councilwoman Grassett seconded the motion. Mayor MacCoy called for a vote; all present voted in favor, the motion so passed.

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

Mayor MacCoy then called for a motion to close the Regular Council Meeting. Councilman Quillen made a Motion to close the regular council meeting. Councilman Holland seconded the motion. Mayor MacCoy called for a vote; all present voted in favor, the motion so passed.

The Meeting was adjourned at 9:26 p.m.

Charles D. Anderson, City Manager
/KG

Approved by Council: January 13, 2026

12/05/2025

Code Department Report

- Issuing permits (360 Issued in 2025)
- Rental Licenses (1,865 Units)
- 2026 Rental renewals are getting prepped to send out on December 1.
- 2026 License renewals for plumbers, septage haulers and trash vendors are being processed.
- Doing routine inspections for on-going projects
- Doing violation inspections throughout City
- Performing plan reviews for new permits
- Shannon and Buddy assisted with the Christmas Parade.

Large project status's

- **Mearfield 1 Phase 4** – Ryan homes finishing the lots they have under construction and are not continuing in Mearfield. They requested refunds on 11 permits. 17 Lots remain in phase 4.
- **BelleAyre Single Family** –Danfield Dr – Lennar has completed all the homes, developer still has one sewer line to test before dedication.
- **Western Sussex Business Campus** – Waiting for final inspection. Talked to KRM and they will be scheduling the inspection soon. They are also working on the first lease for storage space.
- **Nylon Capital** –Permits ready to go for the front building shell spaces. Fitout for “The Mill” has started. Deltech fitout permit issued and work has started. Tidal Health building construction progressing.
- **Modwash** – Building block and steel has started going up. Water and Sewer connections started.
- **Governors Grant Phase 4** – Utility installation underway. Lots are graded. DR Horton will be the builder. Submitted 5 master house plans for review. Plan to start submitting permits before end of year.
- **Aldi** – SCD and Deldot approvals expected shortly. Permit ready to issue as soon as we get copies of the approvals.
- **Cookout** – Final revised plans returned and have been approved. Still working on architectural plans for submission.
- **Seaford Inn** – Discussed potential demolition at planning session. Rough estimate of \$450,000 for demolition. Council approved unbudgeted expenditure for demolition. Demo bid package ready to send out in January.

Parks & Recreation
Council Liaison Report
for 12/8/25 Council Meeting

Accomplished week of 11/25

Parks – Cleaned out gutters from Parks shop
Parks – Removed planter baskets from High Street & Middleford Bridges – made irrigation repair on Middleford bridge
Parks – Raked up mulch and made a few repairs at the Jays Nest playground
Rec. – Have practices scheduled for youth basketball – to begin 12/1 & sent 10-13 game schedule to DIAA assignor for referees
Rec. – Have 11 kids registered for Little Wrestlers – to begin December 9 th
Parks&Rec. – Finalized program and printed/laminated new bells tags for Caroling in the Park on 12/1
Parks&Rec. – Registered Tina for RCX Sports Summit Jan 16-18 th in Orlando

Accomplished week of 12/1

Parks – Put together benches ordered for Hooper’s Landing
Parks – Cleared overgrown brush at bio pond on Virigina Ave (next to school soccer field)
Parks – Cleared brush and homeless “shelter” along Delaware Ave near Cross Christian Academy
Rec. – Held first week of youth basketball practices
Rec. – Have 15 kids registered for Little Wrestlers – to begin December 11 th due to proclamation at High School for Football Team
Rec. – Began working on basketball game schedule and completed ordering jerseys
Parks&Rec. – Hosted annual Caroling in the Park event on Dec 1 st – thanks to all who helped and attended!
Parks&Rec. – Submitted grant for reimbursement from the State of Delaware for planting 24 trees between the complex & lift station
Parks&Rec. – Researched tides for 2026 for Riverfest and put together an info sheet for Mayor & Council

Parks & Recreation Highlights 11/25 – 12/5

PARKS:

- Removed the spade & trowel planters from both bridges and made an irrigation repair on Middleford Road bridge
- Made a few minor repairs to the Jays Nest playground
- Assembled benches to be installed around Hooper's Landing
- Cleared brush on Delaware Ave near Cross Christian Academy & around School District Bio Pond

