

MINUTES OF THE OF THE MAYOR AND COUNCIL
September 23, 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 Grasset

Staff Members Present:

Charles Anderson, City Manager
Trisha Newcomer, Director of Economic Dev. & Comm.
Relations
June Merritt, Director of Finance & HR
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 Quillen.

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.

Approval of the minutes of the Regular meeting on September 9, 2025.

Councilman Holland made a motion to approve the minutes of the regular meeting on September 9, 2025. Councilwoman Grasset 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; there were none.

CORRESPONDENCE:

There was no correspondence.

PUBLIC HEARING:

- 1. O&I Sing, LLC, property owner of 22928 Sussex Highway, Tax map and parcel #331-5.00-50.08, is requesting a Final Site Plan review for the construction of an eating establishment with a drive through, associate parking and utilities.**

Building Official, Mike Bailey came forward and presented the information for approval of the request of O&I Sing, LLC, property owner of 22928 Sussex Highway, Tax map and parcel #331-5.00-50.08,

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for a Final Site Plan approval for the construction of an eating establishment with a drive through, associated parking and utilities.

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

Mayor MacCoy then called for a motion to close the Public Hearing. Councilman Henderson made a motion to close the Public Hearing. Councilman Quillen 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 reopens the Regular meeting at 7:04 P.M.

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

Findings of Facts:

- Project: The Cookout
- Owners: O&I Sing, LLC
- Property Locations- 22928 Sussex Highway
- Tax Map & Parcel: 331-5.00-50.08
- Zoning: C2 Highway Commercial
- Proposing to demolish existing building and re-build a new 3,130 sq.ft restaurant
- 48 parking spaces provided (Meets code requirement).
- Dual lane drive through
- New dumpster enclosure
- Will maintain existing entrances and exits through
- Seaford Village Shopping Center
- Received approvals from: DelDOT, State Fire Marshal, Sussex Conservation

Mayor MacCoy then called for a motion. Councilwoman Grassett made a motion to approve the request of O&I Sing LLC, property owner of 22928 Sussex Highway, Tax map and parcel #331-5.00-50.08, for a Final Site Plan approval for the construction of an eating establishment with a drive through, associated parking and utilities 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 community benefit and the findings of facts;

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;

Councilman Quillen voted yes based on the findings of facts;

The motion so passed.

NEW BUSINESS:

- 1. Seaford School District representative to make a special announcement.**

Seaford School District representatives came forward and presented an award for being inducted into the Seaford School District Hall of Fame to Councilwoman Dr. Stephanie Grassett on behalf of Dr. Mike Smith

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and Ms. Trisha Newcomer, Director of Economic Development & Community Relations for the City of Seaford.

2. Present for approval a draft resolution request to apply for an Outdoor Recreation, Parks & Trails (ORPT) Grant for the replacement of the north side of the Seaford Tennis Courts. The total requested amount of ORPT funds will be \$150,000 (75%/25% match).

Director of Economic Development & Community Relations, Trisha Newcomer, presented the information to approve the resolution for an Outdoor Recreation, Parks & Trails (ORPT) Grant for the replacement of the north side of the Seaford Tennis Courts. The total requested amount of ORPT funds will be \$150,000 (75%/25% match).

Mayor MacCoy solicited any questions from Council; Councilman Holland inquired if this court has been replaced before or is this a different court that is being replaced. City Manager Anderson reported that this was the same court and it had been resurfaced several years ago, and it can no longer be patched, so a mill and pave will have to be done on the courts. Councilman Quillen reported that tournaments and competitions can't be held on these courts in their current condition.

Mayor MacCoy then called for a motion. Councilwoman Holland made a motion to approve the Resolution for the Outdoor Recreation, Parks & Trails (ORPT) Grant for the replacement of the North Side of the Seaford Tennis Courts. The total requested amount of ORPT funds will be \$150,000 (75%/25% match) as presented. Councilwoman Grassett seconded the motion. Mayor MacCoy asked for a vote; all present voted in favor; the motion so passed.

