AGENDA
REGULAR MEETING OF THE MAYOR AND COUNCIL
January 13, 2026
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.

Executive Session:

1. Contract Negotiations.

Approval of the minutes of the regular meeting on December 9, 2025.

Mayor Matt MacCoy to announce the winners of the 2025 Holiday decorating contest.

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

PUBLIC COMMENT:

1.

CORRESPONDENCE:

1.

NEW BUSINESS:

1. Mr. Chris Simms with Smart Utility Management to present a proposed adjustment to the Power Cost Adjustment Clause (PCAC) and potential additional electric rate maintenance items.

2. Present for approval a revision to the Fee and Rate Schedule to change the Power Cost Adjustment Clause (PCAC) and potential additional electric rate maintenance items.

3. Property owner of the Seaford Inn located at 24058 Sussex Highway, to present a plan to the City Council to revive the hotel.

4. Bids – Manhole 16 Repairs.

5. City Council to ratify the sale of a parcel of land in the Western Sussex Business Campus.

6. Director of Electric Greg Brooke to present for approval quotes for electric switch gear for the Sunrise Motel circuit reconfiguration project.

7. Present for approval a Delaware Water Pollution Control Revolving Fund Binding Commitment Offer for the City of Seaford – Wastewater Treatment Plant Upgrade and Expansion Project that would permit a supplemental loan to finance phase I improvements.

8. Present for approval a budget reallocation expenditure for storage server upgrade due to abrupt end of support and updates.

9. Present for approval an unbudgeted expenditure to purchase specialized containers from Sussex County for the transportation of biosolids materials from the Wastewater Treatment Plant to disposal sites.

OLD BUSINESS:

1.

REMINDER OF MEETINGS & SETTING NEW MEETINGS:

1. City Hall and Utility Divisions will be closed on Monday, January 19th, 2026, in observance of the Martin Luther King Jr. Holiday.

2.

CITY OF SEAFORD

Municipal Election – Saturday, April 18, 2026

The City of Seaford Municipal Election will be held on Saturday, April 18, 2026, in the City Council Chambers, City Hall, 414 High Street, between the hours of 7:00 a.m. E.S.T. and 3:00 p.m. E.S.T.

One (1) Mayoral Seat (2-year Term)

Two (2) Council Member Seats (3-year Term)

Vice-Mayor Dan Henderson has filed for reelection.

Councilman Mike Bradly has filed for reelection.

Mayor Matt MacCoy has filed for reelection.

All candidates must have filed by 4:00 p.m., E.S.T., Friday, February 27, 2026. Registration can be completed at City Hall, 414 High Street, Seaford, DE. Registration hours are Monday through Friday, 7 a.m. until 4:00 p.m. or by appointment if you cannot register during these normal business hours. Any candidate who withdraws his/her name must do so in writing. Any candidate who withdraws his/her name after 4:00 p.m., E.S.T., February 27, 2026, will still appear on the official ballot for election. You must meet the following to qualify to hold the office of Mayor or Council Member:

- Be a bona fide citizen of the United States and of the State of Delaware and a resident of the City of Seaford for at least one (1) year next preceding the annual election; provided, however, that no full-time employee of the City of Seaford shall serve as City Councilmember during such time as he/she is a full-time employee of the City of Seaford; and
- At least eighteen (18) years of age; and
- A non-delinquent taxpayer of all capitation and property taxes of the City of Seaford for at least one (1) year next preceding the annual election. 65 Del. Laws, c. 249
- Shall not have been convicted of a felony. 76 Del. Laws, c. 153

To be eligible to vote, anyone eighteen (18) years of age or older who is a bona fide City of Seaford resident and US Citizen **must have been registered at the State of Delaware Department of Elections by 4:00 p.m., E.S.T. on Friday March 27, 2026.**

Nonresident property owners must be owner of record for a period of six (6) months immediately preceding the date of the Annual Municipal Election (October 18, 2025) and shall have one vote **provided he or she is registered in the "Books of Registered Voters" maintained at the City Hall by 4:00 p.m. E.S.T. on Friday, March 27, 2026. Registration hours are Monday through Friday, 7 a.m. until 4 p.m., or by appointment if you cannot register during these normal business hours.**

All voters will need to show proof of residency which may be a State of Delaware driver's license, a State of Delaware identification card, a federal or state tax return with address, a City of Seaford utility bill or real estate property tax bill, or other acceptable proof of residency or ownership.

LIAISON REPORTS:

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

Mayor MacCoy solicits a motion to hold an Executive Session for the purpose of discussing negotiations.

EXECUTIVE SESSION:

1. Contract negotiations.

Mayor MacCoy solicits a motion to adjourn the Executive Session.

Mayor MacCoy reopens the regular Council meeting.

City Council to act on items discussed in Executive Session

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: 01/05/2026 Revised: 01/08/2026
Posted by: BAS

City of Seaford

Mayor and Council Meeting Presentation

2026 PCAC Relevelization & Rate Maintenance Options

January 13, 2026

SUM SMART UTILITY MANAGEMENT / LLC
Rates / Budgeting Σ Regulatory Consulting

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City of Seaford

Executive Summary

Background

Per the City's Electric Rules and Regulations, Seaford is required to relevelize its PCAC when "the recovery of purchased power costs... is not in the range of 3% of the total 12 month forecasted amount". Due to the early retirement of the Indian River Power Plant's Reliability Must Run ("RMR") requirement imposed by PJM, DEMEC provided a one-time lump sum credit to each member as opposed to adjusting the wholesale rate. The City of Seaford received a check for ($282,692.63) in July 2025 resulting in the over-collection of power supply costs exceeding that 3% threshold. The following report provides options for relevelizing the City's PCAC and each option includes the retail rate maintenance of eliminating the last remaining rate blocks from the LGS rate classes.

Five Year Forecast of Wholesale Rates

Even though DEMEC is keeping the same $96.18 /MWh wholesale rate in place for 2026 that has been in place throughout 2025, overall market trends still indicate that energy prices will continue to steadily increase at least along with the rate of inflation over the following few years. As a result, it is anticipated that power supply costs will increase by 2.75% in 2027 & 2028 and then by 1.75% in 2029 & 2030. This continued increase in power supply cost expectations is why the City should strongly consider the impacts to customers in 2027 as a result of the PCAC option selected for 2026.

Option #1: Reduce Rates via the PCAC by (3.4%) in 2026 to Fully Refund the $541k Over-Collection of Power Supply Costs

Under normal conditions, the City would refund customers in 2026 for the over collection of power supply costs that accumulated this year, then the relevelized PCAC for 2026 would be $0.01275 /kWh. This would result in a reduction in the PCAC of ($0.00561) /kWh [or ($5.61) per month for 1,000 kWh customers] and reduce rates by an average of (3.4%). However, based on the power supply forecast for 2027, the resulting PCAC for 2027 would need to be $0.02047 /kWh which is an increase of $0.00772 /kWh [or $7.72 per month for 1,000 kWh customers] and result in an average increase in rates to customers by 4.8%. This kind of whipsaw in rates it not ideal for customers and could result in a much larger increase in 2027 if forecasts are incorrect.

Option #1.5: Partially Reduce Rates via the PCAC by (1.5%) to Refund only the $283k Credit from DEMEC

Acting as a hybrid between Options 1 & 2, the City could elect to refund only the $283k credit from DEMEC and utilize the remaining $258k over-collection balance to lessen the increase needed in 2027. This would result in a reduction in the PCAC of ($0.00253) /kWh [or ($2.53) per month for 1,000 kWh customers] and reduce rates by an average of (1.5%). However, based on the power supply forecast for 2027, the resulting PCAC for 2027 would need to be $0.01739 /kWh increasing rates by 1.0%.

Option #2: Maintain the Current PCAC to the End of 2027 to Provide Maximum Stability in Customer's Rates

If the City would like to maximize the stability in customer's rates, then the City could opt to keep the current PCAC in place for the next two-years. Recall that the current PCAC was already scheduled to be in place for 18 months in order to smooth out and lessen the annual rate impacts to customers; therefore, this would simply be an extension of the current PCAC policy thus stabilizing rates over a very longer three and a half year period. This would have the additional effect of lowering the increase in rates needed for the 2028 PCAC as well relative to Option #1.

City of Seaford

2026 PCAC Relevelization Options

	(A) Calendar Year	(B) Forecasted Wholesale Rate Increase	(C) Forecasted Wholesale Rate $/kWh	(D) Forecasted Wholesale Cost	(E) Forecasted Over/Under Collection $ at End of Year	(F) Forecasted Over/Under Collection % at End of Year	(G) Forecasted PCAC Rate $/kWh	(H) Forecasted Average Customer Impacts	(I) Calendar Year
1	**Option #1: Reduce Rates via the PCAC by (3.4%) in 2026 to Fully Refund the Over-Collection of Power Supply Costs**								
2	2025 est.		$0.09618	$11,730,229	$541,323	4.6%	$0.01836		2025 est.
3	2026 est.	0.00%	$0.09618	$11,730,229	$889	0.0%	$0.01275	(3.4%)	2026 est.
4	2027 est.	2.75%	$0.09882	$12,052,810	$492	0.0%	$0.02047	4.8%	2027 est.
5	2028 est.	2.75%	$0.10154	$12,384,263	$506	0.0%	$0.02344	1.8%	2028 est.
6	2029 est.	1.75%	$0.10332	$12,600,987	$567	0.0%	$0.02538	1.1%	2029 est.
7	2030 est.	1.75%	$0.10513	$12,821,505	$235	0.0%	$0.02735	1.1%	2030 est.
8									
9	**Option #1.5: Reduce Rates via the PCAC by (1.5%) in 2026 to Refund only the $283k DEMEC Credit from 2025**								
10	2025 est.		$0.09618	$11,730,229	$541,323	4.6%	$0.01836		2025 est.
11	2026 est.	0.00%	$0.09618	$11,730,229	$345,042	2.9%	$0.01583	(1.5%)	2026 est.
12	2027 est.	2.75%	$0.09882	$12,052,810	$492	0.0%	$0.01739	1.0%	2027 est.
13	2028 est.	2.75%	$0.10154	$12,384,263	$506	0.0%	$0.02344	3.7%	2028 est.
14	2029 est.	1.75%	$0.10332	$12,600,987	$567	0.0%	$0.02538	1.1%	2029 est.
15	2030 est.	1.75%	$0.10513	$12,821,505	$235	0.0%	$0.02735	1.1%	2030 est.
16									
17	**Option #2: Maintain Current PCAC to End of 2027 to Provide Maximum Stability in Customer's Rates**								
18	2025 est.		$0.09618	$11,730,229	$541,323	4.6%	$0.01836		2025 est.
19	2026 est.	0.00%	$0.09618	$11,730,229	$627,740	5.4%	$0.01836	0.0%	2026 est.
20	2027 est.	2.75%	$0.09882	$12,052,810	$391,576	3.2%	$0.01836	0.0%	2027 est.
21	2028 est.	2.75%	$0.10154	$12,384,263	$506	0.0%	$0.01994	0.9%	2028 est.
22	2029 est.	1.75%	$0.10332	$12,600,987	$567	0.0%	$0.02538	3.2%	2029 est.
23	2030 est.	1.75%	$0.10513	$12,821,505	$235	0.0%	$0.02735	1.1%	2030 est.

City of Seaford

Operating Expense Changes Since FY 2024

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
		Current Rates = Fiscal Year Ending 2024 Budget	**Fiscal Year Ending 2025 Budget**	**Fiscal Year Ending 2026 Budget**	**Fiscal Year Ending 2026 Budget w/ 2027 Adjustments**	**Total Change from FYE 2024 to FYE 2026**		**Avg. Annual Change FYE 2024 to FYE 2026**
1	Other Revenues	($412,072)	($1,948,100)	($2,922,326)	($2,922,326)	($2,510,254)	609.2%	166.3%
2	Payroll & Other Costs	$1,470,874	$1,550,687	$1,557,889	$1,557,889	$87,015	5.9%	2.9%
3	Repairs and Maintenance	$148,639	$129,437	$128,376	$128,376	($20,263)	(13.6%)	(7.1%)
4	Insurance	$312,701	$387,331	$330,231	$330,231	$17,530	5.6%	2.8%
5	Utilities	$40,000	$40,000	$40,000	$40,000	$0	0.0%	0.0%
6	Other Supplies and Expenses	$887,804	$2,290,767	$3,341,332	$3,341,332	$2,453,528	276.4%	94.0%
7	**Operating Expenses Subtotal**	**$2,447,946**	**$2,450,122**	**$2,475,502**	**$2,475,502**	**$27,556**	**1.1%**	**0.6%**
8								
9–12		**Current Rates = Fiscal Year Ending 2024 Budget**	**Fiscal Year Ending 2025 Budget**	**Fiscal Year Ending 2026 Budget**	**Fiscal Year Ending 2026 Budget w/ 2027 Adjustments**	**Total Change from FYE 2024 to FYE 2026**		**Avg. Annual Change FYE 2024 to FYE 2026**
13	**Adj. Budgeted Operating Margin**	**($5,927,600)**	**($5,928,478)**	**($6,067,366)**	**($6,067,366)**	**($139,766)**	2.4%	**1.2%**
14								
15	**Net Change Since 2024 Excl. Transfer Out**		**$1,298**	**($112,210)**	**($112,210)**	**($112,210)**		
16								
17	**Transfer Out**	**$3,183,296**	**$3,372,356**	**$3,012,869**	**$3,012,869**	**($170,427)**		
18								
19	**Net Change Since 2024 Incl. Transfer Out**		**$190,358**	**($282,637)**	**($282,637)**	**($282,637)**		

City of Seaford
Retail Rate Maintenance Options

	(A)	(B)	(C)	(D)	(E)
		Current Retail Rates	**Option #1: Max. -$627k PCAC Relevelization**	**Option #1.5: Partial -$283k PCAC Decr. for DEMEC Credit**	**Option #2: Status Quo**
1	**Residential**				
2	Customer Charge	$22.00	$22.00	$22.00	$22.00
3	Energy Rates	$0.13512	$0.13512	$0.13512	$0.13512
4	PCAC Rate	$0.01836	$0.01275	$0.01583	$0.01836
5					
6	**Commercial Non-Demand**				
7	Customer Charge	$24.75	$24.75	$24.75	$24.75
8	Energy Rates	$0.14985	$0.14985	$0.14985	$0.14985
9	PCAC Rate	$0.01836	$0.01275	$0.01583	$0.01836
10					
11	**Commercial Demand**				
12	Customer Charge	$56.00	$56.00	$56.00	$56.00
13	Demand Rates (All kW)	$12.70	$12.70	$12.70	$12.70
14	Energy Rates	$0.10810	$0.10810	$0.10810	$0.10810
15	PCAC Rate	$0.01836	$0.01275	$0.01583	$0.01836
16					
17	**Medium General Service**				
18	Customer Charge	$75.00	$75.00	$75.00	$75.00
19	Minimum Charge	$415.15	$415.15	$415.15	$420.55
20	Demand Rates (All kW)	$12.00	$12.00	$12.00	$12.00
21	Energy Rates	$0.10490	$0.10490	$0.10490	$0.10490
22	PCAC Rate	$0.01836	$0.01275	$0.01583	$0.01836

