

AGENDA
REGULAR MEETING OF THE MAYOR AND COUNCIL
August 26, 2025
SEAFORD CITY HALL - 414 HIGH STREET

The meeting will be streamed via live feed.

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

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

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

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

7:00 P.M. Mayor MacCoy calls the Regular Meeting to order.
Invocation
Pledge of Allegiance to the Flag of the United States of America.
Changes to the agenda for this meeting.
Approval of the minutes of the regular meeting on August 12, 2025

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

PUBLIC COMMENT:

1.

CORRESPONDENCE:

1.

PUBLIC HEARING:

1. 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 preliminary site plan review for a proposed childcare center.
2. Present a second reading of an Amendment to Chapter 15, of the Municipal Code by amending §15.22.2 (C), §15.22.3(H) and §15.52.3(C) that would permit retail adult use marijuana sales in the City of Seaford.

MAYOR TO CLOSE PUBLIC HEARING AND TAKE ACTION ON PUBLIC HEARING ITEMS AS NECESSARY.

AGENDA

REGULAR MEETING OF THE MAYOR AND COUNCIL

August 26, 2025

PUBLIC HEARING ACTION REQUIRED (ROLL CALL VOTE REQUIRED)

1. 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 preliminary site plan review for a proposed childcare center.
2. Present a second reading of an Amendment to Chapter 15, of the Municipal Code by amending §15.22.2 (C), §15.22.3(H) and §15.52.3(C) that would permit retail adult use marijuana sales in the City of Seaford.

NEW BUSINESS:

1. Mr. Charles Kistler, Executive Director of the HELP Initiative to provide an update to the Council regarding the Safer Community Campaign.
2. Present for approval two recommended appointments to the Police Chief's Advisory Board representing the Town of Blades, DE.
3. Bids - Renovations to the Women's Locker Room at the Police Department.

OLD BUSINESS:

1. Present for a second reading changes to Section 11.6.4(A)(33) and Section 11.6.28(B) of the Municipal Code that would expand the definition of Significant Industrial User (SIU) to include language allowing certain SIU's to be classified as Non-Significant industrial users. **(ROLL CALL VOTE REQUIRED)**

REMINDER OF MEETINGS & SETTING NEW MEETINGS:

1. Friday Night Live, September 5th, 5 PM - 8 PM, located behind City Hall in the grass lot.
2. City Offices Closed - Monday, September 1, 2025, in observance of the Labor Day Holiday.

LIAISON REPORTS:

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

Page 3

AGENDA

REGULAR MEETING OF THE MAYOR AND COUNCIL

August 26, 2025

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

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

Date Posted: **TLN**

Posted by: **8/18/25**

ORDINANCE #2025-06

NB# 4
1/22/25
RED-LINE

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SEAFORD, an ordinance to

amend Chapter 15, of the Municipal Code of Seaford, Delaware relating to "Zoning", in the manner

following, to wit:

PH #2
2/26/25

Chapter 15, of the Municipal Code of Seaford, Delaware is hereby amended by amending §15.22.2 (C), §15.22.3(H) and §15.52.3(C) to read as shown on the following pages.

07/22/2025	Date of First Reading
??/??/2025	Date of Second Reading & Adoption
??/??/2025	Date of Advertisement
??/??/2025	Date the Ordinance is Effective

CITY OF SEAFORD

By: _____
Mayor

Witness: _____

Attest: _____
City Manager

CHAPTER 15 – Zoning, Land Use & Development

ARTICLE 22 – C-2 Highway Commercial District

§15.22.2 Uses by Right.

A. Adult use retail Marijuana Store, pursuant to a valid license duly issued by the State of Delaware, pursuant to Title IV, Delaware Code, Chapter 13., and removal of marijuana and its related derivatives from the schedule 1 designation at the Federal level by necessary act of the Federal Government. Subject to the specific use regulations of Article 52 of this Chapter.

§15.22.3 Uses by Special Exception.

~~1. H. Adult use retail Marijuana Store, pursuant to a valid license duly issued by the State of Delaware, pursuant to Title IV, Delaware Code, Chapter 13, and removal of marijuana and its related derivatives from the schedule 1 designation at the Federal level by necessary act of the Federal Government. Subject to the specific use regulations of Article 52 of this Chapter.~~

ARTICLE 52 – Specific Use Regulations

§15.52.5 Adult Use Retail Marijuana Store.

C. Hours of operation shall be limited to ~~7~~9:00 a.m. to ~~8~~10:00 p.m., Monday through Friday; ~~10:00 a.m. to 5~~10:00 p.m. on Saturday, and ~~12:00 noon to 8:00 p.m. on~~ ~~no~~ retail operations may take place on Sundays.

NB#4
7/22/25
CLEAN
COPY

ORDINANCE #2025-06

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SEAFORD, an ordinance to amend Chapter 15, of the Municipal Code of Seaford, Delaware relating to "Zoning", in the manner following, to wit:

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ARTICLE 52 – Specific Use Regulations

§15.52.5 Adult Use Retail Marijuana Store.

- C. Hours of operation shall be limited to 9:00 a.m. to 10:00 p.m., Monday through Saturday, and 12:00 noon to 8:00 p.m. on Sundays.