OLD BUSINESS:

None

REMINDER OF MEETINGS & SETTING NEW MEETINGS:

1. Berley Mears, Director of Public Works to be Acting City Manager September 26-October 2, 2025.
2. June Merritt, Director of Finance and HR to be Acting City Manager October 3- 5, 2025.
3. Downtown Seaford Association's Fall Festival will be held Saturday, September 27th from 10 a.m. -4p.m. in downtown Seaford.
4. October 1, 2025 Sussex County Association of Towns Meeting-Seaford Host City-Ross Station Event Center at 5:00 p.m.
5. Seaford Night Out, Seaford Police Department, 300 Virginia Avenue, from 5pm-7pm, Thursday, October 9, 2025.
6. Citizens Police Academy Graduation on September 29, 2025 at 6:00 p.m.
7. The Tidal Health Cancer Walk is on Monday, October 6, 2025 at 5:30 p.m.

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

Code, Parks and Recreation – Councilwoman Stephanie Grassett

Police & Fire – Councilman Dan Henderson

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Administration - Councilman Orlando Holland

Electric - Councilman Mike Bradley

Public Works & WWTF - Councilman Alan Quillen

Mayor MacCoy reported that he is excited about the development throughout the City. Mayor MacCoy gave a shout out to our City Manager, Director Brooke and the entire staff for the phenomenal job they do and reported on DEMEC's recognition of the City.

Mayor MacCoy congratulated Dr. Stephanie Grasset and Trisha Newcomer on their induction into the Seaford School District Hall of Fame and thanked them for allowing us to be a part of this tonight.

Mayor MacCoy called for a motion to adjourn the Regular Council Meeting.

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

The meeting was adjourned at 7:35 p.m.

Charles D. Anderson, City Manager
/bs

Approved by Council: October 14, 2025

09/22/2025

Code Department Report

- Issuing permits (308 Issued in 2025)
- Rental Licenses (1,844 Units)
- Rental inspections are scheduled and being completed.
- Doing routine inspections for on-going projects
- Doing violation inspections throughout City
- Performing plan reviews for new permits

Large project status's

- Mearfield 1 Phase 4 – Permits issued to Ryan homes for 40 lots in Phase 4.
- BelleAyre Single Family –Danfield Dr – Lennar has 2 final homes nearly completed.
- 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 – Old carwash has been demolished, site has been graded, footer for new building poured. Electric transformer relocated.
- Governors Grant Phase 4 – Site has been cleared, storm water installation underway.

Parks & Recreation
Council Liaison Report
for 9/15/25 Council Meeting

Accomplished week of 9/2

Parks – Prepped Nutter Park for 4-day event (9/10 – 9/13)
Parks – Replaced starter on one of the 930 mowers
Parks – Assisted with Coastal Cleanup Day at Soroptimist Park on 9/13
Rec. – Held 2 nd week of Youth Flag & Youth Soccer (had pictures for flag football)
Rec. – Held 5 th week of Men’s Slow Pitch
Parks&Rec. – Attended monthly Seaford Tomorrow meeting on 9/8
Parks&Rec. – Began working on ORPT grant for tennis courts (due 9/15) – total apply for: \$150,000
Parks&Rec. – Confirmed participation with trunk-r-treats at Ross Mansion (10/19) & Boys & girls Club (10/24)

Accomplished week of 9/8

Parks – Made repairs to Soroptimist Park fencing
Parks – Installed new bleachers at the sports complex
Parks – Prepped fields for events, rentals and leagues and took picnic table inventory
Rec. – Held 3 rd week of Youth Flag & Youth Soccer
Rec. – Held 6 th week of Men’s Slow Pitch
Rec. – Rescheduled football games and soccer games to accommodate coach’s schedules
Parks&Rec. – Submitted ORPT grant for \$150,000 for renovation of the Seaford Tennis Courts (north side)
Parks&Rec. – Met with architects to review plans for new Recreation Office on 9/18
Parks&Rec. – Assisted Seaford Tomorrow with their final Friday Night Live on 9/19 – thank you to all who supported the 2025 season!



Meeting of Mayor and City Council
Tuesday, 23 September 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

There is no communication to report for this period.

