

MINUTES OF THE OF THE MAYOR AND COUNCIL
May 26, 2026
SEAFORD CITY HALL - 414 HIGH STREET

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

Staff Members Present:

Charles Anderson, City Manager
Trisha Newcomer, Director of Economic Development & Comm.
Relations
Mike Bailey-Building Official
Beth Stewart - Recording Secretary

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

Invocation

Invocation led by Councilman Mike Bradley.

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

Mayor Matt 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 the Executive Session:

Negotiations.

Approval of the minutes of the regular meeting on May 12, 2026.

Councilwoman Grassett made a motion to approve the minutes of the regular meeting on May 12, 2026. Councilman Bradley seconded the motion. Mayor MacCoy asked for a vote; all present voted in favor.

Approval of the minutes of the Budget Workshop meeting #1 on May 5, 2026.

Councilman Quillen made a motion to approve the minutes of the Budget Workshop #1 meeting on May 5, 2026. Councilwoman Grassett seconded the motion. Mayor MacCoy asked for a vote; all present voted in favor.

PUBLIC COMMENT:

Mayor MacCoy inquired if there was anyone there for Public Comment.

Deborah Hall of 307 Pine Street was present for public comment. Ms. Hall came forward and requested that Council deny the owner's request found under New Business Item #1 on tonight's agenda. Ms. Hall presented her concerns regarding the appeal of the criminal nuisance violations issued to the property located at 331 N. Pine Street.

Paul Cell of 327 Pine Street was present for public comment. Mr. Cell came forward and presented his concerns regarding the appeal of the criminal nuisance violations issued to the property located at 331 N. Pine Street.

MINUTES

REGULAR MEETING OF THE MAYOR AND COUNCIL

May 26, 2026

Jennifer DeMuro of 322 N. Pine Street was present for public comment. Ms. DeMuro came forward and presented her concerns regarding the appeal of the criminal nuisance violations issued to the property located at 331 N. Pine Street.

Alicia DeMuro of 327 N. Pine Street was present for public comment. Ms. DeMuro came forward and presented her concerns regarding the appeal of the criminal nuisance violations issued to the property located at 331 N. Pine Street.

Dale Short of 325 Pine Street was present for public comment. Mr. Short came forward and presented his concerns regarding the appeal of the criminal nuisance violations issued to the property located at 331 N. Pine Street.

Mayor MacCoy inquired if there were any additional requests for Public Comment; there were none.

CORRESPONDENCE:

There was no correspondence.

Mayor MacCoy called for a motion to close the Regular Council Meeting and open the Public Hearing.

Councilman Quillin made a motion to open the Public Hearing. Councilman Bradley seconded the motion; the motion so passed with all voting in favor.

Mayor MacCoy closed the Regular Meeting and opened the Public Hearing at 7:17.

PUBLIC HEARING:

- 1. Mr. Brandon Hamilton, Sussex County Community Development and Housing, to present information for the development of an application to the State of Delaware Community Development Block Grant (CDBG) Program to include the City of Seaford.**

Brandon Hamilton with Sussex County Community Development and Housing came forward and presented the information for approval for the City to participate in the development of an application to the State of Delaware Community Block Grant (CDBG) program to include the City of Seaford.

Mayor MacCoy solicited any questions from Council; Vice-Mayor Henderson thanked Mr. Hamilton for coming and for providing the information. He inquired about the number of participants currently on the waiting list and reported that the city should be seeking more participants so that it would qualify for the funding. Mr. Hamilton reported that the Code Department could recommend homes in need and that could qualify for this program. He reported that he has information that he could provide to the city to pass out to the residents. Vice Mayor Henderson inquired about the median income threshold to qualify. Mr. Hamilton reported that in a single-person household, the maximum income would be \$57,800 per year and for a family of four it would be \$82,550.00 per year. Mr. Hamilton reported that if you would like to apply, please call the office at 302-855-7777, or to go onto the website and fill out the application online.

MINUTES

REGULAR MEETING OF THE MAYOR AND COUNCIL

May 26, 2026

Councilman Bradley inquired about the approval process if a property owner doesn't reside at the property. Mr. Hamilton responded that they do follow HUD guidelines, and there is a verification process where proof of residency is checked.

Mayor MacCoy solicited any further questions from Council; Councilman Quillen reported that he felt this was a great service for our community and a wonderful opportunity to help the community in need. He thanked Mr. Hamilton for his efforts. Mayor MacCoy solicited any questions from the public; there were none.

Mayor MacCoy called for a motion to close the Public Hearing and Re-Open the Regular Meeting.

Vice-Mayor Henderson made a motion to close the Public Hearing. Councilman Bradley seconded the motion; the motion so passed with all voting in favor

Mayor MacCoy then closed the Public Hearing portion of the meeting and reopened the regular meeting at 7:31 P.M.