City of Seaford

Retail Rate Maintenance Options

	(A)	(B)	(C)	(D)	(E)
		Current Retail Rates	**Option #1: Max. -$627k PCAC Relevelization**	**Option #1.5: Partial -$283k PCAC Decr. for DEMEC Credit**	**Option #2: Status Quo**
1	**Large General Service**				
2	Customer Charge	$230.00	$250.00	$250.00	$250.00
3	Demand Rates (All kW)	$11.50	$11.50	$11.50	$11.50
4	Energy Rates				
5	1^{st} 30,000 kWh	$0.10250	$0.09360	$0.09360	$0.09360
6	Next 220,000	$0.09100	$0.09360	$0.09360	$0.09360
7	> 250,000 kWh	$0.09100	$0.09360	$0.09360	$0.09360
8	PCAC Rate	$0.01836	$0.01275	$0.01583	$0.01836
9					
10	**Large General Service Primary**				
11	Customer Charge	$230.00	$250.00	$250.00	$250.00
12	Demand Rates (All kW)	$11.50	$11.50	$11.50	$11.50
13	Energy Rates				
14	1^{st} 30,000 kWh	$0.10000	$0.08950	$0.08950	$0.08950
15	Next 220,000	$0.08780	$0.08950	$0.08950	$0.08950
16	> 250,000 kWh	$0.08780	$0.08950	$0.08950	$0.08950
17	PCAC Rate	$0.01836	$0.01275	$0.01583	$0.01836

City of Seaford

2026 PCAC & Rate Maintenance Impacts by Rate Class

	(A) Customer Class	(B) Current FY 2024 Budgeted Retail Rate Revenues	(C) Option #1 Impacts From Max. -$627k PCAC Relevelization	(D)	(E) Option #1.5 Impacts From Partial -$283k PCAC Reduction	(F)	(G) Option #2 Impacts No Change in PCAC
1	Residential	$7,315,892	($232,421)	*(3.2%)*	($104,817)	*(1.4%)*	$0
2	Commercial Non-Demand	$1,380,033	($39,059)	*(2.8%)*	($17,615)	*(1.3%)*	$0
3	Commercial - Demand	$2,108,950	($68,105)	*(3.2%)*	($30,714)	*(1.5%)*	$0
4	Medium General Service	$4,210,258	($146,685)	*(3.5%)*	($66,152)	*(1.6%)*	$0
5	Large General Service - S	$1,818,907	($67,238)	*(3.7%)*	($30,381)	*(1.7%)*	($107)
6	Large General Service - P	$1,776,506	($73,756)	*(4.2%)*	($33,354)	*(1.9%)*	($168)
7	**Total**	**$18,610,546**	**($627,264)**	***(3.4%)***	**($283,034)**	***(1.5%)***	**($274)**
8	*Average Rate Impact*		*(3.4%)*		*(1.5%)*		*(0.0%)*

City of Seaford

Residential Option #1 Impacts

Option #1 = Relevelize PCAC for 2026

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
		Current Residential Retail Rates			**Option #1 Residential Retail Rates**			
	Rate Block	**Determinants**	**Retail Rates**	**Total Revenues**	**Option #1 Rates**	**Option #1 Revenues**	**Option #1 Impacts**	
1	Customer Charge	43,511	$22.00	$957,242	$22.00	$957,242	$0	0.0%
2	Energy Charge	41,429,825	$0.13512	$5,597,998	$0.13512	$5,597,998	$0	0.0%
3	PCAC Charge	41,429,825	$0.01836	$760,652	$0.01275	$528,230	($232,421)	(30.6%)
4	**Total Retail Revenue**	**41,429,825**	**$0.176585**	**$7,315,892**	**$0.170975**	**$7,083,470**	**($232,421)**	**(3.2%)**
5								
6		**Avg. kWh**		**Current Bill**	**Current $/kWh**	**Option #1 Bill**	**Option #1 Impacts**	
7		0		$22.00	n/a	$22.00	$0.00	0.0%
8		50		$29.67	$0.59348	$29.39	($0.28)	(0.9%)
9		150		$45.02	$0.30015	$44.18	($0.84)	(1.9%)
10		300		$68.04	$0.22681	$66.36	($1.68)	(2.5%)
11		450		$91.07	$0.20237	$88.54	($2.52)	(2.8%)
12		600		$114.09	$0.19015	$110.72	($3.37)	(3.0%)
13		750		$137.11	$0.18281	$132.90	($4.21)	(3.1%)
14	Avg. Res. Customer	900		$160.13	$0.17792	$155.08	($5.05)	(3.2%)
15		1,050		$183.15	$0.17443	$177.26	($5.89)	(3.2%)
16		1,200		$206.18	$0.17181	$199.44	($6.73)	(3.3%)
17		1,350		$229.20	$0.16978	$221.62	($7.57)	(3.3%)
18		1,500		$252.22	$0.16815	$243.81	($8.41)	(3.3%)
19		1,650		$275.24	$0.16681	$265.99	($9.26)	(3.4%)
20		1,800		$298.26	$0.16570	$288.17	($10.10)	(3.4%)
21		1,950		$321.29	$0.16476	$310.35	($10.94)	(3.4%)
22		2,100		$344.31	$0.16396	$332.53	($11.78)	(3.4%)
23		2,250		$367.33	$0.16326	$354.71	($12.62)	(3.4%)

City of Seaford

Residential Option #1.5 Impacts

Option #1.5 = Partial PCAC Relevelization for $283k DEMEC Credit

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
		Current Residential Retail Rates			**Option #1.5 Residential Retail Rates**			
	Rate Block	**Determinants**	**Retail Rates**	**Total Revenues**	**Option #1.5 Rates**	**Option #1.5 Revenues**	**Option #1.5 Impacts**	
1	Customer Charge	43,511	$22.00	$957,242	$22.00	$957,242	$0	0.0%
2	Energy Charge	41,429,825	$0.13512	$5,597,998	$0.13512	$5,597,998	$0	0.0%
3	PCAC Charge	41,429,825	$0.01836	$760,652	$0.01583	$655,834	($104,817)	(13.8%)
4	**Total Retail Revenue**	**41,429,825**	**$0.176585**	**$7,315,892**	**$0.174055**	**$7,211,074**	**($104,817)**	**(1.4%)**
5								
6		**Avg. kWh**		**Current Bill**	**Current $/kWh**	**Option #1.5 Bill**	**Option #1.5 Impacts**	
7		0		$22.00	n/a	$22.00	$0.00	0.0%
8		50		$29.67	$0.59348	$29.55	($0.13)	(0.4%)
9		150		$45.02	$0.30015	$44.64	($0.38)	(0.8%)
10		300		$68.04	$0.22681	$67.29	($0.76)	(1.1%)
11		450		$91.07	$0.20237	$89.93	($1.14)	(1.3%)
12		600		$114.09	$0.19015	$112.57	($1.52)	(1.3%)
13		750		$137.11	$0.18281	$135.21	($1.90)	(1.4%)
14	Avg. Res. Customer	900		$160.13	$0.17792	$157.86	($2.28)	(1.4%)
15		1,050		$183.15	$0.17443	$180.50	($2.66)	(1.5%)
16		1,200		$206.18	$0.17181	$203.14	($3.04)	(1.5%)
17		1,350		$229.20	$0.16978	$225.78	($3.42)	(1.5%)
18		1,500		$252.22	$0.16815	$248.43	($3.79)	(1.5%)
19		1,650		$275.24	$0.16681	$271.07	($4.17)	(1.5%)
20		1,800		$298.26	$0.16570	$293.71	($4.55)	(1.5%)
21		1,950		$321.29	$0.16476	$316.35	($4.93)	(1.5%)
22		2,100		$344.31	$0.16396	$339.00	($5.31)	(1.5%)
23		2,250		$367.33	$0.16326	$361.64	($5.69)	(1.5%)

City of Seaford

Residential Option #2 Impacts

Option #2 = No Change in the 2026 PCAC

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
		Current Residential Retail Rates			**Option #2 Residential Retail Rates**			
	Rate Block	**Determinants**	**Retail Rates**	**Total Revenues**	**Option #2 Rates**	**Option #2 Revenues**	**Option #2 Impacts**	
1	Customer Charge	43,511	$22.00	$957,242	$22.00	$957,242	$0	0.0%
2	Energy Charge	41,429,825	$0.13512	$5,597,998	$0.13512	$5,597,998	$0	0.0%
3	PCAC Charge	41,429,825	$0.01836	$760,652	$0.01836	$760,652	$0	0.0%
4	**Total Retail Revenue**	**41,429,825**	**$0.176585**	**$7,315,892**	**$0.176585**	**$7,315,892**	**$0**	**0.00%**
5								
6		**Avg. kWh**		**Current Bill**	**Current $/kWh**	**Option #2 Bill**	**Option #2 Impacts**	
7		0		$22.00	n/a	$22.00	$0.00	0.0%
8		50		$29.67	$0.59348	$29.67	$0.00	0.0%
9		150		$45.02	$0.30015	$45.02	$0.00	0.0%
10		300		$68.04	$0.22681	$68.04	$0.00	0.0%
11		450		$91.07	$0.20237	$91.07	$0.00	0.0%
12		600		$114.09	$0.19015	$114.09	$0.00	0.0%
13		750		$137.11	$0.18281	$137.11	$0.00	0.0%
14	Avg. Res. Customer	900		$160.13	$0.17792	$160.13	$0.00	0.0%
15		1,050		$183.15	$0.17443	$183.15	$0.00	0.0%
16		1,200		$206.18	$0.17181	$206.18	$0.00	0.0%
17		1,350		$229.20	$0.16978	$229.20	$0.00	0.0%
18		1,500		$252.22	$0.16815	$252.22	$0.00	0.0%
19		1,650		$275.24	$0.16681	$275.24	$0.00	0.0%
20		1,800		$298.26	$0.16570	$298.26	$0.00	0.0%
21		1,950		$321.29	$0.16476	$321.29	$0.00	0.0%
22		2,100		$344.31	$0.16396	$344.31	$0.00	0.0%
23		2,250		$367.33	$0.16326	$367.33	$0.00	0.0%

City of Seaford

Commercial Non-Demand Option #1 Impacts

Option #1 = Relevelize PCAC for 2026

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
		Current Commercial-ND Retail Rates			**Option #1 Commercial-ND Retail Rates**			
	Rate Block	**Determinants**	**Retail Rates**	**Total Revenues**	**Option #1 Rates**	**Option #1 Revenues**	**Option #1 Impacts**	
1	Customer Charge	8,440	$24.75	$208,890	$24.75	$208,890	$0	0.0%
2	Energy Charge	6,962,389	$0.14985	$1,043,314	$0.14985	$1,043,314	$0	0.0%
3	PCAC Charge	6,962,389	$0.01836	$127,829	$0.01275	$88,770	($39,059)	(30.6%)
4	**Total Retail Revenue**	**6,962,389**	**$0.198213**	**$1,380,033**	**$0.192603**	**$1,340,974**	**($39,059)**	**(2.8%)**
5								
6		**Avg. kWh**		**Current Bill**	**Current $/kWh**	**Option #1 Bill**	**Option #1 Impacts**	
7		0		$24.75	n/a	$24.75	$0.00	0.0%
8		50		$33.16	$0.66321	$32.88	($0.28)	(0.8%)
9		150		$49.98	$0.33321	$49.14	($0.84)	(1.7%)
10		300		$75.21	$0.25071	$73.53	($1.68)	(2.2%)
11		450		$100.44	$0.22321	$97.92	($2.52)	(2.5%)
12		600		$125.68	$0.20946	$122.31	($3.37)	(2.7%)
13	Avg. Commercial Cust.	750		$150.91	$0.20121	$146.70	($4.21)	(2.8%)
14		900		$176.14	$0.19571	$171.09	($5.05)	(2.9%)
15		1,050		$201.37	$0.19178	$195.48	($5.89)	(2.9%)
16		1,200		$226.60	$0.18884	$219.87	($6.73)	(3.0%)
17		1,350		$251.83	$0.18654	$244.26	($7.57)	(3.0%)
18		1,500		$277.07	$0.18471	$268.65	($8.42)	(3.0%)
19		1,650		$302.30	$0.18321	$293.04	($9.26)	(3.1%)
20		1,800		$327.53	$0.18196	$317.43	($10.10)	(3.1%)
21		1,950		$352.76	$0.18090	$341.82	($10.94)	(3.1%)
22		2,100		$377.99	$0.18000	$366.21	($11.78)	(3.1%)
23		2,250		$403.22	$0.17921	$390.60	($12.62)	(3.1%)

City of Seaford

Commercial Non-Demand Option #1.5 Impacts

Option #1.5 = Partial PCAC Relevelization for $283k DEMEC Credit

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
		Current Commercial-ND Retail Rates			**Option #1.5 Commercial-ND Retail Rates**			
	Rate Block	**Determinants**	**Retail Rates**	**Total Revenues**	**Option #1.5 Rates**	**Option #1.5 Revenues**	**Option #1.5 Impacts**	
1	Customer Charge	8,440	$24.75	$208,890	$24.75	$208,890	$0	0.0%
2	Energy Charge	6,962,389	$0.14985	$1,043,314	$0.14985	$1,043,314	$0	0.0%
3	PCAC Charge	6,962,389	$0.01836	$127,829	$0.01583	$110,215	($17,615)	(13.8%)
4	**Total Retail Revenue**	**6,962,389**	**$0.198213**	**$1,380,033**	**$0.195683**	**$1,362,419**	**($17,615)**	**(1.3%)**
5								
6		**Avg. kWh**		**Current Bill**	**Current $/kWh**	**Option #1.5 Bill**	**Option #1.5 Impacts**	
7		0		$24.75	n/a	$24.75	$0.00	0.0%
8		50		$33.16	$0.66321	$33.03	($0.13)	(0.4%)
9		150		$49.98	$0.33321	$49.60	($0.38)	(0.8%)
10		300		$75.21	$0.25071	$74.45	($0.76)	(1.0%)
11		450		$100.44	$0.22321	$99.31	($1.14)	(1.1%)
12		600		$125.68	$0.20946	$124.16	($1.52)	(1.2%)
13	Avg. Commercial Cust.	750		$150.91	$0.20121	$149.01	($1.90)	(1.3%)
14		900		$176.14	$0.19571	$173.86	($2.28)	(1.3%)
15		1,050		$201.37	$0.19178	$198.71	($2.66)	(1.3%)
16		1,200		$226.60	$0.18884	$223.57	($3.04)	(1.3%)
17		1,350		$251.83	$0.18654	$248.42	($3.42)	(1.4%)
18		1,500		$277.07	$0.18471	$273.27	($3.80)	(1.4%)
19		1,650		$302.30	$0.18321	$298.12	($4.17)	(1.4%)
20		1,800		$327.53	$0.18196	$322.97	($4.55)	(1.4%)
21		1,950		$352.76	$0.18090	$347.83	($4.93)	(1.4%)
22		2,100		$377.99	$0.18000	$372.68	($5.31)	(1.4%)
23		2,250		$403.22	$0.17921	$397.53	($5.69)	(1.4%)