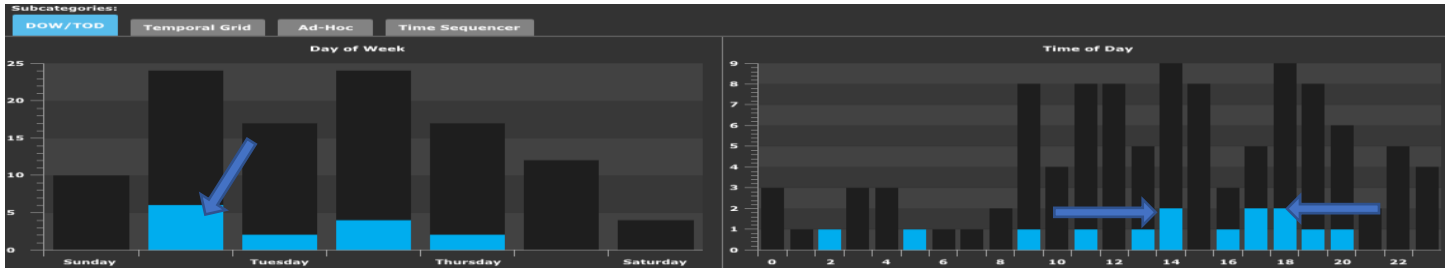
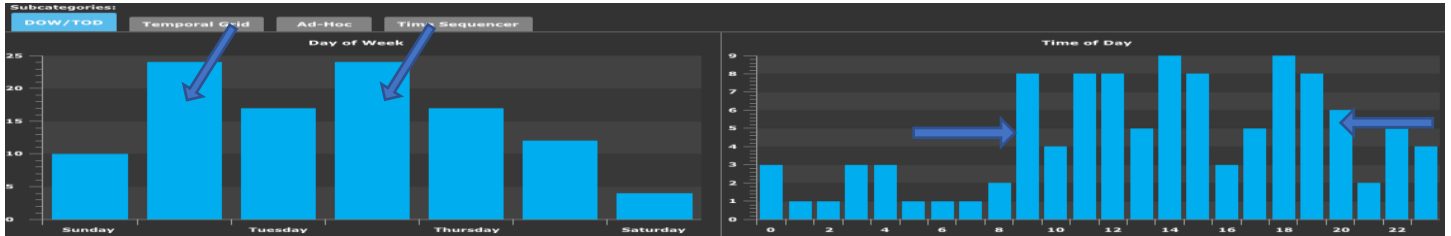


Seaford Police Department

Police Activity during period of **Monday, September 08, 2025 – Sunday, September 21, 2025** as reported by Chief Marshal Craft, Jr.:

INCIDENTS	2025	2024	2023	2022	2021
TOTAL COMPLAINTS	8,468	12,552	11,112	9,593	10,686
All crimes	3,267	5,559	5,010	6,164	6,107
Homicide	2	0	1	0	0
Robbery	5	15	24	8	14
Sex Crimes	31	22	25	18	30
Burglary	43 (22 Burg/21 TFV)	57 (24 Burg/33 TFV)	122 (58 Burg/64 TFV)	197	133
Drug Crimes	151	481	285	444	416
Overdose	12	32	43	31	26
All Traffic (E-Tickets)	4,186 (2,608)	7,527 (3,422)	6,579 (1,898)	8,168 (2,105)	8,098 / (2,021)
All DUI	66	102	72	79	71
All Crashes	451	741	684	656	620
False Alarms	273	373	343	546	521

- All crimes: **108** (defendants: **13** adults & **0** juveniles)
 - Felony: **10**
 - Misdemeanor: **27**
 - Violations: **7**
 - Civil: **0**
 - Other: **64**
- **81% Clearance Rate** (overall = **12** PA and **9** PI) Tue from 0900-2000 (**See Crime Chart below**)



Additional Crime Data below: There were **14** complaints, including Assault, Burglary, Larceny, Motor vehicle theft, Rape, Robbery, and Weapon(s): (**7** Felonies and **7** Misdemeanors); excluding shoplifting: (**36% clearance rate**): **5** PA, **4** PI, **3** A/A, **0** J/A, **1** E/C, and **1** U/F. Most incidents occurred on Monday, from 1400-1800.