Mayor MacCoy then called for a motion. Vice-Mayor Henderson made a motion to approve participation in the development of an application to the State of Delaware Community Development Block Grant (CDBG) program to include the City of Seaford and permit the Mayor to execute all necessary documents on behalf of the City as presented. Councilwoman Grassett seconded the motion; the motion so passed with all voting in favor. Mayor MacCoy solicited any questions on the Motion; there were none.

Mayor MacCoy then asked for a roll call vote:
Vice-Mayor Henderson voted yes based on the community benefits to the City of Seaford;
Councilwoman Grassett voted yes based on community benefits to the citizens of the City of Seaford;
Councilman Bradley voted yes based on the cooperative agreement from others;
Councilman Quillen voted yes based on the community benefits to the City of Seaford;
The motion so passed.

NEW BUSINESS:

1. City Council to hear an appeal of criminal nuisance violations issued to the property located at 331 N. Pine Street in accordance with Section 5.4.5 of the Municipal Code.

Building Official, Mike Bailey came forward and presented the information on the appeal of a criminal nuisance violation issued to the property located at 331 N. Pine Street.

Councilwoman Grassett reported that during that first violation, the person in question had just left the St. Johns Parking lot after harassing employees at the preschool.

Mayor MacCoy confirmed with the Building Official that the property owner was given documentation following each strike, and the property owner did not appeal any of these strikes at that time. Mr. Bailey confirmed that his appeal was filed on the first two strikes after receiving his third strike. Mayor MacCoy inquired about what would

happen if a homeowner received a third strike. City Manager, Charles Anderson reported that the property owner's fees will triple for a five-year period, and on the fourth strike, the property will be sold or vacated. Councilwoman Grassett confirmed that in previous years, the homeowner had only reached up to two strikes, as strikes are removed after one year from receiving them.

Vice-Mayor Henderson inquired about whether the property owner was even able to file the appeal on the first and second strike as the five days had already expired. City Manager, Charles Anderson reported that any staff decision can be appealed to Council, so if he had filed an appeal on the third strike, we would still be here.

Councilman Bradley reported that he had spoken with the neighbors about the situation, and he felt the property owner's lack of action shows that he doesn't care.

Councilman Quillen inquired if Mr. Bailey had a total count of all of the strikes on the property. Mr. Bailey reported that he did not have that information available.

City Manager, Charles Anderson asked Mr. Bailey how long he has been the Building Official for the City of Seaford and how long this ordinance has been in place. Mr. Bailey reported that he has been the Building Official for the City of Seaford since 2017 and this ordinance has been in place for about two years. Mr. Bailey reported that prior to this ordinance, violation notices were issued, which would lead to a condemnation, then the property owner can make repairs and get the condemnation lifted. He reported that this property owner has had this happen a couple of times. He reported that with this new ordinance, we have the tools to enforce additional penalties on the property owners. Mr. Bailey confirmed that this specific property has been a habitual issue. He reported that Mr. Brahmbhatt, the property owner, was here for any questions.

Property owner, Gautamkumar Brahmbhatt came forward and presented his information regarding his appeal of a criminal nuisance violation of his property located at 331 N. Pine Street, Seaford, Delaware 19973.

Councilman Quillen asked Mr. Brhambhatt if he felt accountable for what has been going on at 331 N. Pine Street. Mr. Brahmbhatt reported that he spoke to his tenants about the issues, and they were going to take the necessary actions to clean up the property, but the City came before they could get it cleaned up. Council discussed with Mr. Brahmbhatt why he hasn't addressed any of the issues that have been reported to him.

Councilwoman Grassett reported that she felt he did not respond to the first or second strike, but he is responding now because there will be a fee increase with the third strike. Mr. Brahmbhatt reported that he was out of the Country when he received the strikes. Councilman Quillen reported that an appeal still could have been filed. Councilwoman Grassett reported that she drives past that property every day, and there is always somebody hanging outside of that property. The parties continued with discussions regarding the ongoing issues at 331 N. Pine Street.

Mayor MacCoy reported that the property has been a problem for a long time, and the problem needs to be fixed.

Vice-Mayor Henderson suggested that Mr. Brahmbhatt change his business model or change his lease, so that some of the fines can be recovered from the tenant.

Vice-Mayor Henderson asked the Building Official, Mike Bailey, to remind the Council what happened on North Front Street regarding strikes and how they were handled.

Mr. Bailey reported that the strike that was assessed on the North Front Street property was rescinded because there was a pursuit with police, and this person used the North Front Street property to hide from police. Once the strike was issued, the property owner immediately appealed the strike.

The parties continued to discuss the details of strikes and the ongoing issues at 331 N. Pine Street.

Mayor MacCoy then called for a motion. Councilman Quillen made a Motion to deny the appeal of the two criminal nuisance violations issued to the property located at 331 N. Pine Street in accordance with Section 5.4.5 of the Municipal Code as presented. Councilman Bradley seconded the motion; the motion so passed with all voting in favor.