Seaford Survey Findings

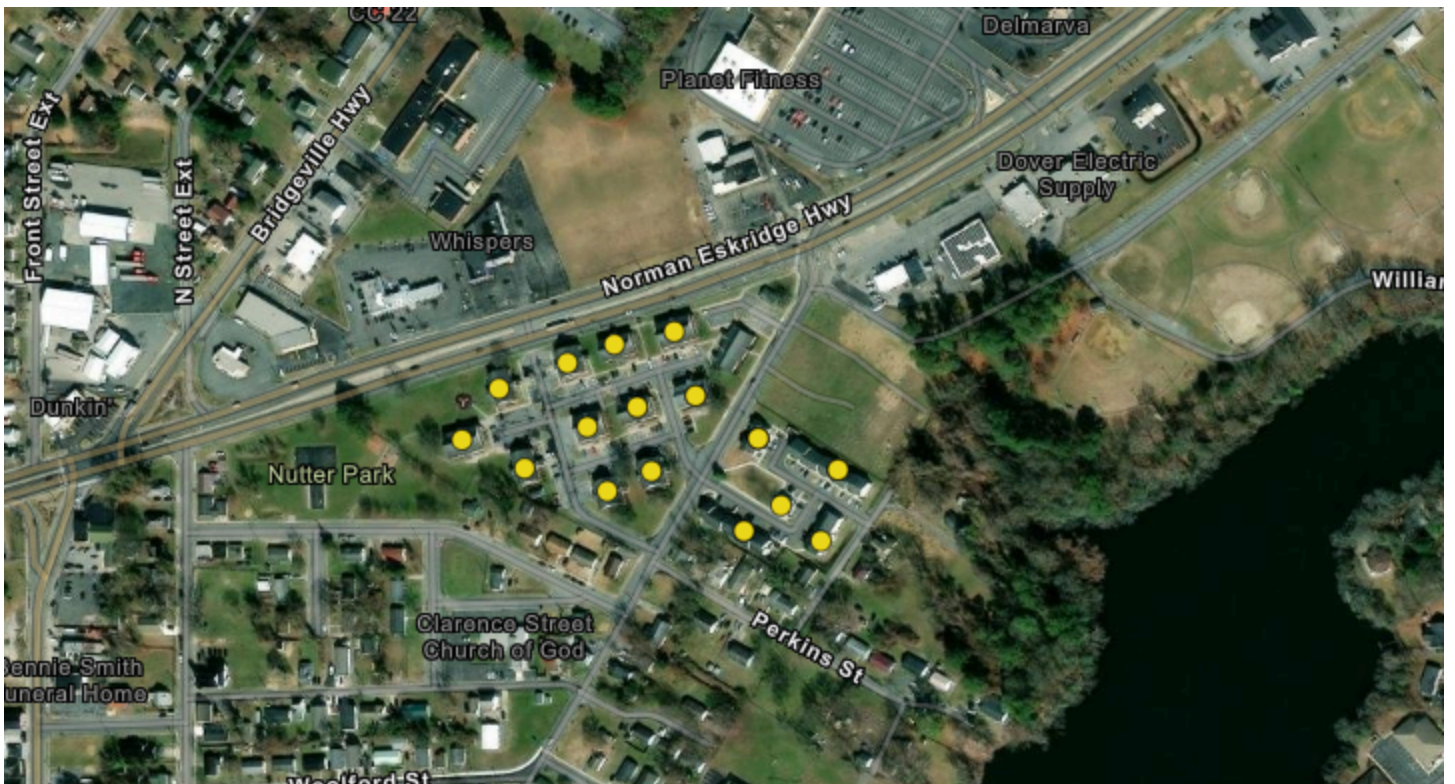
Chandler Heights & Meadowbridge Apartments

August 20, 2025

Overview

In recent weeks, Help Initiative engaged with residents from two Seaford communities — Chandler Heights and Meadowbridge. More than 40 neighbors participated, sharing their perspectives on neighborhood safety, their primary concerns, and the changes they hope to see.

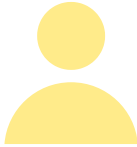
What we heard was clear.



Maxar | Esri Community Maps Contributors, Delaware FirstMap, VGIN, © ...

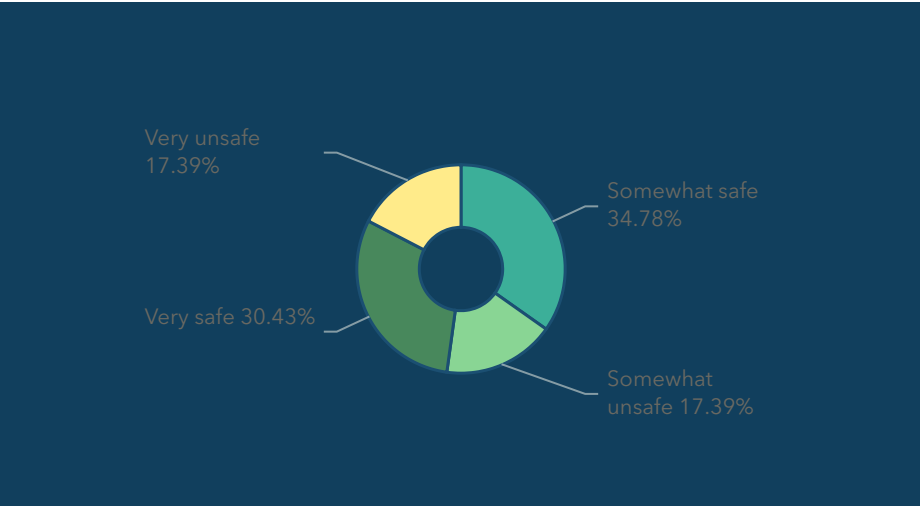
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Chandler Heights