City of Seaford

Commercial Non-Demand Option #2 Impacts

Option #2 = No Change in the 2026 PCAC

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
		Current Commercial-ND Retail Rates			Option #2 Commercial-ND Retail Rates			
	Rate Block	**Determinants**	**Retail Rates**	**Total Revenues**	**Option #2 Rates**	**Option #2 Revenues**	**Option #2 Impacts**	
1	Customer Charge	8,440	$24.75	$208,890	$24.75	$208,890	$0	0.0%
2	Energy Charge	6,962,389	$0.14985	$1,043,314	$0.14985	$1,043,314	$0	0.0%
3	PCAC Charge	6,962,389	$0.01836	$127,829	$0.01836	$127,829	$0	0.0%
4	**Total Retail Revenue**	**6,962,389**	**$0.198213**	**$1,380,033**	**$0.198213**	**$1,380,033**	**$0**	**0.0%**
5								
6		**Avg. kWh**		**Current Bill**	**Current $/kWh**	**Option #2 Bill**	**Option #2 Impacts**	
7		0		$24.75	n/a	$24.75	$0.00	0.0%
8		50		$33.16	$0.66321	$33.16	$0.00	0.0%
9		150		$49.98	$0.33321	$49.98	$0.00	0.0%
10		300		$75.21	$0.25071	$75.21	$0.00	0.0%
11		450		$100.44	$0.22321	$100.44	$0.00	0.0%
12		600		$125.68	$0.20946	$125.68	$0.00	0.0%
13	Avg. Commercial Cust.	750		$150.91	$0.20121	$150.91	$0.00	0.0%
14		900		$176.14	$0.19571	$176.14	$0.00	0.0%
15		1,050		$201.37	$0.19178	$201.37	$0.00	0.0%
16		1,200		$226.60	$0.18884	$226.60	$0.00	0.0%
17		1,350		$251.83	$0.18654	$251.83	$0.00	0.0%
18		1,500		$277.07	$0.18471	$277.07	$0.00	0.0%
19		1,650		$302.30	$0.18321	$302.30	$0.00	0.0%
20		1,800		$327.53	$0.18196	$327.53	$0.00	0.0%
21		1,950		$352.76	$0.18090	$352.76	$0.00	0.0%
22		2,100		$377.99	$0.18000	$377.99	$0.00	0.0%
23		2,250		$403.22	$0.17921	$403.22	$0.00	0.0%

City of Seaford

Commercial With Demand Option #1 Impacts

Option #1 = Relevelize PCAC for 2026

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
		Current Commercial with Demand Retail Rates			**Option #1 Commercial with Demand Retail Rates**			
	Rate Block	**Determinants**	**Retail Rates**	**Total Revenues**	**Option #1 Rates**	**Option #1 Revenues**	**Option #1 Impacts**	
1	Customer Charge	1,642	$56.00	$91,952	$56.00	$91,952	$0	0.0%
2	Energy Charge	12,139,893	$0.10810	$1,312,322	$0.10810	$1,312,322	$0	0.0%
3	Demand Charge	37,936	$12.70	$481,787	$12.70	$481,787	$0	0.0%
4	PCAC Charge	12,139,893	$0.01836	$222,888	$0.01275	$154,784	($68,105)	(30.6%)
5	**Total Retail Revenue**	**12,139,893**	**$0.173721**	**$2,108,950**	**$0.168111**	**$2,040,845**	**($68,105)**	**(3.2%)**
6								
7		**Avg. kWh**	**Avg. kW**	**Current Bill**	**Current $/kWh**	**Option #1 Bill**	**Option #1 Impacts**	
8		3,500	12	$650.84	$0.18595	$631.20	($19.64)	(3.0%)
9		4,250	14	$776.02	$0.18259	$752.18	($23.84)	(3.1%)
10		5,000	17	$900.46	$0.18009	$872.41	($28.05)	(3.1%)
11		5,750	19	$1,024.19	$0.17812	$991.93	($32.26)	(3.1%)
12		6,500	21	$1,147.23	$0.17650	$1,110.77	($36.46)	(3.2%)
13	Avg. Com-Demand Cust.	7,250	23	$1,269.61	$0.17512	$1,228.94	($40.67)	(3.2%)
14		8,000	25	$1,391.35	$0.17392	$1,346.47	($44.88)	(3.2%)
15		8,750	28	$1,512.47	$0.17285	$1,463.38	($49.09)	(3.2%)
16		9,500	30	$1,632.99	$0.17189	$1,579.70	($53.30)	(3.3%)
17		10,250	32	$1,752.94	$0.17102	$1,695.44	($57.50)	(3.3%)
18		11,000	33	$1,872.33	$0.17021	$1,810.62	($61.71)	(3.3%)
19		11,750	35	$1,991.17	$0.16946	$1,925.26	($65.92)	(3.3%)
20		12,500	37	$2,109.50	$0.16876	$2,039.38	($70.13)	(3.3%)
21		13,250	39	$2,227.32	$0.16810	$2,152.99	($74.33)	(3.3%)
22		14,000	41	$2,344.66	$0.16748	$2,266.12	($78.54)	(3.3%)
23		14,750	43	$2,461.52	$0.16688	$2,378.77	($82.75)	(3.4%)
24		15,500	44	$2,572.12	$0.16594	$2,485.17	($86.95)	(3.4%)

City of Seaford

Commercial With Demand Option #1.5 Impacts

Option #1.5 = Partial PCAC Relevelization for $283k DEMEC Credit

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
		Current Commercial with Demand Retail Rates			Option #1.5 Commercial with Demand Retail Rates			
	Rate Block	**Determinants**	**Retail Rates**	**Total Revenues**	**Option #1.5 Rates**	**Option #1.5 Revenues**	**Option #1.5 Impacts**	
1	Customer Charge	1,642	$56.00	$91,952	$56.00	$91,952	$0	0.0%
2	Energy Charge	12,139,893	$0.10810	$1,312,322	$0.10810	$1,312,322	$0	0.0%
3	Demand Charge	37,936	$12.70	$481,787	$12.70	$481,787	$0	0.0%
4	PCAC Charge	12,139,893	$0.01836	$222,888	$0.01583	$192,175	($30,714)	(13.8%)
5	**Total Retail Revenue**	**12,139,893**	**$0.173721**	**$2,108,950**	**$0.171191**	**$2,078,236**	**($30,714)**	**(1.5%)**
6								
7		**Avg. kWh**	**Avg. kW**	**Current Bill**	**Current $/kWh**	**Option #1.5 Bill**	**Option #1.5 Impacts**	
8		3,500	12	$650.84	$0.18595	$641.98	($8.86)	(1.4%)
9		4,250	14	$776.02	$0.18259	$765.27	($10.75)	(1.4%)
10		5,000	17	$900.46	$0.18009	$887.81	($12.65)	(1.4%)
11		5,750	19	$1,024.19	$0.17812	$1,009.64	($14.55)	(1.4%)
12		6,500	21	$1,147.23	$0.17650	$1,130.79	($16.44)	(1.4%)
13	Avg. Com-Demand Cust.	7,250	23	$1,269.61	$0.17512	$1,251.27	($18.34)	(1.4%)
14		8,000	25	$1,391.35	$0.17392	$1,371.11	($20.24)	(1.5%)
15		8,750	28	$1,512.47	$0.17285	$1,490.33	($22.14)	(1.5%)
16		9,500	30	$1,632.99	$0.17189	$1,608.96	($24.04)	(1.5%)
17		10,250	32	$1,752.94	$0.17102	$1,727.01	($25.93)	(1.5%)
18		11,000	33	$1,872.33	$0.17021	$1,844.50	($27.83)	(1.5%)
19		11,750	35	$1,991.17	$0.16946	$1,961.45	($29.73)	(1.5%)
20		12,500	37	$2,109.50	$0.16876	$2,077.88	($31.63)	(1.5%)
21		13,250	39	$2,227.32	$0.16810	$2,193.80	($33.52)	(1.5%)
22		14,000	41	$2,344.66	$0.16748	$2,309.24	($35.42)	(1.5%)
23		14,750	43	$2,461.52	$0.16688	$2,424.20	($37.32)	(1.5%)
24		15,500	44	$2,572.12	$0.16594	$2,532.91	($39.22)	(1.5%)

City of Seaford

Commercial With Demand Option #2 Impacts

Option #2 = No Change in the 2026 PCAC

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
		Current Commercial with Demand Retail Rates			**Option #2 Commercial with Demand Retail Rates**			
	Rate Block	**Determinants**	**Retail Rates**	**Total Revenues**	**Option #2 Rates**	**Option #2 Revenues**	**Option #2 Impacts**	
1	Customer Charge	1,642	$56.00	$91,952	$56.00	$91,952	$0	0.0%
2	Energy Charge	12,139,893	$0.10810	$1,312,322	$0.10810	$1,312,322	$0	0.0%
3	Demand Charge	37,936	$12.70	$481,787	$12.70	$481,787	$0	0.0%
4	PCAC Charge	12,139,893	$0.01836	$222,888	$0.01836	$222,888	$0	0.0%
5	**Total Retail Revenue**	**12,139,893**	**$0.173721**	**$2,108,950**	**$0.173721**	**$2,108,950**	**$0**	**0.0%**
6								
7		**Avg. kWh**	**Avg. kW**	**Current Bill**	**Current $/kWh**	**Option #2 Bill**	**Option #2 Impacts**	
8		3,500	12	$650.84	$0.18595	$650.84	$0.00	0.0%
9		4,250	14	$776.02	$0.18259	$776.02	$0.00	0.0%
10		5,000	17	$900.46	$0.18009	$900.46	$0.00	0.0%
11		5,750	19	$1,024.19	$0.17812	$1,024.19	$0.00	0.0%
12		6,500	21	$1,147.23	$0.17650	$1,147.23	$0.00	0.0%
13	Avg. Com-Demand Cust.	7,250	23	$1,269.61	$0.17512	$1,269.61	$0.00	0.0%
14		8,000	25	$1,391.35	$0.17392	$1,391.35	$0.00	0.0%
15		8,750	28	$1,512.47	$0.17285	$1,512.47	$0.00	0.0%
16		9,500	30	$1,632.99	$0.17189	$1,632.99	$0.00	0.0%
17		10,250	32	$1,752.94	$0.17102	$1,752.94	$0.00	0.0%
18		11,000	33	$1,872.33	$0.17021	$1,872.33	$0.00	0.0%
19		11,750	35	$1,991.17	$0.16946	$1,991.17	$0.00	0.0%
20		12,500	37	$2,109.50	$0.16876	$2,109.50	$0.00	0.0%
21		13,250	39	$2,227.32	$0.16810	$2,227.32	$0.00	0.0%
22		14,000	41	$2,344.66	$0.16748	$2,344.66	$0.00	0.0%
23		14,750	43	$2,461.52	$0.16688	$2,461.52	$0.00	0.0%
24		15,500	44	$2,572.12	$0.16594	$2,572.12	$0.00	0.0%

City of Seaford

Medium General Service Option #1 Impacts

Option #1 = Relevelize PCAC for 2026

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
		Current Medium General Service Retail Rates			**Option #1 Medium General Service Retail Rates**			
	Rate Block	**Determinants**	**Retail Rates**	**Total Revenues**	**Option #1 Rates**	**Option #1 Revenues**	**Option #1 Impacts**	
1	Customer Charge	749	$75.00	$56,175	$75.00	$56,175	$0	0.0%
2	Energy Charge	26,147,131	$0.10490	$2,742,834	$0.10490	$2,742,834	$0	0.0%
3	Demand Charge	77,599	$12.00	$931,188	$12.00	$931,188	$0	0.0%
4	PCAC Charge	26,147,131	$0.01836	$480,061	$0.01275	$333,376	($146,685)	(30.6%)
5	**Total Retail Revenue**	**26,147,131**	**$0.161022**	**$4,210,258**	**$0.155412**	**$4,063,573**	**($146,685)**	**(3.5%)**
6								
7		**Avg. kWh**	**Avg. kW**	**Current Bill**	**Current $/kWh**	**Option #1 Bill**	**Option #1 Impacts**	
8		15,500	53	$2,622.52	$0.16919	$2,535.56	($86.95)	(3.3%)
9		17,500	59	$2,937.99	$0.16789	$2,839.82	($98.18)	(3.3%)
10		20,000	66	$3,332.41	$0.16662	$3,220.21	($112.20)	(3.4%)
11		25,000	81	$4,129.18	$0.16517	$3,988.93	($140.25)	(3.4%)
12		30,000	96	$4,919.66	$0.16399	$4,751.36	($168.30)	(3.4%)
13	Avg. MGS Customer	35,000	110	$5,704.17	$0.16298	$5,507.82	($196.35)	(3.4%)
14		40,000	123	$6,483.01	$0.16208	$6,258.61	($224.40)	(3.5%)
15		45,000	136	$7,256.45	$0.16125	$7,004.00	($252.45)	(3.5%)
16		50,000	149	$8,024.78	$0.16050	$7,744.28	($280.50)	(3.5%)
17		57,500	168	$9,184.28	$0.15973	$8,861.70	($322.58)	(3.5%)
18		65,000	187	$10,336.36	$0.15902	$9,971.71	($364.65)	(3.5%)
19		72,500	206	$11,481.36	$0.15836	$11,074.64	($406.73)	(3.5%)
20		80,000	224	$12,619.61	$0.15775	$12,170.81	($448.80)	(3.6%)
21		87,500	241	$13,751.42	$0.15716	$13,260.54	($490.88)	(3.6%)
22		95,000	258	$14,877.06	$0.15660	$14,344.11	($532.95)	(3.6%)
23		100,000	267	$15,608.48	$0.15608	$15,047.48	($561.00)	(3.6%)
24		110,000	290	$17,110.94	$0.15555	$16,493.84	($617.10)	(3.6%)