2. NXT Level Sports to update City Council on their new Seaford location.

Steven Matalavage, Miguel Aceves, and Alexis Torres came forward and presented the information on their new 50,000 sq.ft. indoor soccer facility that they will be opening up in Seaford, Delaware at the Western Sussex Business Campus.

Mayor MacCoy thanked them for their presentation. Councilman Quillen reported his excitement for this facility. Vice-Mayor Henderson inquired about the turnaround during tournaments. Mr. Torres reported that arena soccer is a little different; the games are only 30 minutes long, so it's possible to have one-day tournaments. The group continued to discuss the facility and expressed their excitement about this type of facility coming to the City of Seaford.

Mayor MacCoy solicited any further questions from Council; Council thanked them for their time and efforts.

3. Mayor MacCoy to appoint new members to the Police Chief's Advisory Board.

City Manager, Charles Anderson presented the information for approval of the recommendation of the Mayor of the new members to the Police Chief's Advisory Board.

Mayor MacCoy solicited any questions from Council; Councilwoman Grasset reported that Jean Odaris is a local Pastor with a Haitian congregation, a Captain at the Delaware Correctional Facility in Smyrna.

Tasaihn Hughes came forward and reported that he is from Seaford, that he graduated from Seaford High School, he was a member of the 2011 football team and he is honored to be part of the Chiefs Council. Mr. Hughes thanked everyone for having him.

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

Mayor MacCoy then called for a motion. Councilwoman Grasset made a Motion to approve the recommendation of Mayor MacCoy to appoint

Jean Odaris, 215 Hickory Lane and Tosajhn Hughes, 1207 Orchid Drive, to the Police Chief Advisory Board as presented. Councilman Quillen seconded the motion; the motion so passed with all voting in favor.

4. Present for approval the appointment of Records Officers and Authorized Agents for FY2027.

City Manager, Charles Anderson presented the information to approve the appointment of the Records Officers and Authorized Agents for FY2027.

Mayor MacCoy solicited any questions from Council; Vice-Mayor Henderson reported that there were some discussions with staff to update the annual approval for appointment of Records Officers and Authorized Agents. He reported that, going forward, as long as there are no changes to the authorized agents, this appointment should just roll over annually instead of having to go before Council for approval. He reported that if any of the authorized agents needed to be added or changed, then it would come back to be presented to Council for approval with the changes or updates at that time.

Mayor MacCoy confirmed that if someone were to step down, would this then be brought back to Council? City Manager, Charles Anderson reported that, yes, if there were any changes in employees or assignments for employees, it would be brought back to Council for approval.

Mayor MacCoy then called for a motion. Vice-Mayor Henderson made a Motion to approve the appointment of Records Officers and Authorized Agents for FY2027 and thereon until there is such document is altered and as presented. Councilman Bradley seconded the motion; the motion so passed with all voting in favor.

OLD BUSINESS:

There was no Old Business.

REMINDER OF MEETINGS & SETTING NEW MEETINGS:

There was no Reminder of Meetings.

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

Police & Fire- Councilwoman Stephanie Grassett

Code, Parks and Recreation - Councilman Dan Henderson

Administration - Councilman Orlando Holland (read by Councilman Henderson)

Electric - Councilman Mike Bradley

Public Works & WWTF - Councilman Alan Quillen

Mayor MacCoy called for a motion to close the Regular Council Meeting and hold an Executive Session for the purpose of discussing Negotiations.

Vice-Mayor Henderson made a motion to hold an Executive Session for the purpose of discussing negotiations. Councilman Quillen seconded the motion; the motion so passed with all voting in favor.

The Regular Council Meeting closed at 8:56 p.m.

MINUTES

REGULAR MEETING OF THE MAYOR AND COUNCIL

May 26, 2026

Mayor MacCoy reopened the Regular Council Meeting at 10:08 p.m.

Mayor MacCoy then called for a motion to adjourn the Regular Council Meeting. Councilwoman Grassett made a motion to adjourn the Regular Council Meeting. Councilman Bradley seconded the motion; the motion so passed with all voting in favor.

The meeting was adjourned at 10:08 p.m.