 23

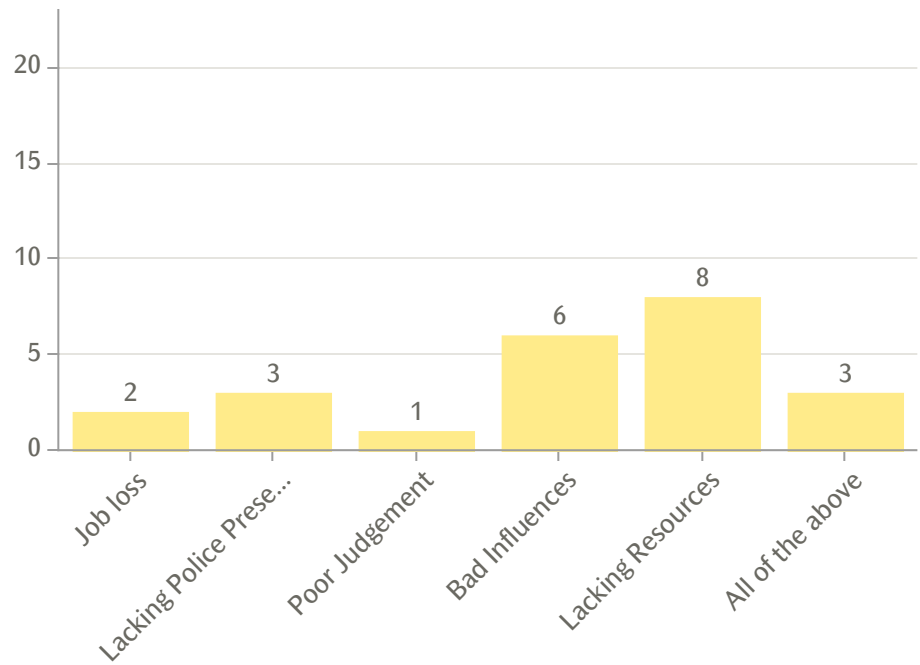
Residents joined the campaign

Safety Concerns



"How safe do you feel in your neighborhood?"

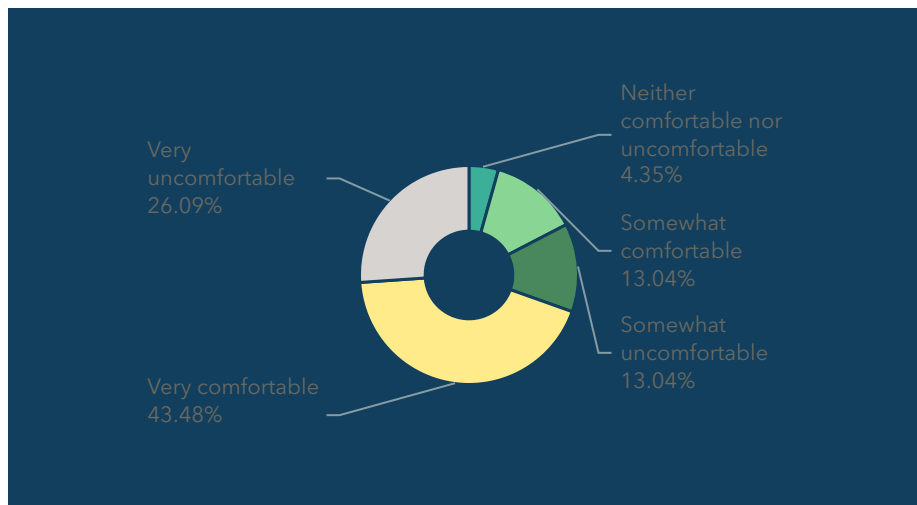
In Chandler Heights, residents pointed to drugs, gangs, and guns as major concerns. While also raising worries about family environments that normalize risky behavior and a lack of community programs.



"What do you believe are the primary factors contributing to issues like drugs, gangs, and violence in your community?"



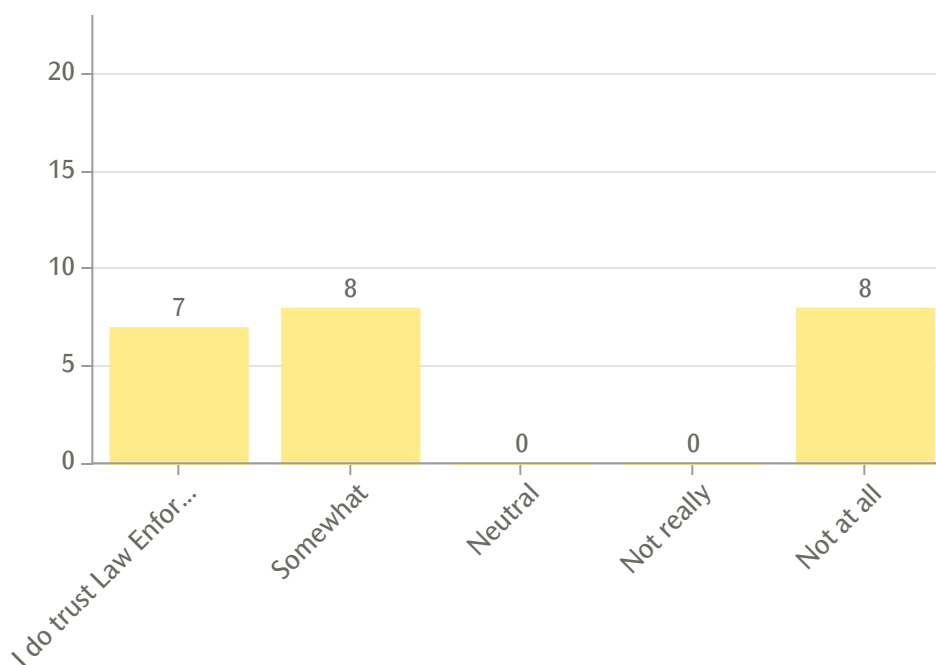
Police Trust & Visibility



"How comfortable do you feel reporting crimes to law enforcement?"

Many residents claim they don't always feel comfortable reporting crimes or trusting that issues will be addressed. The request came through loud and clear: **better communication, more visibility, and more regular engagement with residents.**

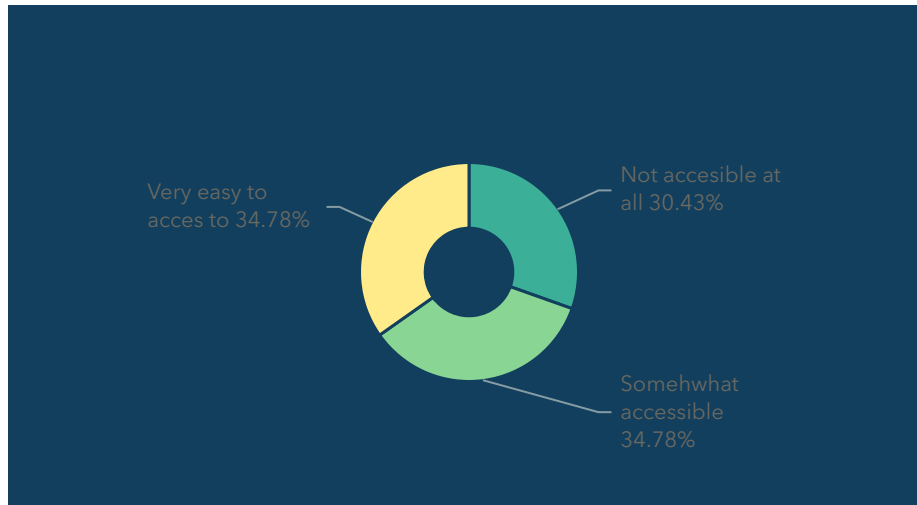
In Chandler Heights, 9 residents asked for better communication and 9 for increased police visibility.