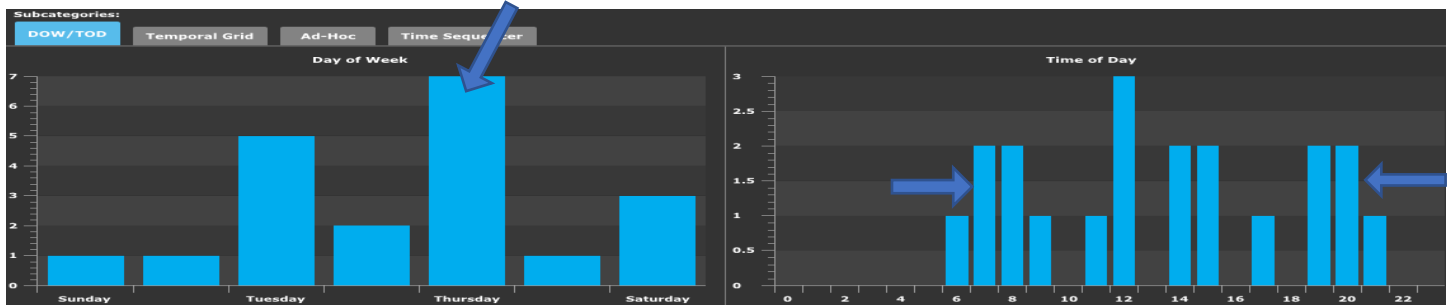
Drug Complaints:

- Drug Crimes: **6**
 - Adult Arrest: **6**
 - Juvenile Arrest: **0**
 - Juvenile/No Custody: **0**
 - Pending Active: **0**
 - Pending Inactive: **0**
 - Prosecution declined: **0**
- Search Warrant(s): **4**
- Seized Firearms: **0**
- Money Seized: **\$7,004.00**
- Overdose: **3**

Traffic:

- Contacts/Citations: **182** traffic contacts resulting in **143** citations and **19** warnings
- DUI: **5** (5- Alcohol / 0 drug-related) - 0 crash-related
- Crashes: **20**
 - Fatal: **0**
 - Injury: **0**
 - Non-Reportable: **6**
 - Reportable: **14**
 - **Additional Information:**

- Hit & Run: **3** (Norman Eskridge & N. North St; Shipley & Locust. & Priv. Prop PK lot)
 - Bicycle: **0**
 - Motorcycle/Scooter: **0**
 - Pedestrian: **0**
 - School Bus: **0**
 - Alcohol/drug-related crash: **0**
- Incidents: Sunday, from 0700-2000 (**See Crash chart below**)



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

Summary Report:

- **09/08/25 – Drug Search Warrant – Corner of N. North St. & Clarence St. Complaint #: 71-25-8030**
 SPD CID conducted a two-month undercover drug investigation at the corner of N. North St. & Clarence Street for drug activity. The investigation resulted in the execution of a search warrant at said property with the assistance of SPD CID, SPD patrol, SPD SPEAR (SWAT), and LPD; resulting in the arrest of two people, and the seizure of \$7,004.00 in USC, 4.7 grams of crack cocaine, 110 baggies of heroin, and 1 ecstasy pill. In addition, three vehicles were seized for future processing (search warrant). Once the investigation is complete, additional information will be released.
Charges: Pending
Disposition: Arrest Adult/case pending
- **09/08/25 – DUI & Possession of Ammunition by Person Prohibited – Harbor House Complaint #: 71-25-8038**
 SPD dispatched to Harbor House for a person passed out in the parking lot behind the wheel of a vehicle that was running. Investigation revealed that Jacklyn Dellandre, seated in the driver's seat, was drug-impaired. Empty heroin bags and paraphernalia were located along with eleven 9mm rounds and seven .380 rounds of ammunition. It was also discovered that Dellandre was a person prohibited.
Charges: DUI 3rd offense (F), Possession of Ammunition by Person Prohibited, & Possession of Paraphernalia
Disposition: Arrest Adult
- **09/09/25 – Bank Robbery – M&T Complaint #: 71-25-8068**
 SPD dispatched to M&T Bank for a reported bank robbery. Investigation revealed the male suspect presented the teller a demand note threatening harm if she did not comply. The suspect fled the bank with USC on foot to a getaway car. SPD was able to locate the suspect vehicle using surveillance and ALRP equipment. Through a coordinated effort with Maryland authorities, the suspect vehicle was located in MD and towed back to SPD for processing. The Suspect was later identified, and warrants are on file.
Charges: Robbery First
Disposition: Pending Active
- **09/10/25 – Strong Arm Robbery – Sorooptimist Park Complaint #: 71-25-8096**
 SPD dispatched to Sorooptimist Park for a reported carjacking. Investigation revealed the victim picked up suspect Xainayzah Dickerson on Concord Road, and she asked him to drive to Sorooptimist Park. Upon