Charles D. Anderson, City Manager
/bs

Approved by Council: June 9, 2026



**Seaford Volunteer Fire Department
Fire Station 87
Seaford, Delaware
Fire Chief's Report**

To: City of Seaford City Council
From: Fire Chief Matthew Read
Date: May 26th, 2026
RE: **Bi-monthly Fire Department Operational Report**

Fire Statistics

Month / Year	Calls to date	Call per day
YTD 2026	567	3.88
May 2026	96	3.70

*Calls per day as of 11:00 on 05/26/2026

EMS Statistics

Month / Year	Calls to date	Call per day
YTD 2026	1,952	13.37
April 2026	354	13.62

*Calls per day as of 12:00 04/28/2026

Total Department Responses

Year	Calls to date	Call per day
Total 2026	2,519	17.25

Significant Incidents

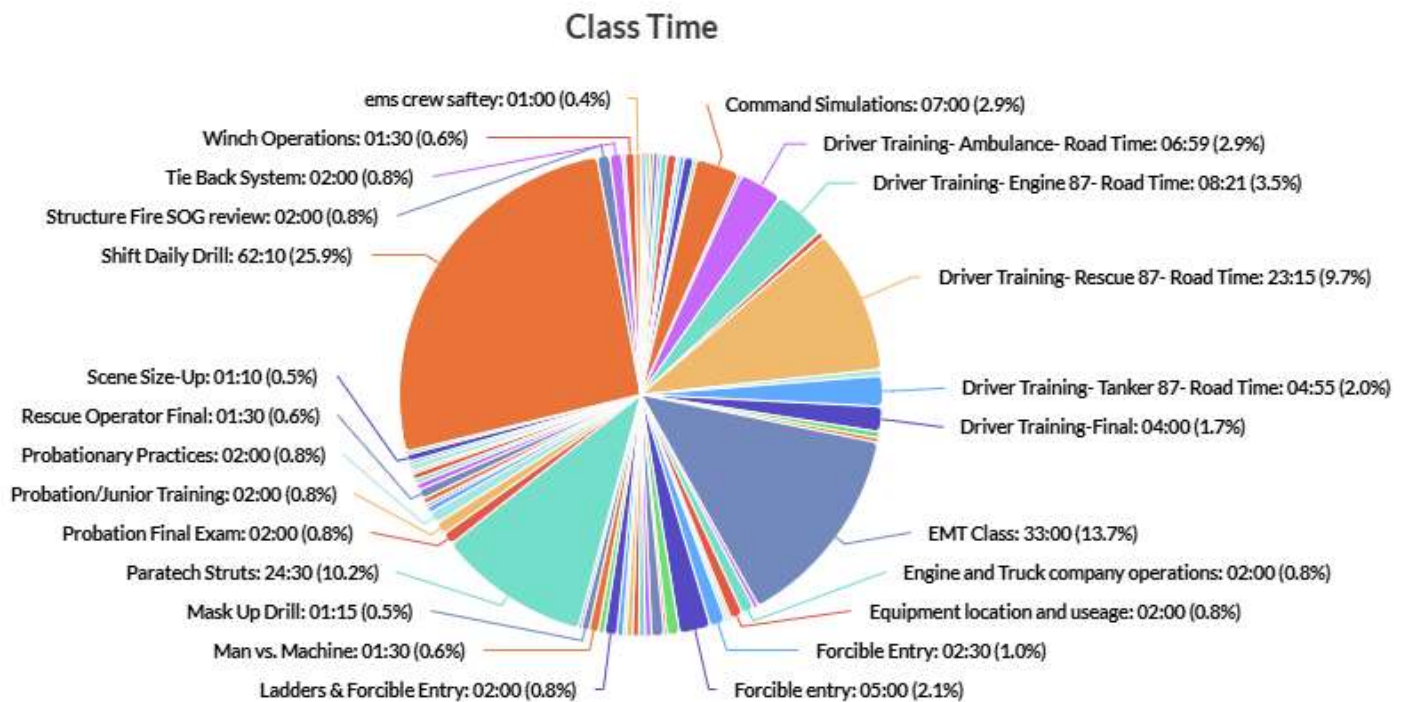
- 05/08/2026 – Assist Delmar with a barn fire
- 05/08/2026 – Assist Laurel with a car in water with subject trapped
- 05/10/2026 – Assisted Federalsburg with 2 chicken houses on fire
- 05/21/2026 – MVC with Shooting – German Road
- 05/22/2026 – Brush/Field fire – Owls Nest Rd
- 05/23/2026 – Reported building fire – 49 Fallon Ave.
- 05/26/2026 – MVC w/ Ejection – Matts Rd

Apparatus Status

- E872 remains in reserve
- A87 oos at Frederick Ford for transmission issue

Training

- **Last Training:** Wednesday, May 20th – Boat Operations
- **Next Training:** Wednesday, June 17th – Driver Requalification



Career Services

- FF/EMT Dean Helsel is out of work for 6 weeks with an ankle injury that occurred on duty.
- Working with a third party company called N-Sure to audit our EMS billing to make sure we are receiving all money available from insurance companies

News and Events

- New engine 873 has completed tool mounting. Working on drivers training and a few small warranty issues. Hope to have it in service within the next couple weeks
- Committee for the new Ladder 87 traveled to Appleton, Wisconsin May 19th-21st to complete the engineering conference. Ladder is expected to hit the production line early fall of 2026.
- New ambulance that was ordered in 2024 has hit production. Should be completed in early July.
- Last week was EMS appreciation week. SVFD provided lunch each day for employees as a thank you for their hard work and dedication to the department.
- Department is investigating expansion of our building on Atlanta Road. We are out of space at the firehouse and need additional room for storage. Expanding on Atlanta road is one of a couple options we're considering.