City of Seaford

Medium General Service Option #1.5 Impacts

Option #1.5 = Partial PCAC Relevelization for $283k DEMEC Credit

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
		Current Medium General Service Retail Rates			**Option #1.5 Medium General Service Retail Rates**			
	Rate Block	**Determinants**	**Retail Rates**	**Total Revenues**	**Option #1.5 Rates**	**Option #1.5 Revenues**	**Option #1.5 Impacts**	
1	Customer Charge	749	$75.00	$56,175	$75.00	$56,175	$0	0.0%
2	Energy Charge	26,147,131	$0.10490	$2,742,834	$0.10490	$2,742,834	$0	0.0%
3	Demand Charge	77,599	$12.00	$931,188	$12.00	$931,188	$0	0.0%
4	PCAC Charge	26,147,131	$0.01836	$480,061	$0.01583	$413,909	($66,152)	(13.8%)
5	**Total Retail Revenue**	**26,147,131**	**$0.161022**	**$4,210,258**	**$0.158492**	**$4,144,106**	**($66,152)**	**(1.6%)**
6								
7		**Avg. kWh**	**Avg. kW**	**Current Bill**	**Current $/kWh**	**Option #1.5 Bill**	**Option #1.5 Impacts**	
8		15,500	53	$2,622.52	$0.16919	$2,583.30	($39.22)	(1.5%)
9		17,500	59	$2,937.99	$0.16789	$2,893.72	($44.28)	(1.5%)
10		20,000	66	$3,332.41	$0.16662	$3,281.81	($50.60)	(1.5%)
11		25,000	81	$4,129.18	$0.16517	$4,065.93	($63.25)	(1.5%)
12		30,000	96	$4,919.66	$0.16399	$4,843.76	($75.90)	(1.5%)
13	Avg. MGS Customer	35,000	110	$5,704.17	$0.16298	$5,615.62	($88.55)	(1.6%)
14		40,000	123	$6,483.01	$0.16208	$6,381.81	($101.20)	(1.6%)
15		45,000	136	$7,256.45	$0.16125	$7,142.60	($113.85)	(1.6%)
16		50,000	149	$8,024.78	$0.16050	$7,898.28	($126.50)	(1.6%)
17		57,500	168	$9,184.28	$0.15973	$9,038.80	($145.48)	(1.6%)
18		65,000	187	$10,336.36	$0.15902	$10,171.91	($164.45)	(1.6%)
19		72,500	206	$11,481.36	$0.15836	$11,297.94	($183.43)	(1.6%)
20		80,000	224	$12,619.61	$0.15775	$12,417.21	($202.40)	(1.6%)
21		87,500	241	$13,751.42	$0.15716	$13,530.04	($221.38)	(1.6%)
22		95,000	258	$14,877.06	$0.15660	$14,636.71	($240.35)	(1.6%)
23		100,000	267	$15,608.48	$0.15608	$15,355.48	($253.00)	(1.6%)
24		110,000	290	$17,110.94	$0.15555	$16,832.64	($278.30)	(1.6%)

City of Seaford

Medium General Service Option #2 Impacts

Option #2 = No Change in the 2026 PCAC

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
		Current Medium General Service Retail Rates			**Option #2 Medium General Service Retail Rates**			
	Rate Block	**Determinants**	**Retail Rates**	**Total Revenues**	**Option #2 Rates**	**Option #2 Revenues**	**Option #2 Impacts**	
1	Customer Charge	749	$75.00	$56,175	$75.00	$56,175	$0	0.0%
2	Energy Charge	26,147,131	$0.10490	$2,742,834	$0.10490	$2,742,834	$0	0.0%
3	Demand Charge	77,599	$12.00	$931,188	$12.00	$931,188	$0	0.0%
4	PCAC Charge	26,147,131	$0.01836	$480,061	$0.01836	$480,061	$0	0.0%
5	**Total Retail Revenue**	**26,147,131**	**$0.161022**	**$4,210,258**	**$0.161022**	**$4,210,258**	**$0**	**0.0%**
6								
7		Avg. kWh	Avg. kW	Current Bill	Current $/kWh	Option #2 Bill	Option #2 Impacts	
8		15,500	53	$2,622.52	$0.16919	$2,622.52	$0.00	0.0%
9		17,500	59	$2,937.99	$0.16789	$2,937.99	$0.00	0.0%
10		20,000	66	$3,332.41	$0.16662	$3,332.41	$0.00	0.0%
11		25,000	81	$4,129.18	$0.16517	$4,129.18	$0.00	0.0%
12		30,000	96	$4,919.66	$0.16399	$4,919.66	$0.00	0.0%
13	Avg. MGS Customer	35,000	110	$5,704.17	$0.16298	$5,704.17	$0.00	0.0%
14		40,000	123	$6,483.01	$0.16208	$6,483.01	$0.00	0.0%
15		45,000	136	$7,256.45	$0.16125	$7,256.45	$0.00	0.0%
16		50,000	149	$8,024.78	$0.16050	$8,024.78	$0.00	0.0%
17		57,500	168	$9,184.28	$0.15973	$9,184.28	$0.00	0.0%
18		65,000	187	$10,336.36	$0.15902	$10,336.36	$0.00	0.0%
19		72,500	206	$11,481.36	$0.15836	$11,481.36	$0.00	0.0%
20		80,000	224	$12,619.61	$0.15775	$12,619.61	$0.00	0.0%
21		87,500	241	$13,751.42	$0.15716	$13,751.42	$0.00	0.0%
22		95,000	258	$14,877.06	$0.15660	$14,877.06	$0.00	0.0%
23		100,000	267	$15,608.48	$0.15608	$15,608.48	$0.00	0.0%
24		110,000	290	$17,110.94	$0.15555	$17,110.94	$0.00	0.0%

City of Seaford

LGS-Secondary Service Option #1 Impacts

Option #1 = Relevelize PCAC for 2026

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
		Current LGS-Secondary Service Retail Rates			**Option #1 LGS-Secondary Service Retail Rates**			
	Rate Block	**Determinants**	**Retail Rates**	**Total Revenues**	**Option #1 Rates**	**Option #1 Revenues**	**Option #1 Impacts**	
1	Customer Charge	108	$230.00	$24,840	$250.00	$27,000	$2,160	8.7%
2	1st 30,000 kWh Block	2,902,528	$0.10250	$297,509	$0.09360	$271,677	($25,832)	(8.7%)
3	Next 220,000 kWh Block	8,730,732	$0.09100	$794,497	$0.09360	$817,197	$22,700	2.9%
4	Over 250,000 kWh Block	333,048	$0.09100	$30,307	$0.09360	$31,173	$866	2.9%
5	Demand Charge	39,309	$11.50	$452,052	$11.50	$452,052	$0	0.0%
6	PCAC Charge	11,966,308	$0.01836	$219,701	$0.01275	$152,570	($67,131)	(30.6%)
7	**Total Retail Revenue**	**11,966,308**	**$0.152002**	**$1,818,907**	**$0.146383**	**$1,751,669**	**($67,238)**	**(3.7%)**
8								
9		**Avg. kWh**	**Avg. kW**	**Current Bill**	**Current $/kWh**	**Option #1 Bill**	**Option #1 Impacts**	
10		15,701	418	$6,930.06	$0.44137	$6,722.24	($207.83)	(3.0%)
11		16,176	270	$5,291.95	$0.32715	$5,077.23	($214.71)	(4.1%)
12		84,000	352	$13,810.77	$0.16441	$13,232.93	($577.84)	(4.2%)
13		135,840	445	$20,545.18	$0.15125	$19,811.30	($733.88)	(3.6%)
14		109,368	332	$16,355.78	$0.14955	$15,701.59	($654.20)	(4.0%)
15		114,300	341	$16,997.11	$0.14871	$16,328.07	($669.04)	(3.9%)
16		112,752	278	$16,105.43	$0.14284	$15,441.05	($664.38)	(4.1%)
17		141,680	308	$19,613.81	$0.13844	$18,862.35	($751.46)	(3.8%)
18		267,375	531	$35,925.46	$0.13436	$34,795.66	($1,129.80)	(3.1%)

City of Seaford

LGS-Secondary Service Option #1.5 Impacts

Option #1.5 = Partial PCAC Relevelization for $283k DEMEC Credit

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
		Current LGS-Secondary Service Retail Rates			**Option #1.5 LGS-Secondary Service Retail Rates**			
	Rate Block	**Determinants**	**Retail Rates**	**Total Revenues**	**Option #1.5 Rates**	**Option #1.5 Revenues**	**Option #1.5 Impacts**	
1	Customer Charge	108	$230.00	$24,840	$250.00	$27,000	$2,160	8.7%
2	1st 30,000 kWh Block	2,902,528	$0.10250	$297,509	$0.09360	$271,677	($25,832)	(8.7%)
3	Next 220,000 kWh Block	8,730,732	$0.09100	$794,497	$0.09360	$817,197	$22,700	2.9%
4	Over 250,000 kWh Block	333,048	$0.09100	$30,307	$0.09360	$31,173	$866	2.9%
5	Demand Charge	39,309	$11.50	$452,052	$11.50	$452,052	$0	0.0%
6	PCAC Charge	11,966,308	$0.01836	$219,701	$0.01583	$189,427	($30,275)	(13.8%)
7	**Total Retail Revenue**	**11,966,308**	**$0.152002**	**$1,818,907**	**$0.149463**	**$1,788,525**	**($30,381)**	**(1.7%)**
8								
9		**Avg. kWh**	**Avg. kW**	**Current Bill**	**Current $/kWh**	**Option #1.5 Bill**	**Option #1.5 Impacts**	
10		15,701	418	$6,930.06	$0.44137	$6,770.60	($159.47)	(2.3%)
11		16,176	270	$5,291.95	$0.32715	$5,127.06	($164.89)	(3.1%)
12		84,000	352	$13,810.77	$0.16441	$13,491.65	($319.12)	(2.3%)
13		135,840	445	$20,545.18	$0.15125	$20,229.69	($315.49)	(1.5%)
14		109,368	332	$16,355.78	$0.14955	$16,038.44	($317.34)	(1.9%)
15		114,300	341	$16,997.11	$0.14871	$16,680.12	($317.00)	(1.9%)
16		112,752	278	$16,105.43	$0.14284	$15,788.33	($317.11)	(2.0%)
17		141,680	308	$19,613.81	$0.13844	$19,298.73	($315.08)	(1.6%)
18		267,375	531	$35,925.46	$0.13436	$35,619.18	($306.28)	(0.9%)

City of Seaford

LGS-Secondary Service Option #2 Impacts

Option #2 = No Change in the 2026 PCAC

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
		Current LGS-Secondary Service Retail Rates			**Option #2 LGS-Secondary Service Retail Rates**			
	Rate Block	**Determinants**	**Retail Rates**	**Total Revenues**	**Option #2 Rates**	**Option #2 Revenues**	**Option #2 Impacts**	
1	Customer Charge	108	$230.00	$24,840	$250.00	$27,000	$2,160	8.7%
2	1st 30,000 kWh Block	2,902,528	$0.10250	$297,509	$0.09360	$271,677	($25,832)	(8.7%)
3	Next 220,000 kWh Block	8,730,732	$0.09100	$794,497	$0.09360	$817,197	$22,700	2.9%
4	Over 250,000 kWh Block	333,048	$0.09100	$30,307	$0.09360	$31,173	$866	2.9%
5	Demand Charge	39,309	$11.50	$452,052	$11.50	$452,052	$0	0.0%
6	PCAC Charge	11,966,308	$0.01836	$219,701	$0.01836	$219,701	$0	0.0%
7	**Total Retail Revenue**	**11,966,308**	**$0.152002**	**$1,818,907**	**$0.151993**	**$1,818,800**	**($107)**	**(0.0%)**
8								
9		**Avg. kWh**	**Avg. kW**	**Current Bill**	**Current $/kWh**	**Option #2 Bill**	**Option #2 Impacts**	
10		15,701	418	$6,930.06	$0.44137	$6,810.32	($119.74)	(1.7%)
11		16,176	270	$5,291.95	$0.32715	$5,167.98	($123.97)	(2.3%)
12		84,000	352	$13,810.77	$0.16441	$13,704.17	($106.60)	(0.8%)
13		135,840	445	$20,545.18	$0.15125	$20,573.37	$28.18	0.1%
14		109,368	332	$16,355.78	$0.14955	$16,315.14	($40.64)	(0.2%)
15		114,300	341	$16,997.11	$0.14871	$16,969.29	($27.82)	(0.2%)
16		112,752	278	$16,105.43	$0.14284	$16,073.59	($31.84)	(0.2%)
17		141,680	308	$19,613.81	$0.13844	$19,657.18	$43.37	0.2%
18		267,375	531	$35,925.46	$0.13436	$36,295.64	$370.17	1.0%

City of Seaford

LGS-Primary Service Option #1 Impacts

Option #1 = Relevelize PCAC for 2026

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
		Current LGS-Primary Service Retail Rates			**Option #1 LGS-Primary Service Retail Rates**			
	Rate Block	**Determinants**	**Retail Rates**	**Total Revenues**	**Option #1 Rates**	**Option #1 Revenues**	**Option #1 Impacts**	
1	Customer Charge	72	$230.00	$16,560	$250.00	$18,000	$1,440	8.7%
2	1st 30,000 kWh Block	1,959,600	$0.10000	$195,960	$0.08950	$175,384	($20,576)	(10.5%)
3	Next 220,000 kWh Block	5,602,320	$0.08780	$491,884	$0.08950	$501,408	$9,524	1.9%
4	Over 250,000 kWh Block	5,555,400	$0.08780	$487,764	$0.08950	$497,208	$9,444	1.9%
5	Demand Charge	29,870	$11.50	$343,504	$11.50	$343,504	$0	0.0%
6	PCAC Charge	13,117,320	$0.01836	$240,834	$0.01275	$167,246	($73,588)	(30.6%)
7	**Total Retail Revenue**	**13,117,320**	**$0.135432**	**$1,776,506**	**$0.129809**	**$1,702,750**	**($73,756)**	**(4.2%)**
8								
9		**Avg. kWh**	**Avg. kW**	**Current Bill**	**Current $/kWh**	**Option #1 Bill**	**Option #1 Impacts**	
10		13,500	63	$2,547.19	$0.18868	$2,349.70	($197.49)	(7.8%)
11		44,350	196	$7,555.76	$0.17037	$7,038.79	($516.97)	(6.8%)
12		54,630	183	$8,504.43	$0.15567	$7,944.83	($559.60)	(6.6%)
13		104,680	203	$14,041.89	$0.13414	$13,286.59	($755.30)	(5.4%)
14		163,000	391	$22,400.03	$0.13742	$21,416.70	($983.33)	(4.4%)
15		712,950	1,453	$92,992.85	$0.13043	$89,859.21	($3,133.63)	(3.4%)