"How much do you trust local law enforcement to reduce violent crime in your area?"

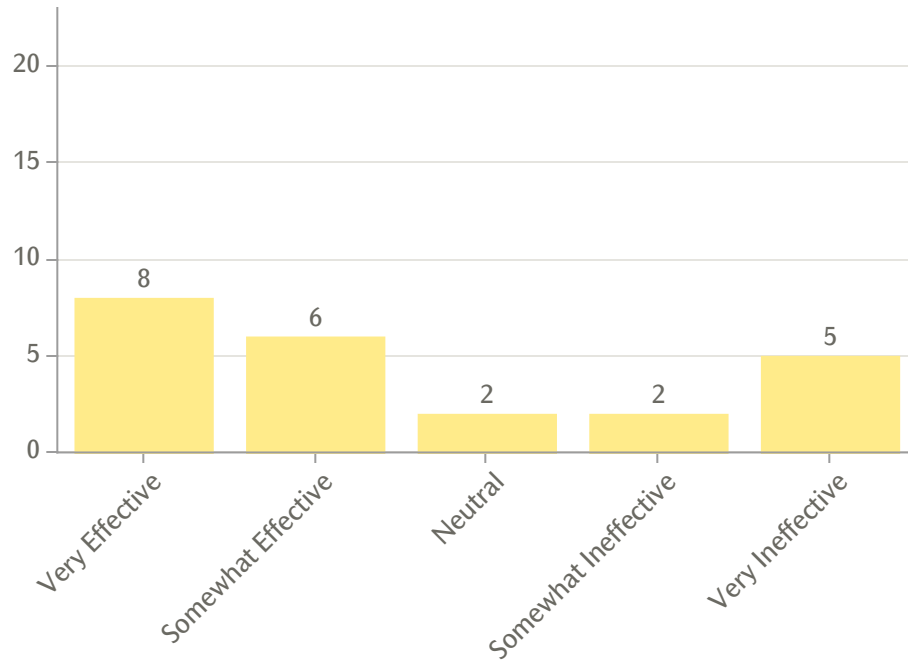


Opportunities & Environment



"How accessible do you feel community resources are for crime prevention?"

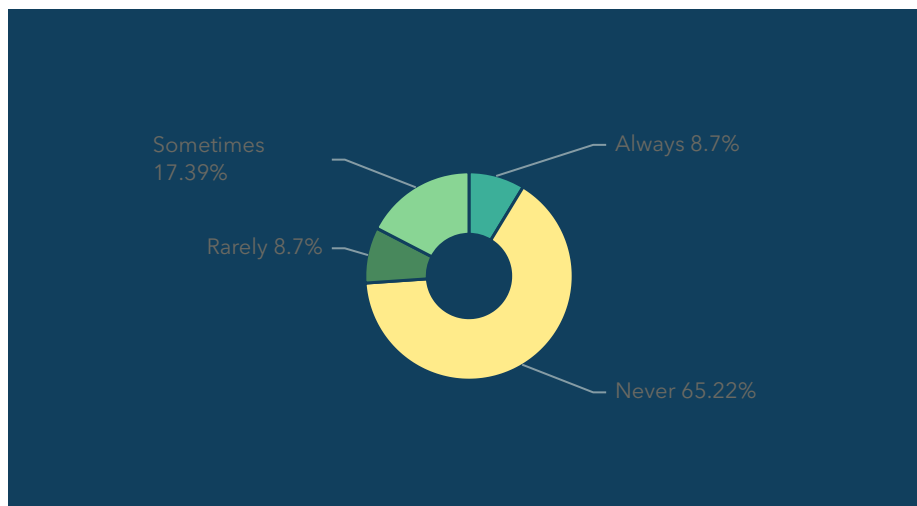
Chandler Heights residents are asking for more positive programs for kids and teens. They want youth outreach, after-school activities, mentorship, and safe spaces. Residents also mentioned the value of community events and neighborhood watch programs to bring people together.



"How effective do you believe a social media platform would be for crime prevention communication?"



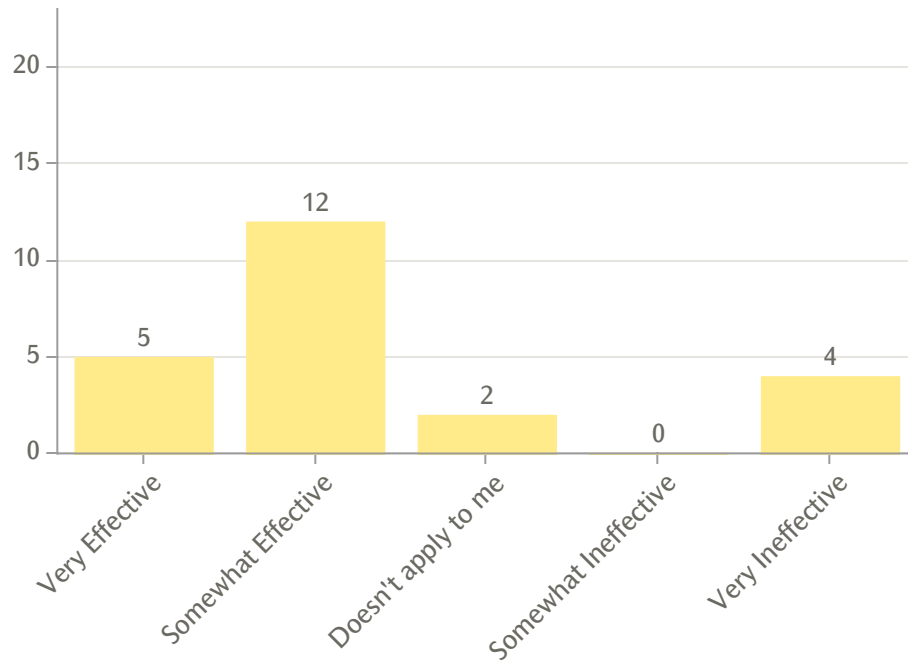
Access to Information



"Have you attended any community meetings or events related to crime reduction?"