SEAFORD POLICE DEPARTMENT

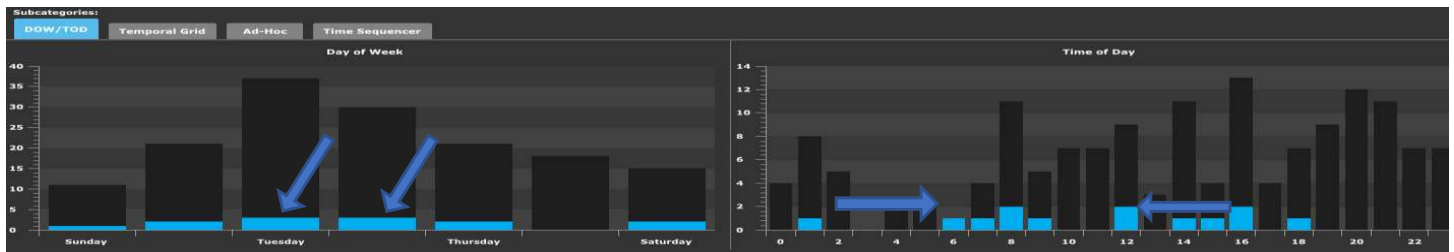
300 Virginia Avenue
Seaford, Delaware 19973



TO: City Manager Charles Anderson; Police Commissioner Dan Henderson
FROM: Chief Marshall Craft
RE: Liaison Report
DATE: May 22, 2026 (Monday, May 11, 2026 – Thursday, May 21, 2026)

INCIDENTS	2026	2025	2024	2023	2022
TOTAL COMPLAINTS	4,281	11,468	12,552	11,112	9,593
All crimes	1,848	4,708	5,559	5,010	6,164
Homicide	0	2	0	1	0
Robbery	0	8	15	24	8
Sex Crimes	7	35	22	25	18
Burglary	20 (12 Burg/8 TFV)	67 (33 Burg/34 TFV)	57 (24 Burg/33 TFV)	122 (58 Burg/64 TFV)	197
Drug Crimes	151	241	481	285	444
Overdose	6	18	32	43	31
All Traffic (E-Tickets)	2,378 (1,383)	6,136 (3,504)	7,527 (3,422)	6,579 (1,898)	8,168 (2,105)
All DUI	29	82	102	72	79
All Crashes	277	651	741	684	656
False Alarms	164	371	373	343	546

- All crimes: **153** (defendants: **11** adults & **6** juveniles)
 - Felony: **9**
 - Misdemeanor: **35**
 - Violations: **4**
 - Civil: **0**
 - Other: **105**
- 84% Clearance Rate** (overall = **18** PA and **6** PI) Tuesday from 0800-2300 (See Crime Chart below)



Additional Crime Data below: There were **13** complaints, including Assault, Fraud, Larceny, Indecent Exposure: (**2** Felonies and **11** Misdemeanors); excluding shoplifting: (**54% clearance rate**): **4** PA, **2** PI, **4** A/A, **1** J/A, **2** E/C, and **0** U/F. Most incidents occurred on Tue & Wed from 0600 to 1200.

Drug Complaints:

- Drug Crimes: **8**
 - Adult Arrest: **4**
 - Juvenile Arrest: **2**
 - Unfounded: **0**
 - Pending Active: **1**
 - Pending Inactive: **0**
 - Prosecution declined: **1**
- Search Warrant(s): **0**
- Seized Firearms: **0**
- Money Seized: **0**
- Overdose: **0**

Traffic:

- Contacts/Citations: **218** traffic contacts resulting in **44** citations and **7** warnings
- DUI: **1** (Alcohol/drug-related) - 0 crash-related
- Crashes: **15**
 - Fatal: **0**
 - Injury: **1** (High St. e/o Poplar St)
 - Non-Reportable: **5**
 - Reportable: **9**
 - **Additional Information:**
 - Hit & Run: **4** (2) private Property Parking; (1) Sussex Hwy & Tharp Rd;
(1) Pine St. & E. High St.
 - Bicycle: **0**
 - Motorcycle/Scooter: **0**
 - Pedestrian: **1** (Pine St. & E. High St)
 - School Bus: **0**
 - Alcohol/drug-related crash: **1**
 - Incidents: Tuesdays from 1200-1600 – primary cause: *driver inattention* (See Crash chart below)



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

Summary Report:

05/12/26 | Burglary Suspect Apprehended Following Foot Pursuit | Bridgeville Highway / Chandler Heights Area

Complaint #71-26-3987

Seaford Police assisted Delaware State Police with a burglary investigation involving a fleeing suspect. Officers utilized city camera technology to monitor the suspect's movements, leading to a coordinated foot pursuit. The suspect was taken into custody without injury. Charges are pending through Delaware State Police.