City of Seaford

LGS-Primary Service Option #1.5 Impacts

Option #1.5 = Partial PCAC Relevelization for $283k DEMEC Credit

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
		Current LGS-Primary Service Retail Rates			**Option #1.5 LGS-Primary Service Retail Rates**			
	Rate Block	**Determinants**	**Retail Rates**	**Total Revenues**	**Option #1.5 Rates**	**Option #1.5 Revenues**	**Option #1.5 Impacts**	
1	Customer Charge	72	$230.00	$16,560	$250.00	$18,000	$1,440	8.7%
2	1st 30,000 kWh Block	1,959,600	$0.10000	$195,960	$0.08950	$175,384	($20,576)	(10.5%)
3	Next 220,000 kWh Block	5,602,320	$0.08780	$491,884	$0.08950	$501,408	$9,524	1.9%
4	Over 250,000 kWh Block	5,555,400	$0.08780	$487,764	$0.08950	$497,208	$9,444	1.9%
5	Demand Charge	29,870	$11.50	$343,504	$11.50	$343,504	$0	0.0%
6	PCAC Charge	13,117,320	$0.01836	$240,834	$0.01583	$207,647	($33,187)	(13.8%)
7	**Total Retail Revenue**	**13,117,320**	**$0.135432**	**$1,776,506**	**$0.132889**	**$1,743,151**	**($33,354)**	**(1.9%)**
8								
9		**Avg. kWh**	**Avg. kW**	**Current Bill**	**Current $/kWh**	**Option #1.5 Bill**	**Option #1.5 Impacts**	
10		13,500	63	$2,547.19	$0.18868	$2,391.28	($155.91)	(6.1%)
11		44,350	196	$7,555.76	$0.17037	$7,175.39	($380.37)	(5.0%)
12		54,630	183	$8,504.43	$0.15567	$8,113.09	($391.34)	(4.6%)
13		104,680	203	$14,041.89	$0.13414	$13,609.01	($432.88)	(3.1%)
14		163,000	391	$22,400.03	$0.13742	$21,918.74	($481.29)	(2.1%)
15		712,950	1,453	$92,992.85	$0.13043	$92,055.10	($937.75)	(1.0%)

City of Seaford

LGS-Primary Service Option #2 Impacts

Option #2 = No Change in the 2026 PCAC

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)
		Current LGS-Primary Service Retail Rates			**Option #2 LGS-Primary Service Retail Rates**			
	Rate Block	**Determinants**	**Retail Rates**	**Total Revenues**	**Option #2 Rates**	**Option #2 Revenues**	**Option #2 Impacts**	
1	Customer Charge	72	$230.00	$16,560	$250.00	$18,000	$1,440	8.7%
2	1st 30,000 kWh Block	1,959,600	$0.10000	$195,960	$0.08950	$175,384	($20,576)	(10.5%)
3	Next 220,000 kWh Block	5,602,320	$0.08780	$491,884	$0.08950	$501,408	$9,524	1.9%
4	Over 250,000 kWh Block	5,555,400	$0.08780	$487,764	$0.08950	$497,208	$9,444	1.9%
5	Demand Charge	29,870	$11.50	$343,504	$11.50	$343,504	$0	0.0%
6	PCAC Charge	13,117,320	$0.01836	$240,834	$0.01836	$240,834	$0	0.0%
7	**Total Retail Revenue**	**13,117,320**	**$0.135432**	**$1,776,506**	**$0.135419**	**$1,776,338**	**($168)**	**(0.0%)**
8								
9		**Avg. kWh**	**Avg. kW**	**Current Bill**	**Current $/kWh**	**Option #2 Bill**	**Option #2 Impacts**	
10		13,500	63	$2,547.19	$0.18868	$2,425.44	($121.75)	(4.8%)
11		44,350	196	$7,555.76	$0.17037	$7,287.59	($268.16)	(3.5%)
12		54,630	183	$8,504.43	$0.15567	$8,251.30	($253.13)	(3.0%)
13		104,680	203	$14,041.89	$0.13414	$13,873.85	($168.04)	(1.2%)
14		163,000	391	$22,400.03	$0.13742	$22,331.13	($68.90)	(0.3%)
15		712,950	1,453	$92,992.85	$0.13043	$93,858.86	$866.01	0.9%

ATTACHMENT A

Option #1 - Fee & Rate Schedule Redline

Option #1

City of Seaford
Schedule of Fees and Rates

Amended ~~May 28, 2024~~January 13, 2026 Effective ~~June 1, 2024~~February 1, 2026

The following fee & rate schedule contains base fees for different services and or permits obtained from the City of Seaford. The rates shown here are only current as of the date shown above. Fee calculations for permits must be performed by the City Code Department to ensure accuracy. Fee rates are never guaranteed and are subject to change at any time by an act of the City Council.

PROPERTY TAX RATE

Assessment is based on 2019 market values. The City of Seaford's taxes are assessed at 100% of appraised value and taxed at $0.34 per $100 of assessed value.

PROPERTY TAX RE-ASSESSMENT FEE:

As determined by current assessment charges.
* This fee applies to property tax reassessments necessary due to Sub-division Farm Land Exemption requests; Property Improvements, Subdivisions, Re-zonings and/or Annexations.

LODGING TAX

Three percent (3%) of the rent upon every occupancy of a room or rooms in a hotel, motel or tourist home within the boundaries of the City of Seaford. Such tax shall be in addition to the lodging tax imposed by the State pursuant to 30 Del. C. § 6102.

ELECTRIC UTILITY RATES

RESIDENTIAL CUSTOMERS
Customer Charge $22.00 Per Month
All KWH $0.135120

COMMERCIAL NON-DEMAND METERING (under 3500 kwh)
Customer Charge $24.75 Per Month
All KWH $0.149850

COMMERCIAL WITH DEMAND METERING (over 3500 kwh five or more times in 12 months, less than 50 KW)
Customer Charge $56.00 Per Month
All KWH $0.108100
Demand Charge (All KW $12.70)

MEDIUM GENERAL SERVICE Energy (50-300 KW)
Customer Charge $75.00 Per Month
All KWH $0.104900
Demand Charge (All KW $12.00)

LARGE GENERAL SERVICE Energy (greater than 300 KW five or more times in 12 months)
Customer Charge ~~$230.00~~$250.00 Per Month
~~First 30,000~~All KWH ~~$0.102500~~$0.09360
~~Remaining KWH $0.091000~~
Demand Charge (All KW $11.50)
Demand Ratchet 70% of Previous 12 Month Maximum

LARGE GENERAL SERVICE -PRIMARY Energy (same as above with primary service)
Customer Charge ~~$230.00~~$250.00 Per Month
~~First 30,000~~All KWH ~~$0.100000~~$0.08950
~~Remaining KWH $0.087800~~
Demand Charge (All KW $11.50)
Demand Ratchet 70% of Previous 12 Month Maximum

CONNECTION CHARGES

Existing Facility, Commercial or Residential	No Charge
New Residential	No Charge
New Non-Residential	No Charge
Delinquent Charges	$40
Residential AMI Reconnect Charges (prior to 4:00 pm Monday – Friday)	$25
Residential AMI Reconnect Charges (after 4:00 pm Mon. – Fri., Weekends & Holidays)	$100
Additional Deposit	$25
Temporary Service	$60

CUSTOMER DEPOSIT CHARGES

Residential Property Owner	No deposit required
Residential Renters	$200
Commercial - The greater of an average for 12 month's bills multiplied by 2.5 or *(A surety bond may be substituted at the City's option)*	$200

STANDARD POWER FACTOR

98.5% Lagging

Charge per 1.0% under 98.5% per KW demand $0.05

NEW CONSTRUCTION AND LINE EXTENSION FEES

Paid by Applicant – Refer to section 11 of the Electric rules and regulations.

* The City Council approved a selective elimination of the charges for City Labor & City Equipment costs in 2018 related to the installation of new electric services and upgrades to existing electric services by the City Electric Department. Material costs, Non-City Labor costs & Non-City Equipment costs do not apply to this waiver.

STREET CHARGE

$5.50 per month

GREEN ENERGY

Funding for Green Energy Programs $0.000178 / Kwh

PURCHASED POWER COST ADJUSTMENT CLAUSE

~~$0.01836~~$0.01275 / Kwh (Effective ~~06/01/2024~~02/01/2026)

ENERGY SUPPLY COST

~~$0.06947~~$0.09618 / Kwh (Effective 01/01/~~2021~~2025)

- Rate set by DEMEC contract

SECURITY LIGHTS

$6.31 / month

METER TEST FEE

No charge for the first test at a location. After first test then greater of actual cost or:

Self Contained	$35
Transformer Rated Meter	$75

METER DEPOSIT INTEREST

Meter deposit interest is applied when refunded; with an interest rate based on the 1 year Treasury Constant Maturity Rate.

DELAWARE STATE UTILITY TAX

Industrial/Commercial Facility	4.25%
Qualified Manufacturing Facility	2.00%

RETURN PAYMENT FEE $40

AUTOMATIC METER INFRASTRUCTURE (AMI) OPT-OUT FEES:

One-time manual meter set-up fee	$40.00
Manual meter reading	$25.00/month
Delinquent Charges	$40

Reconnect Charges (prior to 4:00 pm Monday – Friday)	$40
Reconnect Charges (after 4:00 pm Monday – Friday, Weekends & Holidays)	$100

LATE PAYMENT CHARGE
1.5% per month on outstanding balance

BASE FIGURE FOR ESCROW CALCULATIONS
$0.087393 / Kwh

EV (ELECTRIC VEHICLE) CHARGING FEES:
Public Access and Use
Chargers up to 10 kW Maximum Output - $1.00/Hour

WATER AND SEWER UTILITY RATES

All water and sewer rates are based on Equivalent Dwelling Units (EDU), which is equal to 7,500 gallons per month, (250 g.p.d.), with a minimum billing of I EDU per month, $27.28 for water* and $53.18 for sewer.

Water rate adjustment for metered users: The first 7,500 gallons are billed at the rate of $27.28 per 7,500 gallons/month; from 7,501-225,000 gallons at $21.75 per 7,500 gallons/month; over – 225,000 gallons* at $23.44 per 7,500 gallons/month.

Sewer rate adjustment for metered users: The first 7,500 gallons are billed at the rate of $53.18 per 7,500 gallons/month; from 7,501-225,000 gallons at $42.19 per 7,500 gallons/month; over – 225,000 gallons* at $46.50 per 7,500 gallons/month.

*Properties outside of the city limits, which have water and/or sewer service, will be charged at one and a half (1.5) times the current EDU rate. Effective January 1, 2023.

WATER AND SEWER CONNECTION SERVICE CHARGES

Turn service valve on/off for:

Repairs (During City Business Hours):	No Charge
Repairs (After City Business Hours):	$60
Non-Repair shutoff/reconnect for more than 1 week (During City Business Hours only):	$40
Delinquent Charges	$40
Reconnect Charges (prior to 4:00 pm Monday – Friday)	$40
Reconnect Charges (after 4:00 pm Monday – Friday)	$60

INDUSTRIAL PRETREATMENT ORDINANCE:

WASTEWATER DISCHARGE PERMIT:

Significant Industrial User (SIU)	$1,500.00 per application + $1,000.00 Annual Monitoring Fee
Categorical Industrial User (CIU)	$1,500.00 per application + $1,000.00 Annual Monitoring Fee
Other Industrial User (OIU)	$1,500.00 per application + $1,000.00 Annual Monitoring Fee

OTHER FEES:

Permit Amendment	$1,000.00 per issuance
Permit Variance (s)	$1,000.00 per issuance

GREASE INTERCEPTOR/TRAP INSPECTION FEE:

First inspection =	No charge
Second and each additional inspection =	$50.00

BOARD OF ADJUSTMENT HEARING:

NON-REFUNDABLE $300.00

PLANNING AND ZONING HEARING:

NON-REFUNDABLE $200.00

PLUMBER LICENSE:

Annual License Fee = $40.00
Surety Bond Required ($5,000)
State of Delaware Master Plumber License Required

ATTACHMENT B

Option #1.5 - Fee & Rate Schedule Redline

CITY OF SEAFORD
SCHEDULE OF FEES AND RATES

Amended ~~May 28, 2024~~January 13, 2026 Effective ~~June 1, 2024~~February 1, 2026

The following fee & rate schedule contains base fees for different services and or permits obtained from the City of Seaford. The rates shown here are only current as of the date shown above. Fee calculations for permits must be performed by the City Code Department to ensure accuracy. Fee rates are never guaranteed and are subject to change at any time by an act of the City Council.

PROPERTY TAX RATE

Assessment is based on 2019 market values. The City of Seaford's taxes are assessed at 100% of appraised value and taxed at $0.34 per $100 of assessed value.

PROPERTY TAX RE-ASSESSMENT FEE:

As determined by current assessment charges.
* This fee applies to property tax reassessments necessary due to Sub-division Farm Land Exemption requests; Property Improvements, Subdivisions, Re-zonings and/or Annexations.

LODGING TAX

Three percent (3%) of the rent upon every occupancy of a room or rooms in a hotel, motel or tourist home within the boundaries of the City of Seaford. Such tax shall be in addition to the lodging tax imposed by the State pursuant to 30 Del. C. § 6102.

ELECTRIC UTILITY RATES

RESIDENTIAL CUSTOMERS
Customer Charge $22.00 Per Month
All KWH $0.135120

COMMERCIAL NON-DEMAND METERING (under 3500 kwh)
Customer Charge $24.75 Per Month
All KWH $0.149850

COMMERCIAL WITH DEMAND METERING (over 3500 kwh five or more times in 12 months, less than 50 KW)
Customer Charge $56.00 Per Month
All KWH $0.108100
Demand Charge (All KW $12.70)

MEDIUM GENERAL SERVICE Energy (50-300 KW)
Customer Charge $75.00 Per Month
All KWH $0.104900
Demand Charge (All KW $12.00)

LARGE GENERAL SERVICE Energy (greater than 300 KW five or more times in 12 months)
Customer Charge ~~$230.00~~$250.00 Per Month
~~First 30,000~~All KWH ~~$0.102500~~$0.09360
~~Remaining KWH $0.091000~~
Demand Charge (All KW $11.50)
Demand Ratchet 70% of Previous 12 Month Maximum

LARGE GENERAL SERVICE -PRIMARY Energy (same as above with primary service)
Customer Charge ~~$230.00~~$250.00 Per Month
~~First 30,000~~All KWH ~~$0.100000~~$0.08950
~~Remaining KWH $0.087800~~
Demand Charge (All KW $11.50)
Demand Ratchet 70% of Previous 12 Month Maximum

CONNECTION CHARGES

Existing Facility, Commercial or Residential	No Charge
New Residential	No Charge
New Non-Residential	No Charge
Delinquent Charges	$40
Residential AMI Reconnect Charges (prior to 4:00 pm Monday – Friday)	$25
Residential AMI Reconnect Charges (after 4:00 pm Mon. – Fri., Weekends & Holidays)	$100
Additional Deposit	$25
Temporary Service	$60

CUSTOMER DEPOSIT CHARGES

Residential Property Owner	No deposit required
Residential Renters	$200
Commercial - The greater of an average for 12 month's bills multiplied by 2.5 or *(A surety bond may be substituted at the City's option)*	$200

STANDARD POWER FACTOR

98.5% Lagging

Charge per 1.0% under 98.5% per KW demand $0.05

NEW CONSTRUCTION AND LINE EXTENSION FEES

Paid by Applicant – Refer to section 11 of the Electric rules and regulations.

