

COUNTY COUNCIL

DOUGLAS B. HUDSON, PRESIDENT
JOHN L. RIELEY, VICE PRESIDENT
JANE GRUENEBaum
MATT LLOYD
STEVE C. McCARRON



Sussex County

DELAWARE
sussexcountye.gov
(302) 855-7743

SUSSEX COUNTY COUNCIL

A G E N D A

October 13, 2026

12:30 P.M.

Call to Order

Approval of Agenda

Approval of Minutes - September 28, 2026 & September 29, 2026

[Draft Minutes 09 28 26 Workshop](#)

[Draft Minutes 09 29 26](#)

Reading of Correspondence

Public Comments

Consent Agenda

1. Proclamation Request – United States Navy Week

Todd Lawson, County Administrator

1. Administrator's Report

Mike Harmer, County Engineer

1. Warwick Park Sewer – Phase I, Project S24-13

A. Change Order No. 1

[Warwick Park CO No 1](#)



Bob Bryant, Airport Manager

1. **Construct Taxiway B, Bid Package B - Project A24-16**

A. Approval of Change Order No. 4

[Taxiway B CO No 4](#)

2. **Construct Taxiway B, Bid Package C - Project A26-15**

A. Award Recommendation

B. Approval of Delta Airport Consultant's inc. Task Order No. 5

[Taxiway B Award Recommendation](#)

[Taxiway B Task Order No 5](#)

Old Business

1. [**Conditional Use No. 2533 filed on behalf of RWE Clean Energy**](#)

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR SOLAR ARRAYS AND ASSOCIATED UTILITIES TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 69.03 ACRES, MORE OR LESS” (property is lying on the south side of Cypress Road [Route 54], approximately 62 feet west of the intersection of Cliff Road)[S.C.R. 380A] and Cypress Road [Route 54]) (911 Address: N/A) (Tax Map Parcel: 533-8.00-10.00)

[Old Business CU2533](#)

Grant Requests

1. **First State Community Action Agency for their 61st Anniversary Celebration**
[First State Community Action Agency Inc.](#)
2. **Cross Christian Academy Inc. for a scoreboard and sports equipment**
[Cross Christian Academy Inc.](#)
3. **Survivors of Abuse in Recovery Inc. for FATE protective parent support network program**
[Survivors of Abuse in Recovery Inc.](#)
4. **Friends of Cape Henlopen State Park for Bike Helmet replacement**
[Friends of Cape Henlopen State Park](#)
5. **Rehoboth Concert Band for their 2026-27 concert band season**
[Rehoboth Concert Band](#)

Introduction of Proposed Zoning Ordinances

[Ord Intros CU2659 CU2566 CUCU2572 CU2632](#)

Council Members' Comments

Executive Session - Land Acquisition pursuant to 29 Del.C. §10004(b)

Possible action on Executive Session Items

1:30 p.m. Public Hearings

1. **Community Development Block Grant (CDBG) Program**

[Public Hearing CBDG](#)

2. **[Conditional Use No. 2529 filed on behalf of Jaime & Darren Hooks](#)**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A MECHANIC REPAIR BUSINESS, OFFICE, MATERIAL AND EQUIPMENT STORAGE TO BE LOCATED ON CERTAIN PARCELS OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 4.29 ACRES, MORE OR LESS” (properties are lying on the north side of Airport Road [S.C.R. 494], approximately 600 feet east of Old Hickory Road [S.C.R. 497]) (911 Address: 7119 Airport Road, Laurel) (Tax Map Parcels: 432-7.00-28.05 & 432-7.00-28.04 [P/O])

[Public Hearing CU2529](#)

3. **[Conditional Use No. 2573 filed on behalf of Total Package Landscaping, Inc.](#)**

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A LANDSCAPING BUSINESS WITH EMPLOYEE PARKING AND EQUIPMENT STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 1.16 ACRES, MORE OR LESS” (property lying on the west side of Beaver Dam Road [Rt. 23], approximately 0.14-mile north of Kendale Road [S.C.R. 287]) (911 Address: 19024 Beaver Dam Road, Lewes) (Tax Map Parcel: 234-2.00-2.01)

[Public Hearing CU2573](#)

Adjourn

-MEETING DETAILS-

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on October 6, 2026 at 4:15 p.m. and at least seven (7) days in advance of the meeting.

This Agenda was prepared by the County Administrator and is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the meeting.

Agenda items may be considered out of sequence.

The meeting will be streamed live at <https://sussexcountyde.gov/council-chamber-broadcast>.