Most residents said they rely on **Facebook** and **local news** for information about crime. That tells us social media and news outlets are critical tools for reaching the community. But that there also

should be an improvement on the effectiveness of community meetings, while also making the community more aware of those meetings.



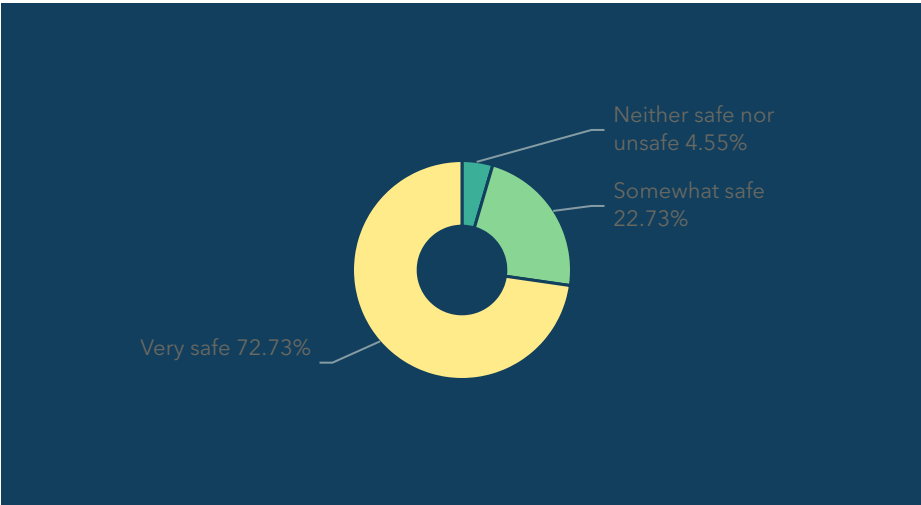
"How effective do you believe community meetings are in addressing crime concerns?"

Meadowbridge



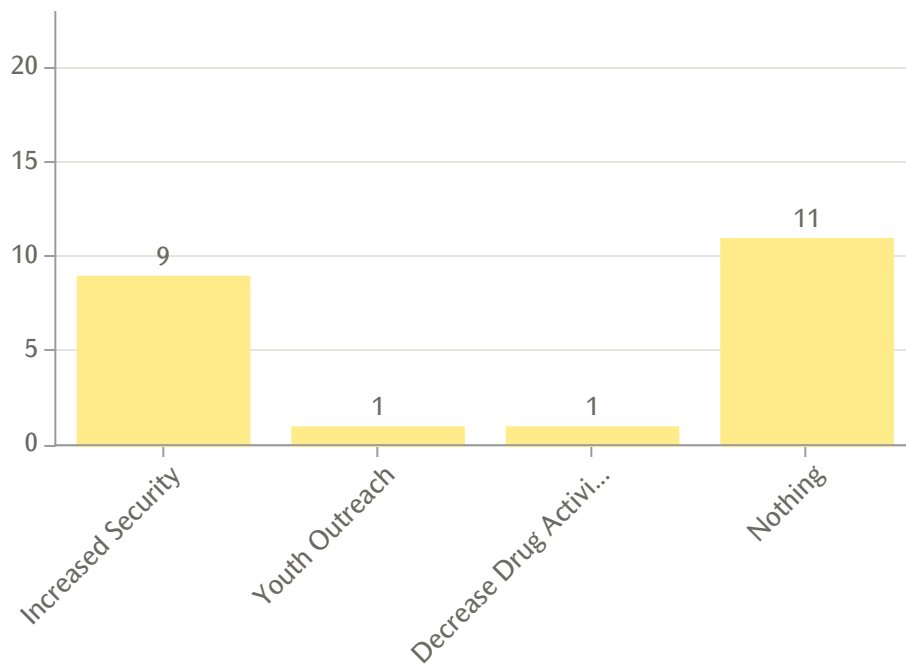
Residents joined the campaign

Safety Concerns



How safe do you feel in your neighborhood?

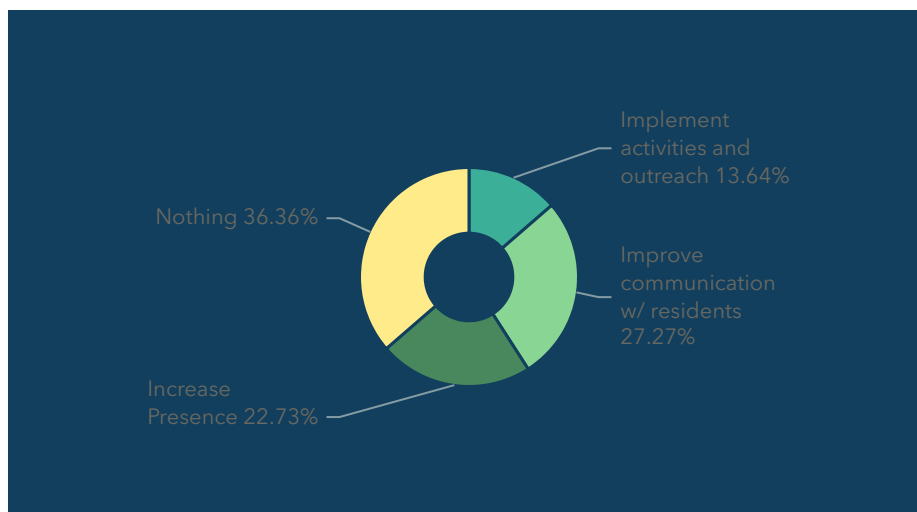
In Meadowbridge, residents pointed to drugs, gangs, and guns as major concerns. With 11 residents specifically mentioning drugs as the biggest issue.