* The City Council approved a selective elimination of the charges for City Labor & City Equipment costs in 2018 related to the installation of new electric services and upgrades to existing electric services by the City Electric Department. Material costs, Non-City Labor costs & Non-City Equipment costs do not apply to this waiver.

STREET CHARGE

$5.50 per month

GREEN ENERGY

Funding for Green Energy Programs $0.000178 / Kwh

PURCHASED POWER COST ADJUSTMENT CLAUSE

~~$0.01836~~$0.01583 / Kwh (Effective ~~06/01/2024~~02/01/2026)

ENERGY SUPPLY COST

~~$0.06947~~$0.09618 / Kwh (Effective 01/01/~~2021~~2025)

- Rate set by DEMEC contract

SECURITY LIGHTS

$6.31 / month

METER TEST FEE

No charge for the first test at a location. After first test then greater of actual cost or:

Self Contained	$35
Transformer Rated Meter	$75

METER DEPOSIT INTEREST

Meter deposit interest is applied when refunded; with an interest rate based on the 1 year Treasury Constant Maturity Rate.

DELAWARE STATE UTILITY TAX

Industrial/Commercial Facility	4.25%
Qualified Manufacturing Facility	2.00%

RETURN PAYMENT FEE $40

AUTOMATIC METER INFRASTRUCTURE (AMI) OPT-OUT FEES:

One-time manual meter set-up fee	$40.00
Manual meter reading	$25.00/month
Delinquent Charges	$40

Reconnect Charges (prior to 4:00 pm Monday – Friday)	$40
Reconnect Charges (after 4:00 pm Monday – Friday, Weekends & Holidays)	$100

LATE PAYMENT CHARGE
1.5% per month on outstanding balance

BASE FIGURE FOR ESCROW CALCULATIONS
$0.087393 / Kwh

EV (ELECTRIC VEHICLE) CHARGING FEES:
Public Access and Use
Chargers up to 10 kW Maximum Output - $1.00/Hour

WATER AND SEWER UTILITY RATES

All water and sewer rates are based on Equivalent Dwelling Units (EDU), which is equal to 7,500 gallons per month, (250 g.p.d.), with a minimum billing of I EDU per month, $27.28 for water* and $53.18 for sewer.

Water rate adjustment for metered users: The first 7,500 gallons are billed at the rate of $27.28 per 7,500 gallons/month; from 7,501-225,000 gallons at $21.75 per 7,500 gallons/month; over – 225,000 gallons* at $23.44 per 7,500 gallons/month.

Sewer rate adjustment for metered users: The first 7,500 gallons are billed at the rate of $53.18 per 7,500 gallons/month; from 7,501-225,000 gallons at $42.19 per 7,500 gallons/month; over – 225,000 gallons* at $46.50 per 7,500 gallons/month.

*Properties outside of the city limits, which have water and/or sewer service, will be charged at one and a half (1.5) times the current EDU rate. Effective January 1, 2023.

WATER AND SEWER CONNECTION SERVICE CHARGES

Turn service valve on/off for:

Repairs (During City Business Hours):	No Charge
Repairs (After City Business Hours):	$60
Non-Repair shutoff/reconnect for more than 1 week (During City Business Hours only):	$40
Delinquent Charges	$40
Reconnect Charges (prior to 4:00 pm Monday – Friday)	$40
Reconnect Charges (after 4:00 pm Monday – Friday)	$60

INDUSTRIAL PRETREATMENT ORDINANCE:

WASTEWATER DISCHARGE PERMIT:

Significant Industrial User (SIU)	$1,500.00 per application + $1,000.00 Annual Monitoring Fee
Categorical Industrial User (CIU)	$1,500.00 per application + $1,000.00 Annual Monitoring Fee
Other Industrial User (OIU)	$1,500.00 per application + $1,000.00 Annual Monitoring Fee

OTHER FEES:

Permit Amendment	$1,000.00 per issuance
Permit Variance (s)	$1,000.00 per issuance

GREASE INTERCEPTOR/TRAP INSPECTION FEE:

First inspection =	No charge
Second and each additional inspection =	$50.00

BOARD OF ADJUSTMENT HEARING:

NON-REFUNDABLE $300.00

PLANNING AND ZONING HEARING:

NON-REFUNDABLE $200.00

PLUMBER LICENSE:

Annual License Fee = $40.00
Surety Bond Required ($5,000)
State of Delaware Master Plumber License Required

ATTACHMENT C

Option #2 - Fee & Rate Schedule Redline

CITY OF SEAFORD
SCHEDULE OF FEES AND RATES

Amended ~~May 28, 2024~~January 13, 2026 Effective ~~June 1, 2024~~February 1, 2026

The following fee & rate schedule contains base fees for different services and or permits obtained from the City of Seaford. The rates shown here are only current as of the date shown above. Fee calculations for permits must be performed by the City Code Department to ensure accuracy. Fee rates are never guaranteed and are subject to change at any time by an act of the City Council.

PROPERTY TAX RATE
Assessment is based on 2019 market values. The City of Seaford's taxes are assessed at 100% of appraised value and taxed at $0.34 per $100 of assessed value.

PROPERTY TAX RE-ASSESSMENT FEE:
As determined by current assessment charges.
* This fee applies to property tax reassessments necessary due to Sub-division Farm Land Exemption requests; Property Improvements, Subdivisions, Re-zonings and/or Annexations.

LODGING TAX
Three percent (3%) of the rent upon every occupancy of a room or rooms in a hotel, motel or tourist home within the boundaries of the City of Seaford. Such tax shall be in addition to the lodging tax imposed by the State pursuant to 30 Del. C. § 6102.

ELECTRIC UTILITY RATES
RESIDENTIAL CUSTOMERS
Customer Charge $22.00 Per Month
All KWH $0.135120

COMMERCIAL NON-DEMAND METERING (under 3500 kwh)
Customer Charge $24.75 Per Month
All KWH $0.149850

COMMERCIAL WITH DEMAND METERING (over 3500 kwh five or more times in 12 months, less than 50 KW)
Customer Charge $56.00 Per Month
All KWH $0.108100
Demand Charge (All KW $12.70)

MEDIUM GENERAL SERVICE Energy (50-300 KW)
Customer Charge $75.00 Per Month
All KWH $0.104900
Demand Charge (All KW $12.00)

LARGE GENERAL SERVICE Energy (greater than 300 KW five or more times in 12 months)
Customer Charge ~~$230.00~~$250.00 Per Month
~~First 30,000~~All KWH ~~$0.102500~~$0.09360
~~Remaining KWH $0.091000~~
Demand Charge (All KW $11.50)
Demand Ratchet 70% of Previous 12 Month Maximum

LARGE GENERAL SERVICE -PRIMARY Energy (same as above with primary service)
Customer Charge ~~$230.00~~$250.00 Per Month
~~First 30,000~~All KWH ~~$0.100000~~$0.08950
~~Remaining KWH $0.087800~~
Demand Charge (All KW $11.50)
Demand Ratchet 70% of Previous 12 Month Maximum

CONNECTION CHARGES

Existing Facility, Commercial or Residential	No Charge
New Residential	No Charge
New Non-Residential	No Charge
Delinquent Charges	$40
Residential AMI Reconnect Charges (prior to 4:00 pm Monday – Friday)	$25
Residential AMI Reconnect Charges (after 4:00 pm Mon. – Fri., Weekends & Holidays)	$100
Additional Deposit	$25
Temporary Service	$60

CUSTOMER DEPOSIT CHARGES

Residential Property Owner	No deposit required
Residential Renters	$200
Commercial - The greater of an average for 12 month's bills multiplied by 2.5 or *(A surety bond may be substituted at the City's option)*	$200

STANDARD POWER FACTOR

98.5% Lagging

Charge per 1.0% under 98.5% per KW demand $0.05

NEW CONSTRUCTION AND LINE EXTENSION FEES

Paid by Applicant – Refer to section 11 of the Electric rules and regulations.

* The City Council approved a selective elimination of the charges for City Labor & City Equipment costs in 2018 related to the installation of new electric services and upgrades to existing electric services by the City Electric Department. Material costs, Non-City Labor costs & Non-City Equipment costs do not apply to this waiver.

STREET CHARGE

$5.50 per month

GREEN ENERGY

Funding for Green Energy Programs $0.000178 / Kwh

PURCHASED POWER COST ADJUSTMENT CLAUSE

$0.01836 / Kwh (Effective 06/01/2024)

ENERGY SUPPLY COST

~~$0.06947~~$0.09618 / Kwh (Effective 01/01/~~2021~~2025)

- Rate set by DEMEC contract

SECURITY LIGHTS

$6.31 / month

METER TEST FEE

No charge for the first test at a location. After first test then greater of actual cost or:

Self Contained	$35
Transformer Rated Meter	$75

METER DEPOSIT INTEREST

Meter deposit interest is applied when refunded; with an interest rate based on the 1 year Treasury Constant Maturity Rate.

DELAWARE STATE UTILITY TAX

Industrial/Commercial Facility	4.25%
Qualified Manufacturing Facility	2.00%

RETURN PAYMENT FEE $40

AUTOMATIC METER INFRASTRUCTURE (AMI) OPT-OUT FEES:

One-time manual meter set-up fee	$40.00
Manual meter reading	$25.00/month
Delinquent Charges	$40

Reconnect Charges (prior to 4:00 pm Monday – Friday)	$40
Reconnect Charges (after 4:00 pm Monday – Friday, Weekends & Holidays)	$100

LATE PAYMENT CHARGE
1.5% per month on outstanding balance

BASE FIGURE FOR ESCROW CALCULATIONS
$0.087393 / Kwh

EV (ELECTRIC VEHICLE) CHARGING FEES:
Public Access and Use
Chargers up to 10 kW Maximum Output - $1.00/Hour

WATER AND SEWER UTILITY RATES

All water and sewer rates are based on Equivalent Dwelling Units (EDU), which is equal to 7,500 gallons per month, (250 g.p.d.), with a minimum billing of I EDU per month, $27.28 for water* and $53.18 for sewer.

Water rate adjustment for metered users: The first 7,500 gallons are billed at the rate of $27.28 per 7,500 gallons/month; from 7,501-225,000 gallons at $21.75 per 7,500 gallons/month; over – 225,000 gallons* at $23.44 per 7,500 gallons/month.

Sewer rate adjustment for metered users: The first 7,500 gallons are billed at the rate of $53.18 per 7,500 gallons/month; from 7,501-225,000 gallons at $42.19 per 7,500 gallons/month; over – 225,000 gallons* at $46.50 per 7,500 gallons/month.

*Properties outside of the city limits, which have water and/or sewer service, will be charged at one and a half (1.5) times the current EDU rate. Effective January 1, 2023.

WATER AND SEWER CONNECTION SERVICE CHARGES

Turn service valve on/off for:

Repairs (During City Business Hours):	No Charge
Repairs (After City Business Hours):	$60
Non-Repair shutoff/reconnect for more than 1 week (During City Business Hours only):	$40
Delinquent Charges	$40
Reconnect Charges (prior to 4:00 pm Monday – Friday)	$40
Reconnect Charges (after 4:00 pm Monday – Friday)	$60

INDUSTRIAL PRETREATMENT ORDINANCE:

WASTEWATER DISCHARGE PERMIT:

Significant Industrial User (SIU)	$1,500.00 per application + $1,000.00 Annual Monitoring Fee
Categorical Industrial User (CIU)	$1,500.00 per application + $1,000.00 Annual Monitoring Fee
Other Industrial User (OIU)	$1,500.00 per application + $1,000.00 Annual Monitoring Fee

OTHER FEES:

Permit Amendment	$1,000.00 per issuance
Permit Variance (s)	$1,000.00 per issuance

GREASE INTERCEPTOR/TRAP INSPECTION FEE:

First inspection =	No charge
Second and each additional inspection =	$50.00

BOARD OF ADJUSTMENT HEARING:

NON-REFUNDABLE $300.00

PLANNING AND ZONING HEARING:

NON-REFUNDABLE $200.00

PLUMBER LICENSE:

Annual License Fee = $40.00
Surety Bond Required ($5,000)
State of Delaware Master Plumber License Required

OPTION 1

NB#2
1/13/26

CITY OF SEAFORD
SCHEDULE OF FEES AND RATES

Amended ~~May 28, 2024~~January 13, 2026 Effective ~~June 1, 2024~~February 1, 2026

The following fee & rate schedule contains base fees for different services and or permits obtained from the City of Seaford. The rates shown here are only current as of the date shown above. Fee calculations for permits must be performed by the City Code Department to ensure accuracy. Fee rates are never guaranteed and are subject to change at any time by an act of the City Council.

PROPERTY TAX RATE

Assessment is based on 2019 market values. The City of Seaford's taxes are assessed at 100% of appraised value and taxed at $0.34 per $100 of assessed value.

PROPERTY TAX RE-ASSESSMENT FEE:

As determined by current assessment charges.
* This fee applies to property tax reassessments necessary due to Sub-division Farm Land Exemption requests; Property Improvements, Subdivisions, Re-zonings and/or Annexations.

LODGING TAX

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ELECTRIC UTILITY RATES

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Customer Charge $22.00 Per Month
All KWH $0.135120

COMMERCIAL NON-DEMAND METERING (under 3500 kwh)
Customer Charge $24.75 Per Month
All KWH $0.149850

COMMERCIAL WITH DEMAND METERING (over 3500 kwh five or more times in 12 months, less than 50 KW)
Customer Charge $56.00 Per Month
All KWH $0.108100
Demand Charge (All KW $12.70)

MEDIUM GENERAL SERVICE Energy (50-300 KW)
Customer Charge $75.00 Per Month
All KWH $0.104900
Demand Charge (All KW $12.00)

LARGE GENERAL SERVICE Energy (greater than 300 KW five or more times in 12 months)
Customer Charge ~~$230.00~~$250.00 Per Month
~~First 30,000~~All KWH ~~$0.102500~~$0.09360
~~Remaining KWH $0.091000~~
Demand Charge (All KW $11.50)
Demand Ratchet 70% of Previous 12 Month Maximum

LARGE GENERAL SERVICE -PRIMARY Energy (same as above with primary service)
Customer Charge ~~$230.00~~$250.00 Per Month
~~First 30,000~~All KWH ~~$0.100000~~$0.08950
~~Remaining KWH $0.087800~~
Demand Charge (All KW $11.50)
Demand Ratchet 70% of Previous 12 Month Maximum

OPTION 1

CONNECTION CHARGES

Existing Facility, Commercial or Residential	No Charge
New Residential	No Charge
New Non-Residential	No Charge
Delinquent Charges	$40
Residential AMI Reconnect Charges (prior to 4:00 pm Monday – Friday)	$25
Residential AMI Reconnect Charges (after 4:00 pm Mon. – Fri., Weekends & Holidays)	$100
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CUSTOMER DEPOSIT CHARGES

Residential Property Owner	No deposit required
Residential Renters	$200
Commercial - The greater of an average for 12 month's bills multiplied by 2.5 or *(A surety bond may be substituted at the City's option)*	$200

STANDARD POWER FACTOR
98.5% Lagging
Charge per 1.0% under 98.5% per KW demand $0.05

NEW CONSTRUCTION AND LINE EXTENSION FEES
Paid by Applicant – Refer to section 11 of the Electric rules and regulations.