05/12/26 | Wanted Subject Arrested After Foot Pursuits | Front Street / Clarence Street Area
Complaint #71-26-4003

Officers attempted to stop an individual who provided false identifying information before fleeing on foot. After an extensive search involving Seaford Police and Delaware State Police, the suspect was located hiding near a residence and taken into custody following a brief struggle. The suspect was found to have multiple active warrants and was charged with resisting arrest, providing false information, and related offenses.

05/13/26 | Domestic Threat Investigation | Wisteria Lane
Complaint #71-26-4006

Officers responded to a domestic disturbance involving threats of violence toward a family member. Following the investigation, the suspect was arrested and charged with Terroristic Threatening. A no-contact order was issued.

05/14/26 | Felony DUI Arrest / Offensive Touching on Officer | Grottos – Sussex Highway Area
Complaint #71-26-4042

Officers responded to a report of an intoxicated individual who had driven to a local business. Following field sobriety testing, the driver was arrested for felony DUI (3rd offense). During processing, the suspect attempted to strike an officer and was additionally charged with Offensive Touching on a Law Enforcement Officer.

05/14/26 | Medical / Mental Health Incident | Commercial Area Near Papa John's
Complaint #71-26-4045

Officers and EMS personnel responded after an injured individual was discovered inside a commercial dumpster. The individual appeared to be experiencing mental health-related issues and was transported for medical evaluation. No criminal charges were filed.

05/14/26 | Wanted Subject Investigation | Holly Oak Drive
Complaint #71-26-4053

Seaford Police assisted Delaware State Police with an investigation involving a wanted individual believed to be staying at a local property. Evidence linked to the suspect was located during the investigation; however, the individual was not apprehended. The suspect remains wanted on multiple felony and probation violation warrants.

05/14/26 | Drug Arrest Following Traffic Stop | Perkins Avenue / Nutter Drive Area
Complaint #71-26-4055

During a traffic stop, officers detected the odor of marijuana and conducted a vehicle search, locating approximately 270 grams of suspected marijuana packaged for distribution. The juvenile suspect was taken into custody and charged with Possession with Intent to Deliver and related drug offenses.

05/14/26 | Assault Arrest | High Street Apartment Complex
Complaint #71-26-4093

Officers responded to an assault complaint where the victim sustained facial injuries. The suspect attempted to leave the scene but was quickly identified and taken into custody. The individual was charged with Assault 3rd Degree.

05/12/26 | Police Assistance During Homicide Investigation | Concord Pond Boat Ramp Area
Complaint #71-26-4278

Seaford Police assisted Delaware State Police during a homicide investigation stemming from a shooting incident near the Concord Pond boat ramp. Officers assisted with scene security, traffic control, and hospital security. One juvenile victim later died from injuries sustained during the incident.

Admin:

- Attended Director, Staff, Liaison, and Council meetings as scheduled - Chief
- 05/11/26 - 05/13/26: MAGLOCLEN Policy Board Meeting - Chief
- 05/14/26: GVI Meeting - Chief, D. Chief, Criminal Lt.
- 05/19/26: Attended Budget Presentation #2 - Chief
- 05/19/26 - 05/21/26: DACP Chiefs Conference/Training - Chief and D. Chief

Community Events:

- "Food On" Program in partnership with the HELP Initiative - SPD Officers
- 05/06/26: Department-wide community engagement philosophy – Officer H. Blake
- 05/14/26: Back the Blue Caravan event - SPD Personnel

Training/Other:

- SPEAR Team Training (ongoing) twice / month - Team Members
- Dover Police Academy: Began Sun 01/11/26 (June 05, 2026 graduation at DSU) - Three SPD recruits
- 05/20/26: Field Training Officer (FTO) in-house training - (4) officers

Total Criminal Arrests:

Arrests YTD	2026 Total	2026 Adult	2026 Juv	2025 Total	2025 Adult	2025 Juv	2024 Total	2024 Adult	2024 Juv	2023 Total	2023 Adult	2023 Juv	2022 Total	2022 Adult	2022 Juv
Total	184	166	18	507	472	35	720	642	78	523	455	68	630	571	59

Special Observance – National Police Week: * *Picture provided below as an option for the SLIDE deck.*

During the reporting period, the department observed **National Police Week (May 11, 2026)**, honoring fallen officers and recognizing the continued dedication, service, and sacrifice of all law enforcement personnel.

Seaford Police Department
Published by Tyler Justice · May 11 at 8:13AM ·

This week is National Police Week. A week to remember all those who lost their lives in the line of duty and to celebrate those who work to keep us safe.



Seaford Police Department
Published by Tyler Justice · May 6 at 8:02AM ·

Officer Blake saw these kids playing some basketball and decided to stop by and shoot around some. He might have even challenged them to a push up competition.