arrival, Suspect Jontae Lofland was there on a bicycle, and he pointed a firearm at the victim's face. The victim was able to flee to the water, and the suspects fled (one on the bicycle and one in the victim's vehicle). SPD located and arrested Dickerson – she was charged and committed to SCI. Warrants are on file for Lofland.

Charges: Robbery first, PFDCF, Possession firearm by a person under 21 yoa, CCDW, Aggravated menacing, motor vehicle theft, and Conspiracy

Disposition: Pending Active

- **09/10/25 – Burglary – Party Corner Complaint #: 71-25-8087**

SPD dispatched to Party Corner for a reported burglary. Investigation revealed that Devon Sutton, active with Probation & Parole, forced entry into the store through the drive-through window and stole approximately \$400.00 worth of cigarettes. Warrants were obtained for Burglary & Theft, and Sutton was located with the assistance of P&P at the Sunrise Motel, arrested, and committed to SCI on 091525

Charges: Burglary & Theft

Disposition: Arrest Adult

- **09/15/25 – Burglary – 200 block of Pond View La, Mearfield Complaint #: 71-25-8256**

SPD dispatched to the 200 block of Pond View at Mearfield development for a reported burglary. An investigation revealed that an unknown suspect entered a new construction site and attempted to steal a refrigerator, but left it outside the residence. Further investigation revealed that the LVP flooring, walls, front door, and concrete porch were all damaged – estimated repair \$4,600.00

Charges: Pending

Disposition: Pending Active

- **09/16/25 – PWID .2 grams of Crack Cocaine – Royal Farms Complaint #: 71-25-8301**

SPD dispatched to Royal Farms for a reported delivery of Crack Cocaine. Investigation revealed the incident was caught on surveillance camera, recovery of the .02 grams of crack cocaine, and the identification of suspect Ajee Robins. Warrants are on file.

Charges: PWID Crack Cocaine

Disposition: Pending Active

- **09/19/25 – Fight possibly involving a handgun – Seaford Meadows Complaint #: 71-25-8371**

SPD dispatched to Seaford Meadows for a reported fight between teenagers, possibly involving a handgun. Subjects were GOA.

Charges: Pending

Disposition: Pending Active

- **09/19/25 – Shots Fired – area of Purnell St Complaint #: 71-25-8411**

SPD was dispatched to the area of Purnell Street for a report of shots fired. Responding officers canvassed the neighborhood and located evidence confirming a firearm had been discharged. No injuries were reported. Officers interviewed witnesses and reviewed city camera footage, which helped identify individuals and a vehicle believed to be connected to the incident. Working in coordination with law enforcement partners in Maryland, the vehicle was located, and additional evidence was secured. The investigation remains active and ongoing.

Charges: Pending

Disposition: Pending Active

Admin:

- Attended Director, Staff, Liaison, and Council meetings as scheduled - Chief
- 09/08/25: Prescription Opioid Settlement Distribution Commission grant meeting - Chief
- 09/09/25: Statewide Chiefs Meeting (DACP) - Chief
- 09/09/25: SALLE / EIDE Grant Meetings - Chief
- 09/10/25: Public Safety meeting (Rep. Short, Mayor & City Manager) - Chief