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STREET CHARGE
$5.50 per month

GREEN ENERGY
Funding for Green Energy Programs $0.000178 / Kwh

PURCHASED POWER COST ADJUSTMENT CLAUSE
~~$0.01836~~$0.01275 / Kwh (Effective ~~06/01/2024~~02/01/2026)

ENERGY SUPPLY COST
~~$0.06947~~$0.09618 / Kwh (Effective 01/01/~~2021~~2025)
• Rate set by DEMEC contract

SECURITY LIGHTS
$6.31 / month

METER TEST FEE
No charge for the first test at a location. After first test then greater of actual cost or:

Self Contained	$35
Transformer Rated Meter	$75

METER DEPOSIT INTEREST
Meter deposit interest is applied when refunded; with an interest rate based on the 1 year Treasury Constant Maturity Rate.

DELAWARE STATE UTILITY TAX

Industrial/Commercial Facility	4.25%
Qualified Manufacturing Facility	2.00%

RETURN PAYMENT FEE $40

AUTOMATIC METER INFRASTRUCTURE (AMI) OPT-OUT FEES:

One-time manual meter set-up fee	$40.00
Manual meter reading	$25.00/month
Delinquent Charges	$40

Reconnect Charges (prior to 4:00 pm Monday – Friday)	$40
Reconnect Charges (after 4:00 pm Monday – Friday, Weekends & Holidays)	$100

LATE PAYMENT CHARGE
1.5% per month on outstanding balance

BASE FIGURE FOR ESCROW CALCULATIONS
$0.087393 / Kwh

EV (ELECTRIC VEHICLE) CHARGING FEES:
Public Access and Use
Chargers up to 10 kW Maximum Output - $1.00/Hour

WATER AND SEWER UTILITY RATES

All water and sewer rates are based on Equivalent Dwelling Units (EDU), which is equal to 7,500 gallons per month, (250 g.p.d.), with a minimum billing of I EDU per month, $27.28 for water* and $53.18 for sewer.

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*Properties outside of the city limits, which have water and/or sewer service, will be charged at one and a half (1.5) times the current EDU rate. Effective January 1, 2023.

WATER AND SEWER CONNECTION SERVICE CHARGES

Turn service valve on/off for:

Repairs (During City Business Hours):	No Charge
Repairs (After City Business Hours):	$60
Non-Repair shutoff/reconnect for more than 1 week (During City Business Hours only):	$40
Delinquent Charges	$40
Reconnect Charges (prior to 4:00 pm Monday – Friday)	$40
Reconnect Charges (after 4:00 pm Monday – Friday)	$60

INDUSTRIAL PRETREATMENT ORDINANCE:

WASTEWATER DISCHARGE PERMIT:	
Significant Industrial User (SIU)	$1,500.00 per application + $1,000.00 Annual Monitoring Fee
Categorical Industrial User (CIU)	$1,500.00 per application + $1,000.00 Annual Monitoring Fee
Other Industrial User (OIU)	$1,500.00 per application + $1,000.00 Annual Monitoring Fee
OTHER FEES:	
Permit Amendment	$1,000.00 per issuance
Permit Variance (s)	$1,000.00 per issuance

GREASE INTERCEPTOR/TRAP INSPECTION FEE:

First inspection =	No charge
Second and each additional inspection =	$50.00

BOARD OF ADJUSTMENT HEARING:

NON-REFUNDABLE $300.00

PLANNING AND ZONING HEARING:

NON-REFUNDABLE $200.00

PLUMBER LICENSE:

Annual License Fee = $40.00
Surety Bond Required ($5,000)
State of Delaware Master Plumber License Required

CITY OF SEAFORD
SCHEDULE OF FEES AND RATES

Amended ~~May 28, 2024~~January 13, 2026 Effective ~~June 1, 2024~~February 1, 2026

The following fee & rate schedule contains base fees for different services and or permits obtained from the City of Seaford. The rates shown here are only current as of the date shown above. Fee calculations for permits must be performed by the City Code Department to ensure accuracy. Fee rates are never guaranteed and are subject to change at any time by an act of the City Council.

PROPERTY TAX RATE

Assessment is based on 2019 market values. The City of Seaford's taxes are assessed at 100% of appraised value and taxed at $0.34 per $100 of assessed value.

PROPERTY TAX RE-ASSESSMENT FEE:

As determined by current assessment charges.
* This fee applies to property tax reassessments necessary due to Sub-division Farm Land Exemption requests; Property Improvements, Subdivisions, Re-zonings and/or Annexations.

LODGING TAX

Three percent (3%) of the rent upon every occupancy of a room or rooms in a hotel, motel or tourist home within the boundaries of the City of Seaford. Such tax shall be in addition to the lodging tax imposed by the State pursuant to 30 Del. C. § 6102.

ELECTRIC UTILITY RATES

RESIDENTIAL CUSTOMERS
Customer Charge $22.00 Per Month
All KWH $0.135120

COMMERCIAL NON-DEMAND METERING (under 3500 kwh)
Customer Charge $24.75 Per Month
All KWH $0.149850

COMMERCIAL WITH DEMAND METERING (over 3500 kwh five or more times in 12 months, less than 50 KW)
Customer Charge $56.00 Per Month
All KWH $0.108100
Demand Charge (All KW $12.70)

MEDIUM GENERAL SERVICE Energy (50-300 KW)
Customer Charge $75.00 Per Month
All KWH $0.104900
Demand Charge (All KW $12.00)

LARGE GENERAL SERVICE Energy (greater than 300 KW five or more times in 12 months)
Customer Charge ~~$230.00~~$250.00 Per Month
~~First 30,000~~All KWH ~~$0.102500~~$0.09360
~~Remaining KWH $0.091000~~
Demand Charge (All KW $11.50)
Demand Ratchet 70% of Previous 12 Month Maximum

LARGE GENERAL SERVICE -PRIMARY Energy (same as above with primary service)
Customer Charge ~~$230.00~~$250.00 Per Month
~~First 30,000~~All KWH ~~$0.100000~~$0.08950
~~Remaining KWH $0.087800~~
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CONNECTION CHARGES

Existing Facility, Commercial or Residential	No Charge
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Residential AMI Reconnect Charges (prior to 4:00 pm Monday – Friday)	$25
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Temporary Service	$60

CUSTOMER DEPOSIT CHARGES

Residential Property Owner		No deposit required
Residential Renters		$200
Commercial -	The greater of an average for 12 month's bills multiplied by 2.5 or *(A surety bond may be substituted at the City's option)*	$200

STANDARD POWER FACTOR

98.5% Lagging

Charge per 1.0% under 98.5% per KW demand $0.05

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Paid by Applicant – Refer to section 11 of the Electric rules and regulations.

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STREET CHARGE

$5.50 per month

GREEN ENERGY

Funding for Green Energy Programs $0.000178 / Kwh

PURCHASED POWER COST ADJUSTMENT CLAUSE

~~$0.01836~~$0.01583 / Kwh (Effective ~~06/01/2024~~02/01/2026)

ENERGY SUPPLY COST

~~$0.06947~~$0.09618 / Kwh (Effective 01/01/~~2021~~2025)

• Rate set by DEMEC contract

SECURITY LIGHTS

$6.31 / month

METER TEST FEE

No charge for the first test at a location. After first test then greater of actual cost or:

Self Contained	$35
Transformer Rated Meter	$75

METER DEPOSIT INTEREST

Meter deposit interest is applied when refunded; with an interest rate based on the 1 year Treasury Constant Maturity Rate.

DELAWARE STATE UTILITY TAX

Industrial/Commercial Facility	4.25%
Qualified Manufacturing Facility	2.00%

RETURN PAYMENT FEE $40

AUTOMATIC METER INFRASTRUCTURE (AMI) OPT-OUT FEES:

One-time manual meter set-up fee	$40.00
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BOARD OF ADJUSTMENT HEARING:

NON-REFUNDABLE $300.00

PLANNING AND ZONING HEARING:

NON-REFUNDABLE $200.00

PLUMBER LICENSE:

Annual License Fee = $40.00
Surety Bond Required ($5,000)
State of Delaware Master Plumber License Required

NB#3
1/13/26

Outlook

Re: Seaford Inn (Galaxy Hospitality) - Request to meet with council

From Sonny Patel <sonny.patel@ksmhotels.com>
Date Mon 1/5/2026 7:35 AM
To Charles Anderson <CAnderson@seafordde.com>
Cc Mike Bailey <MBailey@seafordde.com>

Hello Mr. Anderson,

Thank you for that. We will be selling the property to a better funded outfit who can get the project going faster than us. I didn't want to miss on any timelines.

I will be sending you the addendum to the purchase/sale contract as soon as I get it. I'll request some of the buyer's plans for the property so you have those as well.

Sincerely,

Sonny

Sonny Patel
COO
Keystone Star Management
170 Livery Dr
Southampton, PA 18966
P: 267.394.3621
F: 267.482.9333

On Mon, Dec 15, 2025 at 10:20 AM Charles Anderson <CAnderson@seafordde.com> wrote:

Sonny,

I will pale your request on the 1/13/26 Council Agenda. The meeting starts at 7:00. Can you send me a detailed outline of your proposed improvements including the timeline for the necessary upgrades to the facility? I would like to provide this information to the City Councill in advance of the meeting.

Please let me know if you have any questions or if I can asset you further.

Thank you.

Charles Anderson, City Manager

From: Sonny Patel <sonny.patel@ksmhotels.com>
Sent: Monday, December 15, 2025 10:15 AM
To: Charles Anderson <CAnderson@seafordde.com>

Cc: Mike Bailey <MBailey@seafordde.com>
Subject: Seaford Inn (Galaxy Hospitality) - Request to meet with council

Hello Mr. Anderson,

We would like to present our plan to revive the hotel to council. I had a meeting with Mr. Bailey and he suggested we contact you to be able to present to you. I appreciate your help.

Sincerely,

Sonny

--

Sonny Patel
COO
Keystone Star Management
170 Livery Dr
Southampton, PA 18966
P: 267.394.3621
F: 267.482.9333

NB#4
1/13/26

GEORGE, MILES & BUHR, LLC

PROJECT NAME: Pump Station 16 Influent Manhole Repairs, Seaford DE
JOB NO.: 250149
BIDS OPENED: 12/18/2025 @11:00 AM

	Contractor	Addenda 1	Bid Bond	Schedule A Lump Sum Bid Items Total Base Bid
1	Chesapeake Turf, LLC.	Y	Y	$54,900.00
2	Hopkins Construction, Inc.	Y	Y	$96,000.00
3	George & Lynch, Inc.	Y	Y	$28,728.29
4				
5				

NB#4
1/13/26

GMB
GEORGE, MILES & BUHR, LLC

ARCHITECTS
ENGINEERS

206 WEST MAIN STREET
SALISBURY, MD 21801
PH: 410.742.3115
PH: 800.789.4462
salisbury@gmbnet.com

SALISBURY
BALTIMORE
SEAFORD
LEWES
OCEAN VIEW

www.gmbnet.com

January 6, 2026

City of Seaford
414 High Street
Seaford, DE 19973

Attn: Mr. Charles Anderson
City Manager

Re: Recommendation for Award of Construction Contract
Pump Station 16 Influent Manhole Repairs
Seaford, Delaware
GMB File No. R250149

Dear Mr. Anderson:

Bids for the referenced project were opened and read aloud publicly at the City of Seaford Council Chambers at 11:00 a.m. on Thursday, December 18, 2025. A total of three (3) bids were submitted by Contractors from Delaware and Maryland. Bids ranged from \$28,728.29 to \$96,000.00. The Engineer's estimate of probable construction cost was approximately \$42,000. A tabulation of the Bids is enclosed with this letter of recommendation for award.

The lowest total base bid was submitted by George and Lynch, Inc. of Dover, DE in the amount of \$28,728.29. The second lowest Bid was submitted by Chesapeake Turf, LLC. of Salisbury, MD and was in the amount of \$54,900.00.

GMB has reviewed the Bids received and we offer the following comments:

- All bidders acknowledged receipt of one (1) addendum.
- All bidders provided the required Bid Bond.
- The lowest Bid is approximately \$26,000 (52%) lower than the second lowest Bid.

Focus was made to George & Lynch's work performance since they were the apparent low bidder. GMB has previously worked with George & Lynch on multiple wastewater projects, as well as sewer and water main utility projects, and found their work to be satisfactory. Feedback from the municipal owners on these projects was also favorable.

For the reasons listed above, George and Lynch, Inc. was found to be the lowest, responsive, responsible bidder. Accordingly, GMB recommends that the City of Seaford award construction of the Pump Station 16 Influent Manhole Repairs to George and Lynch, Inc. of Dover, DE at the Total Base Bid price of Twenty-Eight Thousand Seven Hundred Twenty-Eight Dollars and Twenty-Nine Cents (\$28,728.29).

JAMES H. WILLEY, JR., P.E.
CHARLES M. O'DONNELL, III, P.E.
A. REGGIE MARINER, JR., P.E.
JAMES C. HOAGESON, P.E.
STEPHEN L. MARSH, P.E.
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BENJAMIN K. HEARN, P.E.

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If you have any questions, please do not hesitate to contact me at 410-742-3115. Thank you.

Sincerely,

Chris Derbyshire, P.E.
Sr. Vice President / Project Director

CBD/slh

Enclosure:
Certified Bid Tabulation

GEORGE, MILES & BUHR, LLC

Tabulation of Bids

PROJECT NAME: Pump Station 16 Influent Manhole Repairs, Seaford, DE
GMB JOB NO.: 250149
BIDS OPENED: December 18, 2025 @ 11:00 AM

Item No.	Bid Item Description	Size	Units	Est. Qty.	Chesapeake Turf, LLC.		Hopkins Construction, Inc.		George & Lynch, Inc.	
					Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SCHEDULE A: LUMP SUM BID ITEM										
A1	Influent Manhole Repairs and Improvements	--	LS	1	$ 54,900.00	$ 54,900.00	$ 96,000.00	$ 96,000.00	$ 28,728.29	$ 28,728.29
	TOTAL SCHEDULE A					**$ 54,900.00**		**$ 96,000.00**		**$ 28,728.29**

CERTIFIED BY: Christopher B. Derbyshire, P.E.