RECREATION:

- Scheduled and held first week of youth basketball practices
- Sent game schedule (only games not assigned teams) to DIAA referees to be scheduled for 10'13 league
- Have a total of 15 kids registered for Little Wrestlers clinic: to begin December 11th
- Completed ordering jersey for all basketball teams

SUPERINTENDENT:

- Finalized details for Caroling in the Park, which was hosted on Monday, December 1st (*thank you to all who helped & attended!*)
- Registered Tina for her first conference (RCX Sports Summit) from Jan 16-18 in Orlando, FL
- Submitted the Urban Community & Forestry grant reimbursement through the State of DE for the 24 recent tree plantings
- Created an information sheet for Mayor & Council for potential 2026 Riverfest event



Meeting of Mayor and City Council
Tuesday December 9, 2025
Fire and Police Department Liaison Reports



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 2025	1207 Calls	3.5
November 2025	108 Calls	3.6
December 2025	27 Calls *	3.3

*Calls per day so far in the month

EMS Statistics

Month / Year	Calls to date	Call per day
Total 2025	4320 Calls	12.6
November 2025	345 Calls	11.5
December 2025	94 Calls*	11.7

*Calls per day so far in the month

Total Department Responses

Year	Calls to date	Call per day
Total 2025	5527 calls	16.1

November Calls by Hours

Response Hours	TOTAL	WEEKEND
0001 hours to 0600 hours	7	3
0600 hours to 1800 hours	76	17
1800 hours to 2400 hours	25	8
Total Calls	108	28

November 2025

	Fire	EMS
Total Calls	108	345
Personnel Responding	867	683
Hours in Service	400:43	288:58
Personnel Hours	308:06	577:17
Patients		263
Miles Traveled	1040.7	2396.0
City Response	44	200
Out of City Response	48	121
Assist	16	24
Working Fires	1	
MVC Entrapments	1	

Significant Incidents

- 11/24/2025 – (Assist 72) Sussex Highway and Redden Road – Motor Vehicle Crash with Entrapment
- 11/24/2025 – (Assist 71) 24946 Sussex Highway – Working Commercial Structure Fire
- 12/02/2025 – (Assist 77) Old Furnace Road – Motor Vehicle Crash with Entrapment

Apparatus Status

- Brush 87 is out of service for pump repair

Fuel 1/04/2025 to 11/26/2025

# Usage	Gallons Used	Total Fuel Cost	Gross Cost	Net Cost	Unleaded	Diesel
68 times	106.02	3669.17	3669.17	3669.17	48 times used	20 times used
Fire	21 times	EMS	27 Times	Support	17 Times	

Training

- **Next Training:** Wednesday, December 17, 2025, at 1900 hours – Station 87 – Sussex County Technical Rescue Training

**Count of Classes and People by Class Category with Class Hours and Man Hours for Date Range
Passed/Failed: Both Passed and Failed | Start Date: 01/01/2025 | End Date: 12/31/2025**

	CLASS COUNT	TOTAL CLASS HOURS	COUNT OF PEOPLE	TOTAL MAN HOURS
Career Daily Training	350	365:35	1595	1749:00
Community Service Training	1	1:30	10	15:00
DSFS Core Classes	16	261:00	32	460:00
DSFS - Delaware Learning - ONLINE	1	3:00	1	3:00
DSFS - Other Class	1	5:00	6	30:00
DVFA Conference	5	13:45	27	65:45
EMS	5	64:00	39	196:00
Fire Officer Training	16	89:15	88	143:45
Firefighter Training	21	29:30	69	111:30
Inservice Department Training	1	1:00	5	5:00
National Fire Academy Class	1	48:00	1	48:00
Probationary/Junior Training	23	40:00	155	286:00
Rescue Training	3	23:00	14	64:00
Special Operations Training	1	1:00	5	5:00
SVFD Driver Training	77	87:45	178	198:00
Wednesday Training Nights	17	38:15	257	602:00
GRAND TOTALS:	539	1071:35	2482	3982:00