The County provides a dial-in number for the public to comment during the appropriate time of the meeting. **Note, the on-line stream experiences a 30-second delay.**

Any person who dials in should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

Conference Number: 1-302-394-5036

Conference Code: 570176

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments under the Public Comment section of the meeting and during the respective Public Hearing.

The Council meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountyde.gov/agendas-minutes/county-council>.

Any person who intends to present a digital presentation or document, including PowerPoint files, for electronic display during County meetings shall submit said file(s) in advance, no later than one (1) business day before the respective public meeting. Files may be sent electronically to councilpackets@sussexcountyde.gov or delivered by hand to County Administration, located in the Sussex County Administrative Offices, 2 The Circle, in Georgetown. No external storage devices shall be permitted to connect to County equipment.

SUSSEX COUNTY COUNCIL
COUNTY COUNCIL & PLANNING & ZONING COMMISSION
JOINT WORKSHOP

SEPTEMBER 28, 2026

The Sussex County Council held a Budget Workshop on September 28, 2026, beginning at 1:00 p.m. at the Sussex County Public Safety Complex in Georgetown for the purpose of discussing relating to Land Use Development, the Delaware Department of Transportation and implementation of SB23 & HB450.

The following were present:

Douglas B. Hudson	President
John L. Rieley	Vice President
Matt Lloyd	Councilman
Jane Gruenebaum	Councilwoman
Steve McCarron	Councilman
Todd F. Lawson	County Administrator
Vince Robertson	Assistant County Attorney

Jamie Whitehouse, Planning & Zoning Director and Planning & Zoning Commission Members Holly Wingate, Jeff Allen, David Pettyjohn, John Passwaters, and Scott Collins were also present.

**Call to
Order**

Mr. Hudson called the workshop to order.

Presentation

Mr. John Kane from the Governor's Office provided a presentation relating to the implementation of SB23 & HB450. Mr. Jeff Van Horn, Mr. Austin Gray and Secretary Ms. Shante Hastings from the Delaware Department of Transportation provided an update on the DelDOT and Sussex County MOU, Route 9 study and the Master Transportation Plan. Mr. David Edgell, Office of State Planning, was also present to discuss the upcoming update to the Comprehensive Plan.

**Public
Comments**

Public comments were heard; members of the public spoke about traffic, development and the Comprehensive Plan.

No action was taken.

The workshop concluded at 2:10 p.m.

Respectfully submitted,

**Tracy N. Torbert
Clerk of the Council**

{An audio recording of this meeting is available on the County's website.}

SUSSEX COUNTY COUNCIL - GEORGETOWN, DELAWARE, SEPTEMBER 29, 2026

A regularly scheduled meeting of the Sussex County Council was held on Tuesday, September 29, 2026, at 1:15 p.m., in Council Chambers, with the following present:

Douglas B. Hudson	President
John L. Rieley	Vice President
Jane Gruenebaum	Councilwoman
Matt Lloyd	Councilman
Steve C. McCarron	Councilman
Todd F. Lawson	County Administrator
Gina Jennings	Finance Director
J. Everett Moore, Jr.	County Attorney

Call to Order	The Invocation and Pledge of Allegiance were led by Mr. Hudson. Mr. Hudson called the meeting to order.
M 439 26 Approve Agenda	A Motion was made by Mr. Rieley, seconded by Mr. McCarron, to approve the Agenda, as presented. Motion Adopted: 5 Yeas Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea
Minutes	The minutes from September 22, 2026, were approved by consensus.
Corre- Spondence	Mr. Moore reported that correspondence was received from Village Volunteers thanking Council for their support.
Public Comments	There were no public comments.
M 440 26 Approve Consent Agenda	A Motion was made by Mr. Lloyd, seconded by Mr. McCarron to approve the following item under the Consent Agenda: Use of Existing Wastewater Infrastructure Agreement, IUA 1233 Heritage Shores Phase 6A (Phase 1), Western Sussex Area Motion Adopted: 5 Yeas Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea

Appointment **Mr. Lawson reported that an appointment is needed for District 5 for the Library Advisory Board.**

M 441 26 **A Motion was made by Mr. Rieley, seconded by Ms. Gruenebaum, that be it**
Approve **moved that the Sussex County Council approves the appointment of Mr.**
LAB **Christopher Pollinger to the Library Advisory Board effective immediately**
Appointment **until September 2029.**