NB#4
1/13/26

GMB
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GMB JOB NO.: 250149

BIDS OPENED: December 18, 2025 @ 11:00 AM

Item No.	Bid Item Description	Size	Units	Est. Qty.	Chesapeake Turf, LLC.		Hopkins Construction, Inc.		George & Lynch, Inc.	
					Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SCHEDULE A: LUMP SUM BID ITEM										
A1	Influent Manhole Repairs and Improvements	--	LS	1	$ 54,900.00	$ 54,900.00	$ 96,000.00	$ 96,000.00	$ 28,728.29	$ 28,728.29
	TOTAL SCHEDULE A					**$ 54,900.00**		**$ 96,000.00**		**$ 28,728.29**

CERTIFIED BY: Christopher B. Derbyshire, P.E.

NB#6
1/13/26

City of Seaford

Sunrise Motel Circuit Reconfiguration - 14.4kV Padmounted Switchgears (1) PMH-9 & (1) PMH 10

Company	Total Base Quote
Anixter	$70,418.81
Kendall	$101,790.00

I have reached out for quotes from vendors for padmounted switchgears for the reconfiguration of circuit 310 to serve the Sunrise Motel located at 22512 Sussex Highway. I have only received two quotes back. One from Anixter for Federal Pacific switchgears totaling $70,418.81 with a lead time of 35-36 weeks. One from Kendall for S&C switchgears totaling $101,790.00 with a 37-41 week lead time.

It is my recommendation that we go with the price quoted from Anixter in the amount of $70,418.81. The cost is much lower and we are familiar with Federal Pacific product.

NB#7
1/13/26

STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL
OFFICE OF THE SECRETARY
ENTERPRISE BUSINESS PARK
97 COMMERCE WAY, SUITE 106
DOVER, DELAWARE 19904

ENVIRONMENTAL FINANCE

PHONE: (302) 739-9941
FAX: (302) 739-2137

December 23, 2025

Mr. Charles D. Anderson
City Manager
City of Seaford
PO Box 1100
Seaford, DE 19973

RE: Delaware Water Pollution Control Revolving Fund Binding Commitment Offer for City of Seaford – Wastewater Treatment Plant ('WWTP") Upgrade and Expansion Project

Dear Mr. Anderson:

On behalf of the Delaware Water Pollution Control Revolving Fund ("Fund"), the Delaware Department of Natural Resources and Environmental Control ("Department") is pleased to advise you that a supplemental Loan ("Loan") has been authorized from the Fund to the City of Seaford ("the City") in the amount of **$2,149,125** for the existing term of the original phase 1 loan. The Loan will be used to finance phase 1 of the upgrade and expansion of the City's WWTP.

Phase 1 proposes improvements to the headworks and the primary screening equipment, rehabilitation and improvements to the influent pump station, installation of a new grit removal structure including a flow splitter box and provisions for future secondary screening equipment, rehabilitation of both primary clarifiers and installation of a new septage handling facility. Phase 1 has a budget of $16,488,125.

The loan interest rate shall be **2%**. During the disbursement period, the loan interest rate shall be 0% (or until the interest rate policy changes). After the Project has been completed, the loan will require principal, and interest payments paid semi-annually in an amount sufficient to amortize the outstanding balance over the original maturity date of the loan until February 1, 2057.

It is understood that a General Obligation Bond of the City will secure the Loan. All legal costs incurred by the Fund, associated with loan closing shall be borne by the City and will become a part of loan proceeds.

The Fund reserves the right to withdraw or alter the terms of this commitment if, between the date of the City's loan application and the date of the closing, the City incurs any debt or its financial condition changes in any way deemed material by the Fund at its sole discretion. Loan closing and the disbursement of funds shall remain subject to the satisfaction of any conditions established by the Fund.

The City shall comply in all respects with all applicable Fund requirements and reporting, federal laws, regulations, and other requirements related to or arising out of, or in connection with funding by the Fund. The City shall also comply in all respects with the Federal Single Audit Act, 2 CFR 200 Subpart F, (formerly OMB Circular A-133) as a sub-recipient of Federal funds. The Catalog of Federal Domestic Assistance ("CFDA") number for the Fund is 66.458. Where noncompliance of such requirements is determined by the Fund or the Department, the issue shall be referred to the proper federal authority and/or agency for consultation and/or enforcement action.

If you have any questions concerning the foregoing, please contact this office at 302-739-9941. If you concur with the terms and conditions stated above, please acknowledge your acceptance by signing below and returning the original to this office no later than January 31, 2026.

If Loan closing on the supplemental phase 1 of this project shall not have occurred within 120 days of receipt of this letter, the Fund reserves the right to discontinue processing the City's application.

Sincerely,
FOR THE DELAWARE WATER POLLUTION CONTROL
REVOLVING FUND

Laura Robbins
____
Laura Robbins
Chief of Administration
Environmental Finance
DNREC- Office of the Secretary

The foregoing terms and conditions are hereby acknowledged and accepted this ____ day of

_____________, ______.

By: _______________________________
Charles D. Anderson
City Manager, City of Seaford

(CITY SEAL)

cc: Davison Mwale, DNREC EF

N.B. #8
1-13-26

City of Seaford DELAWARE

Memorandum

To: Mayor & Council

From: Trisha Newcomer, Director of Economic Development & Community Relations TN
Gary Andrews, IT Coordinator

Date: January 9, 2026

RE: Budget reallocation and over run for storage server upgrade due to abrupt end of support and updates.

We are requesting a budget reallocation expenditure for storage server upgrade due to abrupt end of support and need to upgrade to a compliant version for our network

The Broadcom VMware is no longer supporting the version of VMWare we currently are running, which means it doesn't get updates and/or tech support. This is causing problems with our main data management system. We can't update that system until the storage server is compatible with a compliant version of VMWare.

To do this, we need to replace the current storage server to store and manage data on our network. The total cost is $38,062.62, which includes 1-years of Gold 24/7 4-hr on-site support coverage.

We currently have in our capital budget two allocations which could be redirected to this expense.

- $20,000 was allocated for the Milestone Software upgrade. We were able to secure grant funding to procure.
- $17,800 for the network redundancy project. We were planning to move to FY27, as we are in conversations with DEMEC about different opportunities.

Together, these cover almost all the cost, leaving only $262.62 extra. We had those extra funds from the van purchase, but those were used for a second electric van, so we just need approval for this small overrun.

Keeping our network up to date is critical for security. We respectfully ask the Council to approve this budget change and the small extra amount.

Prepared for

Name Gary Andrews
Email gandrews@seafordde.com
Ship to TBD
Address

Bill To TBD
Address

Quote # JK251210-1
Date 1/9/2026 Expires 1/31/2026

Prepared by

Name Jeremy Villaluz
Phone (408) 943-4100, x1141
E-Mail jeremykeith@truenas.com

Engineer Tyrel McMahan
E-Mail tyrel.mcmahan@truenas.com

TrueNAS

iXsystems, Inc., d/b/a TrueNAS
541 Division St, Campbell, CA 95008
(408) 943-4100
www.TrueNAS.com

System 1	Qty	Part	Sub Qty	Description	Price	Ext. Total Price
System Platform	1	H10-HA	1	2U TrueNAS Enterprise H10 with Dual Controllers, 12 x 3.5" Drive Bays - 850W Redundant Power Supply - 100-240V 50/60Hz input power (auto-switching)	$31,080.00	$31,080.00
Software		TrueNAS Enterprise	1	TrueNAS Enterprise appliances are purpose-built for business-critical data, efficient performance, and 365x24 enterprise-grade support. The software supports unified block (iSCSI & FC), file, object, and application storage. It includes advanced features such as built-in OpenZFS data protection, enhanced security capabilities, and High Availability (HA) with optional dual storage controllers. Enclosure management and seamless integrations with ecosystem partners like VMware, Veeam, and others make it ideal for production IT environments.		
Security Compliance		Standard	1	Standard Enterprise Drives		
Controller Pack		H10C 1xShelf 128G	2	H10 Controller: Up to 1x Expansion Shelves, 128GB RAM, 4 Cores (8 Threads)		
Network A		1GbE x4 (H)	2	Quad 1GbE Base-T ports (100 Meters Max on CAT5e) - Cable not included		
Network B		10GbE SR x2 (H)	2	Dual 10GbE Short Reach Optics (300 Meters Max) - LC via SFP+. Cable not included		
Expansion Shelf		Select	0	Make a selection		

System Storage	Total RU	3.5" Bays Used / Total	2.5" Bays Used / Total	NVMe Used / Total	Drive Bay Total Used / Total / Available	Raw Capacity	Usable Capacity*	Effective Capacity**	Hot Spares / Total Drives
	2	7 / 12	0 / 0	0 / 12	7 / 12 / 5	26.6 TB	13.7 TiB	19.5 TiB	1 / 7
Storage Pool 1	**All-Flash**			**Pool 1**		**26.6 TB**	**13.7 TiB**	**19.5 TiB**	**1 / 7**
Pool 1 — Profile	3-wide Z1	RAIDZ1 Pool with 2+1 Parity				26.6 TB	13.7 TiB	19.5 TiB	1 / 7
Pool 1 — Storage	3.8TB SAS SSD	7	TrueNAS High-Performance 3.8TB 2.5" SSD						
Read Accelerator	No Accelerator	0	No Accelerator						
Write Accelerator	No Accelerator	0	No Accelerator						

System 1	Qty	Part	Sub Qty	Description	Price	Ext. Total Price	
System Support	1	Silver 1-YR	1	1-Year Silver 'Business Day' Support Coverage: - 24x5 Help Desk (phone & email) - Software & Configuration Support - Next Business Day On-site Hardware Support - Advanced Parts/Storage Controller Replacement - Proactive Support & System Monitoring	$2,486.00	$2,486.00	DEDUCT (-)
Alternative Support	*1*	*Silver 3-YR*	*1*	*3-Year Silver 'Business Day' Support Coverage: - 24x5 Help Desk (phone & email) - Software & Configuration Support - Next Business Day On-site Hardware Support - Advanced Parts/Storage Controller Replacement - Proactive Support & System Monitoring*	*$5,283.00*	*OPTIONAL $5,283.00*	
Alternative Support	*1*	*Silver 5-YR*	*1*	*5-Year Silver 'Business Day' Support Coverage: - 24x5 Help Desk (phone & email) - Software & Configuration Support - Next Business Day On-site Hardware Support - Advanced Parts/Storage Controller Replacement - Proactive Support & System Monitoring*	*$8,702.00*	*OPTIONAL $8,702.00*	
Alternative Support	*1*	*Gold 1-YR*	*1*	*1-Year Gold '24x7' Support Coverage: - 24x7 Help Desk (phone & email) - Software & Configuration Support - 4-Hour On-site Hardware Support Response (includes spares kit) - Advanced Parts/Storage Controller Replacement - Proactive Support & System Monitoring*	*$3,729.00*	*OPTIONAL $3,729.00*	Add (+)
Professional Service	1	Advanced Remote Deployment Service	1	TrueNAS advanced implementation. Establish IPMI and WebUI connectivity, configuration of storage, networking, directory services, sharing (iSCSI, SMB, NFS, S3), replication schemas, apps integration, zfs migration, and performance tuning.	$2,500.00	$2,500.00	
Shipping	1	3-Day	1		$753.62	$753.62	
Comments/Notes							
					Subtotal	$36,819.62	
					Est. Tax 0.00%	TBD	
					System 1 Total	~~$36,819.62~~	

38,062.62

Print Name: Quote Acceptance: Title: Date:

*Usable capacity calculation accounts for RAID parity, ZFS allocation overhead, and TB to TiB conversion. The calculation does not account for capacity gains from data compression/deduplication.
**Effective Capacity: Compression rates vary by application.
Quote is valid up to expiration date. Confirm the configuration and pricing at the time of placing order. Typical lead times are 3-6 weeks after receipt of order. Please coordinate with your TrueNAS Representative for specific timelines. All custom configurations are considered non-cancellable, and non-returnable. Other items may be subject to a 20% restocking fee. All items are quoted in US Dollars. This quote and any accompanying materials contain confidential and proprietary information intended solely for the recipient. By accepting this document, you agree not to share, reproduce, or disclose its contents to any third party without prior written consent from TrueNAS.
Additional details can be found on TrueNAS Service Level Overview: https://www.truenas.com/support/

v8.260101

DIVISION OF ENVIRONMENTAL SERVICES

DIRECTOR	(302) 855-7730
FAX	(302) 539-0981
SOUTH COASTAL WASTEWATER FACILITY	(302) 855-7730
INLAND BAYS FACILITY	(302) 947-0864
WOLFE NECK FACILITY	(302) 644-2761
PINEY NECK FACILITY	(302) 732-9540
WATER DEPARTMENT	(302) 855-7374
WATER & SEWER EMERGENCY	(302) 855-7379

Sussex County
DELAWARE
sussexcountyde.gov

MIKE HARMER
COUNTY ENGINEER

MARK PARKER
ASSISTANT COUNTY ENGINEER

PARKER BURDELL
DIRECTOR OF ENVIRONMENTAL SERVICES

NB # 9
1/13/26

December 17, 2025

Charles Anderson
City Of Seaford
414 High St
Seaford, DE 19973

RE: Termination of Biosolids Handling Agreement Between Sussex County and the City of Seaford

Sussex County ("County") hereby issues formal written notice of its decision to terminate the Biosolids Handling Agreement ("Agreement") between Sussex County and the City of Seaford ("City") pursuant to Section 2 (Term) of the Agreement, which permits either party to terminate the Agreement with thirty (30) days' written notice for any reason.

As referenced in Section 2, the County is obligated to provide notice and may discontinue obligations under the Agreement based on operational conditions and factors affecting its ability to manage biosolids. At this time, continued acceptance and management of biosolids from the City has placed a substantial and unsustainable burden on County operations, including staffing, processing capacity, and facility management.

Accordingly, the County hereby provides the required thirty (30) days' notice that the Agreement will terminate effective Monday February 2, 2026, Upon the effective termination date:

- The County will cease accepting biosolids generated by the City; and
- All obligations of the parties under the Agreement shall conclude.
- The County has offered four roll-off cans for sale at $5000 per can.

The City is responsible for arranging alternative biosolids disposal and handling services prior to the effective termination date as communicated during the three meetings held between the County and City teams. Please coordinate any transition logistics directly with the County's Operations Division to ensure an orderly cessation of service.

Sussex County appreciates the cooperation of the City throughout the duration of the Agreement and stands ready to address any administrative matters required to finalize its closure.

Please contact Parker Burdell Director of Environmental Services at 302-855-7730 with any questions related to this notice.

Sincerely,

Parker Burdell
Director
Division of Environmental Services
Sussex County, Delaware

Sent
CC: Mike Harmer, County Engineer