What changes would make you feel safer in your neighborhood?



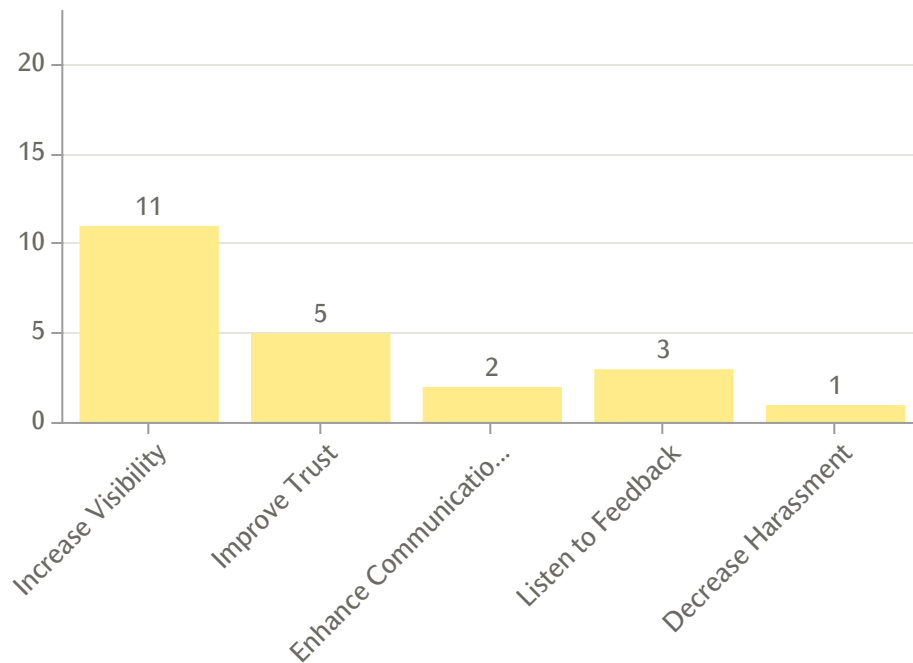
Police Trust & Visibility



What would improve trust between the police and the community?

Many residents claim they don't always feel comfortable reporting crimes or trusting that issues will be addressed. The request came through loud and clear: **better communication, more visibility, and more regular engagement with residents.**

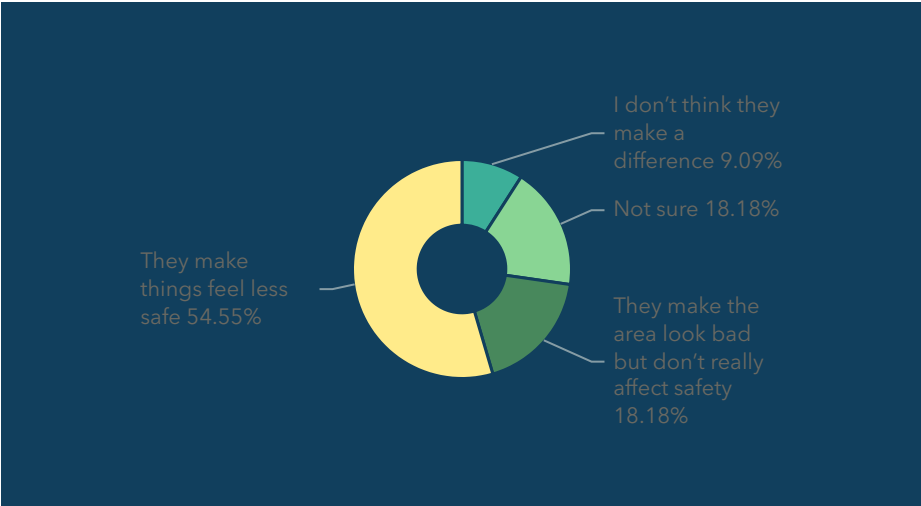
In Meadowbridge, residents say trust grows when officers are visible, show respect, and connect with kids.



What could law enforcement do better to improve public safety in your community?

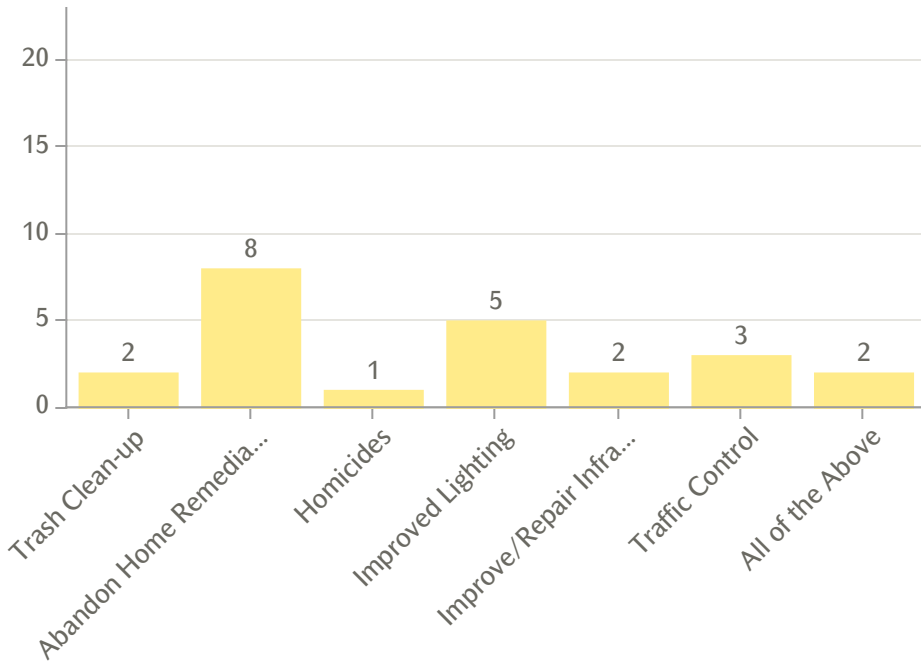


Opportunities & Environment



How do you think empty or run-down houses affect your neighborhood?