Motion Adopted: 5 Yeas

Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
 Mr. Lloyd, Yea; Mr. Rieley, Yea;
 Mr. Hudson, Yea

Adminis- **Mr. Lawson read the following information in his Administrator's Report:**
trator's
Report

1. Council Meeting Schedule

**A reminder that Council will not meet on Tuesday, October 6th.
The next regularly scheduled Council meeting will be held on
Tuesday, October 13th.**

2. Edwin Wise

**It is with great sadness that we inform you that pensioner, Edwin
Wise, passed away on Wednesday, September 9, 2026. Mr. Wise
began his career with Sussex County in November 1983 where he
worked until March 2006 for a total of 22 years of service. His last
position with the County was HVAC Mechanic. We would like to
extend our condolences to the Wise family.**

**[Attachments to the Administrator's Report are not attached to the
minutes.]**

Permission **John Ashman, Director of Utility Planning & Design Review presented a**
to Prepare **request to prepare and post notices for the Briarstone Annexation into the**
& Post **Sussex County Unified Sanitary Sewer District. The Engineering**
Notices/ **Department received a request from Pennoni Associates on behalf of their**
Briarstone **client Greenwood Developers LLC, the owners and developers of a project**
Annexation **known as Briarstone for parcel 530-10.00-45.00. The project submitted a**
into **letter of no objection from the Town of Greenwood for the parcel to be**
SCUSSD **annexed into the sewer district. The project will be responsible for system**
 connection charges based on the rate at the time of connection.

M 442 26 **A Motion was made by Mr. McCarron, seconded by Mr. Lloyd, be it moved**
Approve **that the Sussex County Engineering Department is authorized to prepare**
Briarstone **and post notices for the Briarstone annexation into the Sussex County**

Annexation into SCUSSD	Unified Sanitary Sewer District to include parcel 530-10.00-45.00 as presented. Motion Adopted: 5 Yeas Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea
Grant Request	Mrs. Jennings presented a grant request for Council's consideration.
M 443 26 Milford Museum & Landmarks Commission	A Motion was made by Mr. McCarron, seconded by Mr. Rieley to give \$1,500 (\$1,500 from Mr. McCarron's Councilmanic Grant Account) to the Milford Museum and Landmarks Commission, Inc. for museum supplies. Motion Adopted: 5 Yeas Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea
Ord Intros	There were no Proposed Ordinances for Introduction.
CM Comments	There were no Council Member comments.
M 444 26 Recess	A Motion was made by Mr. McCarron, seconded by Mr. Lloyd to recess until 1:30 p.m. Public Hearings. Motion Adopted: 5 Yeas Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea
M 445 26 Reconvene	A Motion was made by Mr. Lloyd, seconded by Mr. McCarron to reconvene. Motion Adopted: 5 Yeas Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea; Mr. Lloyd, Yea; Mr. Rieley, Yea; Mr. Hudson, Yea
Rules	Mr. Moore read the rules of procedure for zoning matters.
Public Hearing/ CU2560	A Public Hearing was held on a Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A LANDSCAPING

**Public
Hearing/
CU2560
(continued)**

BUSINESS WITH EQUIPMENT STORAGE AND PARKING TO BE LOCATED ON A CERTAIN PORTION OF A PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 13.18 ACRES, MORE OR LESS” (property is lying on the south side of Portsville Road [S.C.R. 492], approximately 1.04 miles east of South Shell Bridge Road [S.C.R. 492A]) (911 Address: 8504 Portsville Road, Laurel) (Tax Map Parcel: 432-7.00-13.00) filed on behalf of Zachary Pulcinella.

Jamie Whitehouse, Planning & Zoning Director, presented the application.

The Planning & Zoning Commission held a Public Hearing on the application on August 19, 2026. On August 19, 2026, the Commission recommended approval of the application for the 7 reasons of approval and subject to the 10 recommended conditions as outlined.

The Council found that Mr. Zachary Pulchinella spoke on behalf of his application. Mr. Pulchinella stated that he had a landscape construction company; that they currently use the property for storage and as a meeting place; that he stored his trucks, loaders, and bucket truck on the site; that the employees normally arrive around 6:30 a.m., returning to the site to leave around 5:30-6:00 p.m.; that the work they offer was not performed on the site; that they leave the site and perform work at their customer’s properties; that he is in agreement with all of the conditions given by the Planning & Zoning Commission; that he has cleared a piece of land out and plans to build a home there in the future.

There were no public comments.

The Public Hearing and public record were closed.