5/26/2026

Code Department Report

- Issuing permits (124 in 2026)
- Rental Licenses (1,861 Units)
- 2026 Rental inspections are being scheduled and completed.
- Doing routine inspections for on-going projects
- Doing violation inspections throughout City
- Performing plan reviews for new permits

Helpful Code Facts!

Chapter 3 - Animals

§3.2.2 No person shall keep any livestock, swine, cow, bull, sheep, pig, goat, goose, duck, **chicken, hen, rooster**, turkey, poultry fowl, rabbits or like animal or other farm animal, as well as snakes, foxes, wolves or other wild animals, within the City of Seaford.

Large project status's

- **Mearfield 1 Phase 4** –17 Lots remain in phase 4. GMB reinspected phase 3 prior to dedication, and few items remaining for repair. Ryan homes has started construction for a new model home.
- **BelleAyre Single Family** –Danfield Dr –Waiting for dedication inspection request.
- **Nylon Capital** –Permits issued for the front building shell spaces. Fitout for “The Mill” has started. Deltech final inspection scheduled for this week. Tidal Health building construction progressing. Contractor is paving around the Mill.
- **Modwash** – All inspections a have passed, opening this week.
- **Governors Grant Phase 4** – DR Horton has several homes under construction.
- **Aldi** – Building steel is going up.
- **Cookout** – Building plans are being finalized for permit submission.
- **Seaford Inn** –Final plans submitted and being reviewed.

Parks & Recreation
Council Liaison Report
for 5/26/26 Council Meeting

Accomplished week of 5/4

Parks – Completed stump grinding at Nylon Blvd, Oyster House Park, Soroptimist, & Parks Shop
Parks – Completed 5 work orders (7 total grass work orders this season)
Parks – Had two tires replaced on JD 3033R Tractor
Parks – Worked on irrigation maintenance in various locations
Rec. – Held 4 th week of men’s slow pitch and 5 th week of youth soccer
Rec. – Worked on playoff scheduling for youth soccer
Parks&Rec. – Held bid openings for new Recreation building & porta john services
Parks&Rec. – Met with Sussex Conservation to review locations of riprap replacement in bio ponds
Parks&Rec. – Attended FY27 Budget Mtg #1 on 5/5
Parks&Rec. – Attended National Day of Prayer on 5/7

Accomplished week of 5/11

Parks – Completed 6 work orders (13 total grass work orders this season)
Parks – Replaced two rails and made repairs to Hooper’s Landing fence
Parks – Each person from Parks Dept assisted PW with Clean-up week
Parks – Assisted with set up for Seaford Tomorrow’s Friday Night Live
Rec. – Held 5 th week of men’s slow pitch and 6 th week of youth soccer – had to cancel 13U games due to rain, worked on rescheduling
Rec. – Assisted PW with clean-up week 5/13 + 5/14
Parks&Rec. – Ordered hats for Parks Dept for Summer
Parks&Rec. – Executed estimate for Sussex Conservation District to use RC&D funding to pay for 80% cost of bio pond riprap project
Parks&Rec. – Sent Alice Adkins revisions to DSA’s special event application based on council approval on 5/12 for 250 th event
Parks&Rec. – Assisted Seaford Tomorrow with their first Friday Night Live of the season – very successful!

Accomplished week of 5/18

Parks – Worked on irrigation at sports complex – trouble with irrigation heads, installed a new type in a few locations
Parks – Drained and replaced pump in Kiwanis Park fountain, trimmed trees & set-up tent for Memorial Day service
Parks – Cut routine areas, created screen to preserve sand from Jays Nest, & held 2 interviews for seasonal Parks position on 5/22
Rec. – Held 6 th week of men’s slow pitch and 7 th week of youth soccer – playoffs to begin week of 5/25
Rec. – Have 10 kids registered for upcoming Youth Pickleball Clinic in June
Parks&Rec. – Attended budget workshop meeting #2 on 5/19
Parks&Rec. – Received additional quotes for Riverview park roof repair & worked on getting 3 rd quote for PTAC unit at Parks shop

Parks & Recreation Highlights 5/11 – 5/22

PARKS:

- Completed 13 grass cutting work orders so far this season
- Worked on irrigation maintenance in various locations – ordered new heads to try at the sports complex and installed several last week
- Drained and replaced pump at Kiwanis Park fountain, also trimmed trees and set up tent for Memorial Day service
- Maintained athletic fields for Recreation programs and rentals

RECREATION:

- Completed weeks 5 and 6 of Men's Slow Pitch softball and posted scores/standings online
- Completed weeks 6 & 7 of Youth Soccer – worked on rescheduling due to a few rained out games, playoffs to begin this week
- Have 10 youth registered for the upcoming Youth Pickleball Clinic – June 16th, 18th, 23rd, & 25th

SUPERINTENDENT:

- Worked with Sussex Conservation and reviewed the riprap replacements for 3 city bio ponds, received RC&D Funding to cover 80% of the cost
- Attended the FY27 Budget Workshop #2 on 5/19
- Assisted Seaford Tomorrow with their first Friday Night Live event – very successful! Hoping for same turn out the rest of the season, next event is Friday, June 5th from 5pm – 8pm
- Received quotes for Riverview Park pavilion roof repair as well as HVAC unit for the Parks Shop

Council Liaison Report

Electric Department

Period ending 5/24/26

Since the last report

Crew

Helped with clean-up week

Performed monthly substation checks

Retired 3-phase overhead wire in front of Seaford Innovation Center along Stein Highway and relocated a transformer and streetlight

Reconfigured wire along Stein Highway to prepare for pole replacement at 500 E. Stein Hwy with DPL and Lambert Cable Services. Work will happen on Wednesday 5/27

Pulled in new 3-phase underground wire to Seaford Inn and energized transformer.

Pulled in 3-phase underground wire to transformer location at building E.1 of Seaford Innovation Center

Set 2 new transformers in Governors Grant Phase 4 and made wire terminations

Director

Helped with clean-up week

Met on site at Seaford Innovation Center to discuss work sequencing along Atlanta Rd.

Met on site at ALDI location to discuss infrastructure installation

Worked on organizing inventory and ordered new inventory

**Prepared estimates for ALDI Food Market on Sussex Highway and Cavan
Construction on Park Avenue**



**Administration, Economic Development/Community Relations & IT Liaison Report
May 11, 2026 – May 22, 2026**

City Manager Charles Anderson

MEETINGS:

- Attended a meeting with the Seaford School District regarding the tennis court project.
- Met with Hastings Marine to discuss necessary repairs within the east Riverwalk area.
- Met with representatives from Gardner Gibson Asphalt Plant regarding a potential utility service connection.
- Met with an engineer to discuss Phase IV improvements for Seaford Town Center (former power plant site).
- Attended the DEMEC Q1 Finance Committee meeting.

OTHER WORK:

- Prepared the City Council agenda.
- Worked on budget revisions and presentation materials for Budget Meeting #2.
- Traveled to Legislative Hall in support of HB 292, the “Grace Peterson” bill.
- Reviewed revisions to the Nylon Well site plan and associated property line survey information.
- Participated in City clean-up week efforts.
- Participated in interviews for part-time Parks Department positions.

Director of Economic Development & Community Relations Trisha Newcomer

INFORMATION TECHNOLOGY REPORT:

- Worked with outside vendor on SCADA technical assistance.
- Worked with Mid-South Audio to correct mic issue with Council Chamber podium.
- Routine calls for technical assistance.

ECONOMIC DEVELOPMENT/COMMUNITY RELATIONS REPORT:

- Assisted with Clean-Up Week.
- Attended/Worked Friday Night Live Event on 5/15.
- Met with Sussex County & DeOne about a preliminary potential grant opportunity.
- Attended two-day supervisory training at DEMEC.
- Meeting with Hastings Marine regarding the east Riverwalk sidewalk project.
- Participated in a radio interview spot on WGMD sponsored by Community Bank Delaware.
- Participated in PT Parks interviews.
- Attended budget workshop meeting #2

ADMINISTRATION REPORT:

- Attended the 2nd workshop for the FY 2027 Budget.
- Attended the monthly DEMEC board meeting.
- Prepared for contract negotiations with Teamsters/Police Department.
- Met with representative from New York Life, voluntary employee benefit offerings.
- Attend Edmunds GovTech webinar on Employee Self Service and Timekeeping options.
- All other business is routine – financial management, payroll & benefits, purchasing, billing, customer service, etc.

Council Liaison Report

Public Works & Wastewater

Departments

Date 05/25/26

Past two weeks:

Public Works:

- Clean up week and a half
- Barricades for events
- Caught up on big piles from clean up week
- CCTV project still under way, they are encountering a lot of roots and grease
- Held multiple meetings in person and on-line
- Performed all routine tasks; swept, L & L, big piles, read meters, re-reads, disconnects, hung pink tags, collected State water samples, supplied barricades for various events, etc...

WWTF & COMPOST

- Plant: Performance is excellent, effluent is crystal clear.
- Dewatering: Performance has been good.
- Oxid blower #1 bearing repair not economical; replaced with new motor.
- Oxid blower #4 new motor received and will be installing soon.
- Clean up week, week of 5/11. Still loading dumpsters.
- West sand filter down for idler wheel repair.
- Meet with Gardener Asphalt to discuss options for boiler blowdown disposal.
- Removed motor and failed hydraulic drive unit from WAS pump #1.

Upcoming two weeks:

Public Works

- Continue CCTV project
- Prepare FY27 paving bids
- Install auto valve at pool
- Replace remaining service on King St.
- Run water line to SVLS

WWTF & COMPOST

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

Berley Mears, DPW