Emergency Medical Services / Career Services

- FF/EMT Lewis Donofrio & Alaina Strates completed E875 Driver Training Exam
- FF/EMT Hunter Hardesty has completed driver training on ET87
- EMT Aiden Twigg has started EMT FTO with Seaford as part time
- EMT Coryn Deitz starts EMT FTO Friday with Seaford as part time
- Lieutenant Micah Eddy has completed four years of service
- Lieutenant Robin Andino has completed 8 Years of service
- EMT Vikki Mast has completed 17 years of service

News and Events

2025 Community Events, Meetings, and Fire Prevention Total

# Events	Total Personnel	Total hours
158	1583	3086.25

- County Fire Prevention Awards, Seaford had (1) First Place Winner - Abigail Croft from Frederick Douglass Elementary. She will represent Sussex County and Seaford at the State Awards on January 4, 2026, in Cheswold, Delaware
- Chief Wilson, Deputy Chief Read, Assistant Chief Holmes, Captain O'Riley, Firefighters Drace and Hasting participated in the Georgetown Fire CO. Extrication Competition. Even though we didn't win, all of the members had a great learning experience on Saturday, November 29th.
- New Engine E873 has started production at the Pierce Manufacturing Plant in Bradenton, Florida. The Committee will be sent out in February 2026 for final inspection.
- SVFD members assisted Seaford United on November 27 with Thanksgiving Prep and delivery of meals to the less fortunate of our community. SVFD delivered 368 meals.
- Volunteer Probationary Firefighter Tyronna Matthews has completed his requirements to become an Interior Firefighter.
- December 6, 2025, SVFD participated in the City of Seaford Christmas Parade. SVFD Members, Families rode all of our fleet through the parade and had a good time.

- I would like to express my Thanks for 8 great years as Fire Chief and wish the entire City Government, Staff, Police, Employees, and Citizens a very Merry Christmas and Happy Holiday Season.

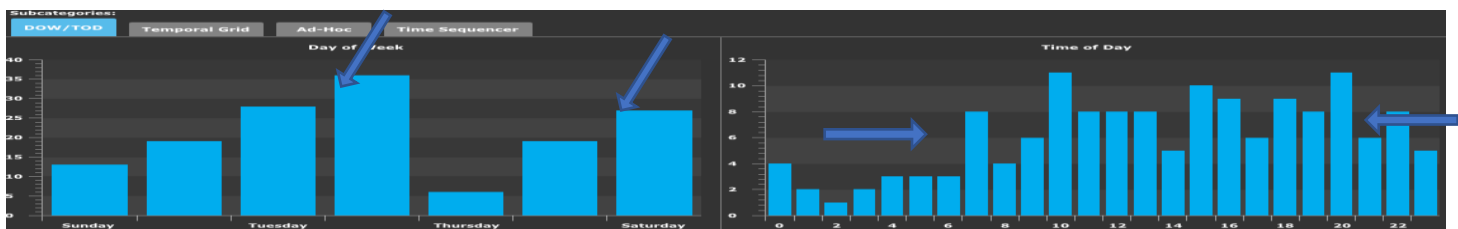


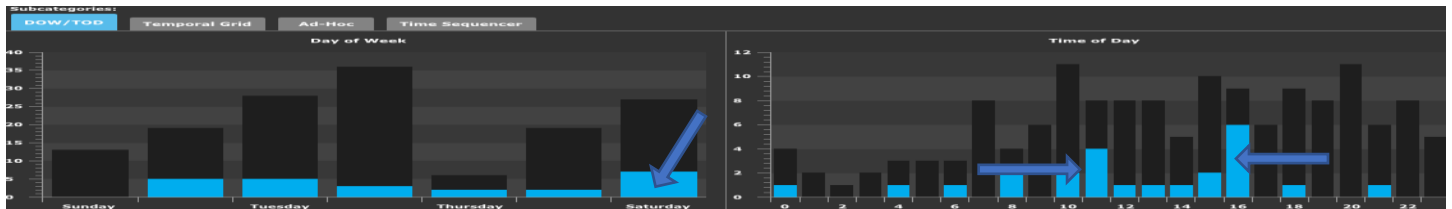
Seaford Police Department

Police Activity during period of **Monday, November 24, 2025 – Sunday, December 07, 2025** as reported by Chief Marshal Craft, Jr.:

INCIDENTS	2025	2024	2023	2022	2021
TOTAL COMPLAINTS	10,744	12,552	11,112	9,593	10,686
All crimes	4,360	5,559	5,010	6,164	6,107
Homicide	2	0	1	0	0
Robbery	8	15	24	8	14
Sex Crimes	34	22	25	18	30
Burglary	64 (31 Burg/33 TFV)	57 (24 Burg/33 TFV)	122 (58 Burg/64 TFV)	197	133
Drug Crimes	217	481	285	444	416
Overdose	17	32	43	31	26
All Traffic (E-Tickets)	5,654 (3,261)	7,527 (3,422)	6,579 (1,898)	8,168 (2,105)	8,098 / (2,021)
All DUI	79	102	72	79	71
All Crashes	597	741	684	656	620
False Alarms	342	373	343	546	521

- All crimes: **148** (defendants: **7** adults & **1** juvenile)
 - Felony: **12**
 - Misdemeanor: **27**
 - Violations: **8**
 - Civil: **0**
 - Other: **101**
- 85% Clearance Rate** (overall = **13** PA and **9** PI) Wednesday and Saturday from 0700-2200 (See Crime Chart below)





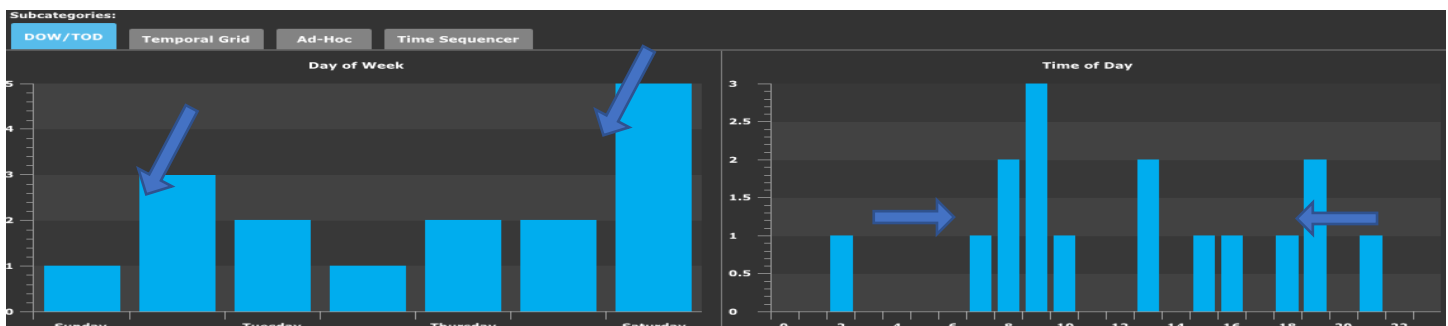
Additional Crime Data below: There were **24 complaints**, including Assault, Agg. Assault, Fraud, Larceny, Motor vehicle theft, and Weapon: (**11 Felonies** and **13 Misdemeanors**); excluding shoplifting: (**50% clearance rate**): **8 PA, 4 PI, 5 A/A, 1 J/A, 5 E/C, and 1 U/F**. Most incidents occurred on Saturday from 1100-1600.

Drug Complaints:

- Drug Crimes: **4**
 - Adult Arrest: **3**
 - Juvenile Arrest: **0**
 - Juvenile/No Custody: **0**
 - Pending Active: **0**
 - Pending Inactive: **0**
 - Prosecution declined: **1**
- Search Warrant(s): **1**
- Seized Firearms: **0**
- Money Seized: **0**
- Overdose: **1**

Traffic:

- Contacts/Citations: **193** traffic contacts resulting in **128** citations and **27** warnings
- DUI: **2** (2- Alcohol / 0- drug-related) - 1 crash-related
- Crashes: **16**
 - Fatal: **0**
 - Injury: **0**
 - Non-Reportable: **3**
 - Reportable: **13**
 - **Additional Information:**
 - Hit & Run: **2** (1-priv. prop (Woodland Mills); and Sussex Hwy & Norman Eskridge)
 - Bicycle: **0**
 - Motorcycle/Scooter: **0**
 - Pedestrian: **0**
 - School Bus: **0**
 - Alcohol/drug-related crash: **1**
 - Incidents: Monday & Saturday, from 0800-1900 (**See Crash chart below**)



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

Summary Report:

- **12/02/25 – Domestic-Related Altercation Involving a Knife – 200 Block N. Pine St**

Complaint #71-25-10578

SPD was dispatched to N. Pine Street for a domestic-related incident involving a knife. Investigation revealed that the defendant, Dilla Cucul Coc, entered the kitchen and began arguing with her mother, at which time she grabbed a knife while children were present, placing them in fear of imminent serious physical injury.