**M 446 26
Adopt
Ordinance
No. 4088/
CU2560**

A Motion was made by Mr. Lloyd, seconded by Mr. McCarron to Adopt Ordinance No. 4088 entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A LANDSCAPING BUSINESS WITH EQUIPMENT STORAGE AND PARKING TO BE LOCATED ON A CERTAIN PORTION OF A PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 13.18 ACRES, MORE OR LESS” for the reasons and conditions given by the Planning & Zoning Commission as follows:

- 1. The property is a 13.18-acre parcel of land. This is an appropriate size and location for this Conditional Use.**
- 2. The site will generally be used for vehicle storage, a location to meet and depart for off-site work. No landscaping work occurs on the site.**
- 3. The site is located within the Low-Density Area according to the Sussex County Comprehensive Plan. This type of use is appropriate within this Area.**
- 4. The property is zoned AR-1 Agricultural Residential. The use of the**

**M 446 26
Adopt
Ordinance
No. 4088/
CU2560
(continued)**

- property as a landscaping business is consistent with the underlying agricultural zoning of the property.
5. The use will not adversely affect area roadways or neighboring properties. DelDOT has stated that the traffic generated by this use will be “diminutive”.
 6. A landscaping company provides a service to a wide variety of Sussex County residents and businesses, and it has a public or semi-public character that will benefit the residents and businesses of Sussex County.
 7. There was no opposition to this application, and the Applicant has provided letters in support of the application from the surrounding landowners.
 8. This recommendation is subject to the following conditions:
 - a. This use shall be limited to a landscaping business that performs off-site landscaping work. Equipment storage and parking related to that use shall be permitted. Ultimately, the Applicant shall be entitled to construct an office, and the Applicant has also stated that he may be ultimately build his personal residence on this site.
 - b. No manufacturing shall occur on the site. This prohibition includes the shredding or grinding of any materials and also includes the dyeing of mulch or similar materials.
 - c. As stated by the Applicant, there shall not be any retail sales occurring from the site.
 - d. One lighted sign, not to exceed 32 square feet per side, shall be permitted.
 - e. The hours of operation shall be limited to 6:30 a.m. through 7:00 p.m., Monday through Saturday. There shall not be any Sunday hours. The Applicant shall be able to operate beyond these hours on an as-needed basis for limited situations such as snow removal, storm damage cleanup and similar events.
 - f. The Applicant shall comply with all DelDOT requirements, including any entrance or roadway improvements.
 - g. The Final Site Plan shall clearly show the area where this landscaping business will be located on the property, including the location of any material storage areas or bins.
 - h. The Final Site Plan shall clearly show all areas for vehicle and equipment storage and parking, and these areas shall be clearly marked on the site itself. There shall not be any parking or storage within the property’s setbacks. No permanently disabled, untitled or unregistered vehicles, trucks, trailers, or equipment shall be stored on the site.
 - i. Failure to comply with any of these conditions may be grounds for termination of the Conditional Use approval.
 - j. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.

Motion Adopted: 5 Yeas

Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea

**Public
Hearing/
CU2585**

A Public Hearing was held on a Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A LANDSCAPE AND HARDSCAPE BUSINESS TO BE LOCATED ON A PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 48.11 ACRES, MORE OR LESS” (property is lying on the north and south sides of Dots Road [S.C.R. 415B], the east and west sides of Firemans Road [S.C.R. 413], and the north side of Parker Road [S.C.R. 415], approximately 0.426 mile south of Cypress Road [Rt. 54]) (911 Address: 22009 & 37472 Dots Road, Millsboro) (Tax Map Parcel: 333-15.00-7.00 [P/O]) filed on behalf of Cody Collins.

Jamie Whitehouse, Planning & Zoning Director, presented the application.

The Planning & Zoning Commission held a Public Hearing on the application on August 19, 2026. On August 19, 2026, the Commission recommended approval of the application for the 7 reasons of approval and subject to the 9 recommended conditions as outlined.

The Council found that Mr. Cody Collins, owner of Shore Outdoor Living, spoke on behalf of his application. Mr. Collins stated that he used the property for the same reason as the previous applicant; that he uses the property for his employees to show up and go to work; that his employees take their vehicles home; that he tries not to store much on the property; that there were no vehicles on the site during the night; that he grew up on the road; that it is part of his family’s farm; that he wanted to use the front part of the 48 acres to conduct his business and to make it look nice; that he ran a hardscape landscape company; that they provide a full design build, and that no retail was proposed from the site.

There were no public comments.