- 09/12/25: Joined meeting with Senator Hansen, DOC & Governor's officer ref. ½ way houses - Chief
- 09/16/25: Sussex County Police Chiefs Association Meeting (SCPCA) - Chief
- 09/17/25: East Coast Contracting meeting (Lady's locker room expansion) - Chief
- 09/18/25: Seaford House monthly meeting - Chief & Det. Nanola
- 09/18/25: Police Accountability Committee (PCAAB) - Chief & D. Chief (Elected & City Manager)
- 09/19/25: Tour of FRESH - Chief, D. Chief, City Manager & Director of Economic Development

Community Events:

- Ongoing "Food On" Program in partnership with the HELP Initiative - SPD Officers
- 09/09/25: Laurel Night Out - SRO & Admin Lt.
- 09/10/25 - 09/13/25: Nutter Park Revival - Admin Lt.
- Citizens Police Academy is ongoing every Wednesday from 6 pm-9 pm, beginning August 27- Sept. 30, 2025

Training/Other:

- SPEAR Team Training (ongoing) twice / month - Team Members
- Week of 09/15/25 - 09/25/25: Fall Firearms qualification - all departmental members
- (Upcoming) 09/23/25: Station meeting - Review & Develop 5-year Strategic Plan (SWOT & GAP) - Dr. Warren
- (Reminder) 09/30/25: Citizen Police Academy Graduation at SPD

Total Criminal Arrests:

Arrests YTD	2025 Total	2025 Adult	2025 Juv	2024 Total	2024 Adult	2024 Juv	2023 Total	2023 Adult	2023 Juv	2022 Total	2022 Adult	2022 Juv	2021 Total	2021 Adult	2021 Juv
Total	350	330	20	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

9/8/25 to 9/19/25

Charles Anderson, June Merritt &
Trisha Newcomer

MEETINGS:

- Attended the Police Chief's Advisory Board meeting.
- Attended the DEMEC annual Dinner.
- Attended a meeting with the Mayor, Rep. Short and the Chief.
- Met with DP&L representatives regarding transfer of Sunrise Motel electrical service.
- Attended a meeting regarding the Advanced Metering Infrastructure and potential improvements and replacement schedules.
- Met with two architects regarding the new Parks and Recreation Office building plans.

OTHER WORK:

- Prepared the Council agenda.
- Prepared Planning Session agenda.
- Attended the Greater Seaford Chamber breakfast at the Nanticoke Senior Center.
- Reviewed draft policy changes.
- Took a tour of Fresh Delaware Seaford and discussed opening for retail sales.
- Walked through the PD basement with the contractor for the locker room expansion and discussed mobilization.

INFORMATION TECHNOLOGY REPORT:

- Work on camera connectivity issues.
- Met with vendor re: camera demonstration.
- Working on information to schedule an all-employee safety meeting.
- Routine calls for technical assistance.

ADMINISTRATION REPORT FOR COUNCIL:

- Prepare for FY 2025 audit.
- Attend DEMEC board meeting & annual dinner meeting.
- Troubleshoot voucher payments from social agencies in MCSJ.
- Attend a meeting with AMP representatives regarding the AMI technology and replacement schedules.
- All other business is routine – financial management, payroll & benefits, purchasing, billing, customer service, etc.

Input:

Charles Anderson, ACM

June Merritt, DF & HR

Trisha Newcomer, DED & CR

Council Liaison Report
Electric Department
Period ending 9/21/2025

Since the last report

Crew

Trimmed trees.

Replaced backyard secondaries on Rodney St.

Installed breakers at City Hall grass lot.

Replaced broken streetlight poles on Market St.

Replaced old pole on Harrington St.

Replaced bad transformer on N. Bradford St.

Restored power during outage on W. Ivy Drive

Began replacing streetlights along Stein Highway to go fully LED

Director

Attended Director's meeting

Attended monthly construction meeting

Met with electricians regarding Modwash transformer

Walked through several jobsites at Governor's Grant and Sunrise Motel with Line Crew Superintendent

Scheduled 3-year infrared scan

Met with Delmarva Power regarding annexation and power transfer of Sunrise Motel

Attended Hubbell Public Power Summit in Boonton, NJ

Reviewed plans for new construction

Upcoming Weeks.

Continue work in Mearfield 1 phase 4.

Continue work on Seaford Innovation Center.

Modwash transformer relocation