Run-down or abandoned houses came up in Meadowbridge, and residents are saying abandoned homes make the area feel less safe. Many pointed to clean neighborhood initiatives, better lighting, and improved traffic control as topics that should be top priorities for city representatives & stakeholders.



If the city could fix up a few things to make the area feel safer, what should they focus on first?

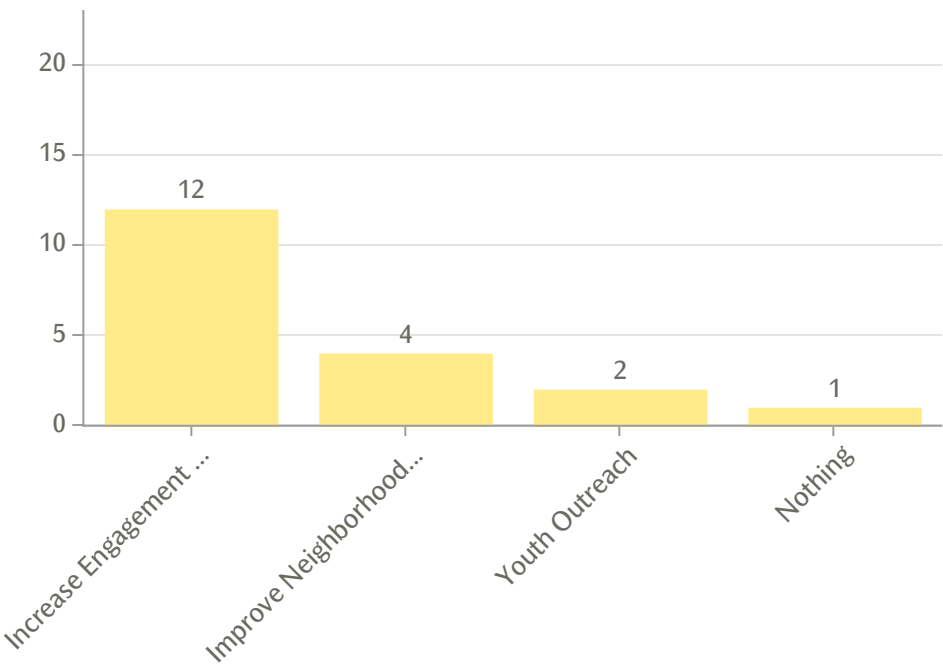


Outreach by Representatives

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Would it help if police came out and met with the community more often — like once a month — just to talk and hear what’s going on?

Meadowbridge residents responded optimistically to the idea of law enforcement and city representatives increasing their presence in the community, and letting it be known that they intend to listen to their requests and make the appropriate changes.



What’s one thing police or the city could do to show they care more about your neighborhood?



The Bottom Line?

Seaford residents are asking for three things:

1. **Stronger police-community connections** through visibility and communication.
2. **Cleaner, safer environments** with abandoned houses addressed and lighting improved.
3. **More opportunities for kids and families** to engage in positive activities.

And here's the encouraging part: these are things we can do! With the city, law enforcement, and community partners working together, Seaford is already taking steps in the right direction.

What additional program services or community services would you like to see implemented to reduce violent crime?

Chandler Heights:

"Big Brother program"

"Neighborhood crime watch"

"More community involvement"

"More help in schools"

"A security guard and more officers around"

"Teen programs"

What additional program services or community services would you like to see implemented to reduce violent crime?

Meadowbridge:

"Get the drugs out."

"More activities to give the youth something to do."

"Neighborhood watch."

"Play days outside."

"Meetings and youth activities."

"Activity for the teenager and kids."



SEAFORD POLICE DEPARTMENT

300 Virginia Avenue
Seaford, Delaware 19973



TO:	Mayor Matthew MacCoy and members of Council
FROM:	Chief Marshall D. Craft, Jr.
RE:	Recommendation for Appointment to our Regional PCAAB Police Department
DATE:	August 22, 2025

Dear Mayor MacCoy,

On behalf of myself and Chief Martin Willey (Blades Police Department), I am pleased to provide a strong recommendation for the appointment of Jerry Dorsey and Robert “Bob” Francavage to the City of Seaford Regional Police Accountability & Advisory Board (PCAAB) as representatives for the Town of Blades Police Department.

Both gentlemen reside in Little Meadows within the Blades town limits and bring outstanding character, strong community ties, and a passion for service.

Jerry Dorsey is a retired Veterinary Technologist Manager whose community involvement includes serving as Vice President of the Senior Center, contributing as an artist and meditation leader, volunteering at the senior center library, and participating in the Police Outreach Committee.

Robert “Bob” Francavage is retired and actively serves on the HOA Architectural Committee, the Blades Planning & Zoning Committee, and the Police Outreach Committee.

In addition to their experience and dedication, both Jerry and Bob have registered and been accepted into the Seaford Police Department Citizen Police Academy, beginning August 27, 2025. This will fulfill the POST requirement of 20 hours of training for PCAAB members and provide them with a deeper understanding of policing practices.

Chief Willey has confirmed that both individuals successfully passed their background checks and comes with his full endorsement.

Their qualifications, commitment, and willingness to learn make them excellent candidates for this role. I strongly believe their service will enhance representation for the Town of Blades and contribute to the overall success of our Regional PCAAB.

Please let me know if you need any additional information or would like to discuss further.

Respectfully,
Chief Marshall D. Craft, Jr.

MEMORANDUM

NB# 3
8/26/25

TO: City Manager, Charles Anderson

FR: Chief of Police, Marshall Craft

RE: Seaford Police Department Women's Locker Room Expansion

DT: August 26, 2025

The City received four bids for the above referenced project.