The Public Hearing and public record were closed.

**M 447 26
Adopt
Ordinance
No. 4089/
CU2585**

A Motion was made by Mr. Lloyd, seconded by Ms. Gruenebaum to Adopt Ordinance No. 4089 entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A LANDSCAPE AND HARDSCAPE BUSINESS TO BE LOCATED ON A PORTION OF A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 48.11 ACRES, MORE OR LESS” for the reasons and conditions given by the Planning and Zoning Commission as follows:

1. The property is a 48.11-acre parcel of land. The conditional use area

**M 447 26
Adopt
Ordinance
No. 4089/
CU2585
(continued)**

- will be located on a much smaller area of the larger parcel.
2. The use will generally be used for vehicle storage and a location for employees to meet and depart for offsite work. No landscaping or hardscaping work shall occur on site. There will be an office building with client meeting areas on the property.
 3. The site is located within the Low-Density Area according to the Sussex County Comprehensive Plan. This type of use is appropriate within this Area.
 4. The property is zoned AR-1 Agricultural Residential. The use of the property as a landscaping and hardscaping business is consistent with the underlying zoning of agricultural residential.
 5. The use will not adversely affect area roadways or neighboring properties. DelDOT has stated that the traffic generated by this use will be “diminutive”.
 6. A landscaping and hardscaping company provides a service to a wide variety of Sussex County residents and businesses, and it has a public or semi-public character that will benefit the residents and businesses of Sussex County.
 7. There was no opposition to this application.
 8. This recommendation is subject to the following conditions:
 - a. This use shall be limited to a landscaping and hardscaping business that performs off-site landscaping work. Equipment storage and parking related to that use shall be permitted, along with an office and storage building that has space for client meetings.
 - b. No manufacturing shall occur on the site. This prohibition includes the shredding or grinding of any materials and also includes the dyeing of mulch or similar materials.
 - c. One lighted sign, not to exceed 32 square feet per side, shall be permitted.
 - d. The hours of operation shall be limited to 6:00 a.m. through 6:00 p.m., Monday through Saturday. There shall not be any Sunday hours. The Applicant shall be able to operate beyond these hours on an as-needed basis for limited situations such as snow removal, storm damage cleanup and similar events.
 - e. The Applicant shall comply with all DelDOT requirements, including any entrance or roadway improvements.
 - f. The Final Site Plan shall clearly show the area where this business will be located on the property, including the location of any material storage areas, bins or display areas.
 - g. The Final Site Plan shall clearly show all areas for vehicle and equipment storage and parking, and these areas shall be clearly marked on the site itself. There shall not be any parking or storage within the property’s setbacks. No permanently disabled, untitled or unregistered vehicles, trucks, trailers or equipment shall be stored on site.
 - h. Failure to comply with any of these conditions may be grounds for termination of the Conditional Use approval.

**M 447 26
Adopt
Ordinance
No. 4089/
CU2585
(continued)**

i. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea**

**Public
Hearing/
CU2629**

A Public Hearing was held on a Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN ASSISTED LIVING FACILITY FOR UP TO SIXTEEN (16) RESIDENTS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 8.0 ACRES, MORE OR LESS” (property is lying west of Roxana Road [Rt. 17], approximately 0.48 mile south of Powell Farm Road [S.C.R. 365]) (911 Address: 34188 Roxana Road, Frankford) (Tax Map Parcel: 134-15.00-139.00) filed on behalf of Age Well, LLC.

Jamie Whitehouse, Planning & Zoning Director, presented the application.

The Planning & Zoning Commission held a Public Hearing on the application on August 19, 2026. On September 2, 2026, the Commission recommended approval of the application for the 8 reasons of approval and subject to the 10 recommended conditions as outlined.

The Council found that Ms. Leslie Lockard, registered nurse and co-founder of Age Well, LLC, spoke on behalf of the Application. Ms. Lockard stated that the application requested a Conditional Use for the existing residential home, to become a residential assisted living facility, subject to conversions of life safety upgrades; that it was just like one of the big box facilities, except that it would be within a home, providing more personalized care; that it was not proposed to be a large assisted living facility; that the plan was to provide up to 16 residents within the footprint of what currently exists and their clients would be people who need help with assisting activities of daily living, such as getting dressed, eating, showering, toileting, and other things of that nature.

There were no public comments.

The Public Hearing and public record were closed.