Charges: Aggravated Menacing; Endangering the Welfare of a Child x3; Offensive Touching

Disposition: Arrest – Adult

- **12/05/25 – Attempt to Cash Stolen Check – M&T Bank**

Complaint #71-25-10664

SPD was dispatched to M&T Bank for an attempted Forgery 2nd after defendant Joseph Pszenyczniak attempted to cash a stolen check in the amount of \$4,554.52 drawn on the victim, McMullen's & Son's, account. The bank contacted the victim, who confirmed the check was stolen. SPD apprehended Pszenyczniak and placed him under arrest.

Charges: Forgery 2nd; Theft

Disposition: Arrest – Adult

- **12/06/25 – Vehicle Pursuit Leading to DUI and Possession of a Deadly Weapon – Stein Hwy/School Lane**

Complaint #71-25-10686

An SPD officer attempted a traffic stop on a Subaru Legacy for operating at a high rate of speed. The operator, identified as Ethan Marine, failed to stop at the officer's command. Officers obtained the vehicle's tag number and responded to the registered address, observing Marine pulling into his driveway on Hickory Lane shortly thereafter. During the pursuit, Marine committed multiple traffic violations. Upon contact, Marine was found to be DUI, with an odor of marijuana coming from the vehicle. Sticking up from the side of the seat was an 8½-inch bladed knife with a black sheath, and Marine is a person prohibited due to his probationary status.

Charges: Possession of a Deadly Weapon by a Person Prohibited; DUI; Disregarding a Police Officer's Signal to Stop; Possession of Drug Paraphernalia; and numerous other traffic violations

Disposition: Arrest – Adult

- **12/06/25 – Stolen Harbor House Truck – Harbor House**

Complaint #71-25-10699

SPD was dispatched to Harbor House for a stolen/recovered vehicle complaint. The vehicle was described as a red 2022 Ram 3500 truck with a white container in the bed. The vehicle was recovered in Mardela Springs, Maryland. Investigation revealed the vehicle was most likely left unlocked, as there were no signs of damage upon recovery and no items were missing.

Charges: Pending

Disposition: Pending

- **12/06/25 – Fraud – Comfort Suites**

Complaint #71-25-10702

SPD was dispatched to the police department lobby for a walk-in complaint regarding the theft of a debit card. Investigation revealed that the victim, age 62 or older, accidentally left his debit card at the motel counter. When he woke up the next day, five unauthorized charges totaling \$82.33 had been made. A review of motel surveillance video captured suspect Tre'dale Harris taking the victim's card. As a result, warrants have been obtained for Harris.

Charges: Unlawful Use of a Payment Card; Theft (Felony)

Disposition: Pending

Admin:

- Attended Director, Staff, Liaison, and Council meetings as scheduled - Chief

- 12/01/25: Statewide Strategic Ops meeting - Lt. Mills
- 12/02/25 -12/04/25: MAGLOCLN Police Board Meeting - Chief
- 12/03/25: Coffee with Danny - D. Chief

Community Events:

- Ongoing "Food On" Program in partnership with the HELP Initiative - SPD Officers
- 12/01/25: Assisted with Rehoboth Beach Christmas Parade
- 12/04/25: Assisted with Georgetown Christmas Parade
- 12/05/25: Funeral Services for Retired Chief Gary Flood: SPD Admin and SPD Honor Guard
- 12/06/25: Seaford Christmas Parade: All SPD Personnel
- 12/07/25: Delaware C. O. P. S. Annual Blue Light Vigil at Leg Hall: Chief and Deputy Chief

Training/Other:

- SPEAR Team Training (ongoing) twice / month - Team Members

Total Criminal Arrests:

Arrest s YTD	2025 Total	2025 Adult	2025 5 Juv	2024 Total	2024 Adult	2024 4 Juv	2023 Total	2023 Adult	2023 3 Juv	2022 Total	2022 Adult	2022 2 Juv	2021 Total	2021 Adult	2021 1 Juv
Total	466	436	30	720	642	78	523	455	68	630	571	59	586	511	75

Respectfully Submitted,
Councilman, Fire and Police Liaison, and Vice Mayor



Dan H Henderson

Two Week Work Report

11/24/25 to 12/5/25

Charles Anderson, June Merritt &
Trisha Newcomer

MEETINGS:

- Attended the housing summit at Better Homes of Seaford.
- Met with the City Solicitor regarding several legal items pending.
- Attended the pre-bid meeting for manhole #16 repairs project.
- Attended the Code Department meeting.
- Anteceded Rep. Short's coffee meeting at the senior center.
- Met with a resident regarding several issues on Perkins Street.

OTHER WORK:

- Prepared the Council agenda.
- Worked on potential land purchase details.
- Reviewed a draft agreement of sale for land in Wester Sussex Business Campus.
- Attended the DEMEC Holiday mixer in Smyrna.

INFORMATION TECHNOLOGY REPORT:

- Configuration and Distribution of FY26 PCs.
- Work with storage server upgrades.
- Camera connectivity reconfigurations for connectivity.
- Restored PTZ connection at the sports complex.
- Work on phone lines.
- Routine calls for technical assistance.

ADMINISTRATION REPORT FOR COUNCIL:

- Prepare for final fieldwork for FY 2025 audit.
- Attend DEMEC board meeting and annual holiday luncheon..
- Prepare for utility disconnects for non-payment – TOO COLD, couldn't disconnect.
- All other business is routine – financial management, payroll & benefits, purchasing, billing, customer service, etc.

Input:

Charles Anderson, CM

June Merritt, DF & HR

Trisha Newcomer, DED & CR

Council Liaison Report

Electric Department

Period ending 12/7/25

Since the last report

Crew

Built 3-phase distribution expansion along Market St. Ext. to upgrade Children and Families First (Seaford House) to 3-phase electric service. Awaiting contractor to finish secondary work before energizing

Hung up Christmas lights for holiday season.

Moved parklet for Christmas parade.

Set pole at Atlanta Rd. entrance of 900 W. Stein Highway. Double dead-ended pole to prepare for future riser pole and removal of overhead distribution lines along Atlanta Rd.

Continued tree trimming.

Director

Completed and submitted DelDOT permit for circuit expansion at Sunrise Motel.

Worked on DelDOT permit for Seaford Innovation Center

Reviewed two new solar applications and did a phone call walk through with Jay Waller regarding said solar apps.

Attended DEMEC Holiday mixer

Met with Laurel PD regarding a request to help set camera poles. Provided quote for labor and materials.

Reviewed applications for Groundman position

Upcoming Weeks.

Continue work in Mearfield 1 phase 4.

Continue work on Seaford Innovation Center.

Council Liaison Report
Public Works & Wastewater
Departments
Date 12/08/25

Past two weeks:

Public Works:

- Continued with leaf machine
- Ran all vehicles through DMV
- Held prebid meeting for Dolby manhole rehab
- Cleaned parade route
- Placed barricades for parade
- Had a meeting with U of D for the CDS funding applications
- Had a complete break of water service at 805 Cypress and repaired on Saturday 12/6
- Picked up a lot of L & L
- Supplied barricades for Santa's house
- Operators attended training classes
- 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 good.
- Dewatering: Performance is decent, filtrate dirty.
- Received and reviewed Corrective Action Report from Coastal Bioanalysts regarding DMRQA45 (daily monitoring report quality assurance) study results. Submitted to DNREC 11/25/25.
- Completed final PAA report.
- Annual reviews for SWP (storm water plan) and SPCC (spill prevention, control, countermeasure).
- Conducted Orient annual inspection.
- Drafted notification for septage haulers about temporary cessation of service.
- Installed new polymer pump at BFP (belt filter press).
- Completed DSWA and Septage reports.

Upcoming two weeks:

Public Works

- Install new water services to lots on King St.
- Replace water service on Pond St.
- Run water line to SVLS
- Have check valves replaced at 534
- Order materials to replace flow meter at Arbutus station

WWTF & COMPOST

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

Berley Mears, DPW