Please see the below table:

Bidder	Total Base Bid
East Coast Contracting	\$76,789.09
PBI, Inc.	\$112,908.21
The Whayland Company, LLC	\$79,447.00
Delmarva Veteran Builders	\$150,860.00

It is my recommendation that the bid be awarded to East Coast Contracting, the lowest bidder in the amount of \$76,789.09.

This project was included in the FY26 budget for \$70,000. We are requesting a \$6,789.09 budget overrun to complete this project.

Please present this information to Council at their meeting on August 26, 2025, for their consideration.

Should you have any questions, please contact me.

Thank you.

NP#5
8/12/22

RED-LINE
OB#1
8/26/25

ORDINANCE #2025-07

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF SEAFORD, an ordinance to amend Chapter 11, of the Municipal Code of Seaford, Delaware relating to "Sewers", in the manner following, to wit:

Chapter 11, of the Municipal Code of Seaford, Delaware is hereby amended by amending §11.6.4 (A)(33), and §11.6.28(B) as shown on the following pages.

--/--/2025	Date of First Reading
??/??/2025	Date of Second Reading & Adoption
??/??/2025	Date of Advertisement
??/??/2025	Date the Ordinance is Effective

CITY OF SEAFORD

By: _____
Mayor

Witness: _____

Attest: _____
City Manager

§11.6.4 Supplemental definitions.

- A. For the purpose of this Article, unless a provision explicitly states otherwise, the following terms and phrases, as used in this ordinance, shall have the meanings hereinafter designated.

33. **Significant Industrial User:** Except as provided in paragraphs (c) and (d) of this section, shall mean:

(c) The Director may determine that an Industrial User subject to categorical Pretreatment Standards under 40CFR 403.6 and 40 CFR chapter I, subchapter N is a Non-Significant Categorical Industrial User (NSCIU) rather than a Significant Industrial User on a finding that the Industrial User never discharges more than 100 gallons per day (gpd) of total categorical wastewater (excluding sanitary, non-contact cooling and boiler blowdown wastewater, unless specifically included in the Pretreatment Standard) and the following conditions are met;

(I) The Industrial User, prior to the Director's finding, has consistently complied with all applicable categorical Pretreatment Standards and Requirements;

(II) The Industrial User annually submits the certification statement required in §11.6.28(B) of this Ordinance together with any additional information necessary to support the certification statement; and

(III) The Industrial User never discharges any untreated concentrated wastewater;

(d) Upon a finding that a User meeting the criteria under "Industrial User" as defined in paragraph (b) above of this part has no reasonable potential for adversely affecting the POTW's operation or for violating any Pretreatment Standard or Requirement, the City may at any time, on its own initiative or in response to a petition received from a User, and in accordance with procedures in 40 CFR 403.8(f)(6), determine that such User should not be considered a Significant Industrial User.

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§11.6.28 Reporting requirements; Certification of Permit Applications and User Reports.

- A. The following certification statement is required to be signed and submitted by Users submitting permit applications in accordance with §11.6.12(F) of this ordinance; Users submitting baseline monitoring reports under §11.6.14(C)(5) of this ordinance; Users submitting reports on compliance with the Categorical Pretreatment Standard deadlines under §11.6.16 of this ordinance, and Users submitting periodic compliance reports required by §11.6.17(A) through (C) of this ordinance. The following certification statement must be signed by an Authorized Representative as defined in §11.6.4(A)(3) of this ordinance.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure

that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations"

B. Annual certification by Non-Significant Categorical Industrial Users. A facility determined to be a Non-Significant Categorical Industrial User pursuant to § 11.6(4)(A)(33)(c) must annually submit the following certification statement, signed in accordance with the signatory requirements in paragraph § 11.6(4)(A)(3). This certification must accompany any alternative report required by the City:

"Based on my inquiry of the person or persons directly responsible for managing compliance with the categorical Pretreatment Standards under 40 CFR, I certify that, to the best of my knowledge and belief that during the period from [month, days, year] to [month, days, year]:

1. The facility described as [facility name] met the definition of a non-significant categorical Industrial User as described in § 11.6(4)(A)(33);
2. The facility complied with all applicable Pretreatment Standards and requirements during this reporting period; and ~~(e)~~
- 2.3. ~~t~~The facility never discharged more than 100 gallons of total categorical wastewater on any given day during this reporting period. This compliance certification is based upon the following information:"

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ORDINANCE #2025-07

CLEAN
Copy

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CITY OF SEAFORD

By: _____
Mayor

Witness: _____

Attest: _____
City Manager

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- (c) The Director may determine that an Industrial User subject to categorical Pretreatment Standards under 40CFR 403.6 and 40 CFR chapter I, subchapter N is a Non-Significant Categorical Industrial User (NSCIU) rather than a Significant Industrial User on a finding that the Industrial User never discharges more than 100 gallons per day (gpd) of total categorical wastewater (excluding sanitary, non-contact cooling and boiler blowdown wastewater, unless specifically included in the Pretreatment Standard) and the following conditions are met:
- (I) The Industrial User, prior to the Director's finding, has consistently complied with all applicable categorical Pretreatment Standards and Requirements;
 - (II) The Industrial User annually submits the certification statement required in §11.6.28(B) of this Ordinance together with any additional information necessary to support the certification statement; and
 - (III) The Industrial User never discharges any untreated concentrated wastewater.
- (d) Upon a finding that a User meeting the criteria under "Industrial User" as defined in paragraph (b) above of this part has no reasonable potential for adversely affecting the POTW's operation or for violating any Pretreatment Standard or Requirement, the City may at any time, on its own initiative or in response to a petition received from a User, and in accordance with procedures in 40 CFR 403.8(f)(6), determine that such User should not be considered a Significant Industrial User.

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- 1. The facility described as [facility name] met the definition of a non-significant categorical Industrial User as described in § 11.6(4)(A)(33);*
- 2. The facility complied with all applicable Pretreatment Standards and requirements during this reporting period; and*
- 3. The facility never discharged more than 100 gallons of total categorical wastewater on any given day during this reporting period. This compliance certification is based upon the following information:"*