**M 448 26
Adopt
Ordinance
No. 4090/
CU2629**

A Motion was made by Mr. Rieley, seconded by Mr. Lloyd to Adopt Ordinance No. 4090 entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN ASSISTED LIVING FACILITY FOR UP TO SIXTEEN (16) RESIDENTS TO BE LOCATED ON A

**M 448 26
Adopt
Ordinance
No. 4090/
CU2629
(continued)**

CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 8.0 ACRES, MORE OR LESS” for the reasons and conditions given by the Planning & Zoning Commission as follows:

- 1. This application seeks approval for a small Assisted Living Facility that will provide for (16) sixteen full-time residents in a rural setting.**
- 2. The Applicant has stated that this facility will not be a nursing home. Instead, it will provide a safe assisted living facility for individuals who need limited supervision in their daily lives.**
- 3. There will be no more than sixteen (16) individuals residing at the facility at any one time.**
- 4. Representatives of the Applicant testified that this program will be fully staffed at all times, and it will include a full-service kitchen for preparation of the residents’ meals.**
- 5. This site is a large lot, and the structure will remain residential in character, and it will not appear materially different from a permitted residential home on the property.**
- 6. This use fills an important need and service to Sussex County residents and their families. There are not currently enough assisted living facilities throughout the county, and this small use helps fill this need.**
- 7. There is no compelling evidence in the record that the use will have a negative effect on area roadways or nearby properties.**
- 8. This use satisfies the purpose of a Conditional Use under our Sussex County Zoning Code. The services that will be provided here have a public or semipublic character that is essential and desirable for the general convenience and welfare of Sussex County and its residents.**
- 9. This recommendation is subject to the following conditions:**
 - a. The property shall be operated as an Assisted Living Facility. There shall be no more than sixteen (16) individuals staying in the facility at any one time. In addition, there shall be no more than six (6) staff members on site at any one time.**
 - b. The facility shall be staffed by qualified staff at all times, and it shall be fully licensed as required by the State of Delaware.**
 - c. The facility shall maintain its residential appearance all times.**
 - d. The use of the facility shall comply with all of the standard state agency requirements that may apply, including, but not limited to those mandated by DelDOT, DNREC, the Sussex Conservation District and the State Fire Marshall’s Office.**
 - e. One lighted sign shall be permitted. It shall not be larger than 32 square feet per side.**
 - f. There shall be at least ten (10) parking spaces located on the site. These parking spaces shall be shown on the Final Site Plan and clearly marked on the site itself.**
 - g. Any security lighting shall be downward screened so that it does not shine on neighboring properties or roadways.**
 - h. Any dumpsters or trash receptacles shall be screened from view of the neighboring properties and roadways. The location of**

these items shall be shown on the Final Site Plan.

- i. The failure to comply with any of these conditions may be grounds for the termination of this Conditional Use.
- j. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning & Zoning Commission.

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea**

**Public
Hearing/
CZ2036**

A Public Hearing was held on a Proposed Ordinance entitled “AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-2 MEDIUM COMMERCIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 2.938 ACRES, MORE OR LESS” (properties are lying on the east and west side of Hitchens Lane, and the south side of John J. Williams Highway [Rt. 24], east of Warrington Road [Rt. 1D]) (911 Addresses: 20007 & 20008 Hitchens Lane, 19025 John J. Williams Hwy, Rehoboth Beach, and N/A) (Tax Map Parcels: 334-12.00-126.00, 182.00, 183.00, 184.00, 185.00 & 188.00) filed on behalf of Nickolaos Halkopoulos.

Jamie Whitehouse, Planning & Zoning Director, presented the application.

The Planning & Zoning Commission held a Public Hearing on the application on August 19, 2026. On August 19, 2026, the Commission recommended approval of the application for the 11 reasons of approval as outlined.

The Council found that Mr. Harold (Hal) Dukes, Jr., Senior Partner with Tunnell & Raysor, P.A., spoke on behalf of the Applicant, Mr. Nickolaos Halkopoulos. Mr. Dukes stated that Mr. Halkopoulos came to the country in 1977; that he arrived in Dewey Beach in 1980; that Mr. Halkopoulos owned Nick’s Philly Cheesesteaks, located across from the Bottle & Cork in Dewey Beach; that he and his family have been extremely hard workers for years and have relied on his advice; that upon opening the sandwich shop, when he acquired extra money, Mr. Dukes directed Mr. Halkopoulos to purchase lots in the little development that is now completely surrounded by commercial; that Mr. Halkopoulos’ goal was to acquire the property, and he has done a good job; that Mr. Halkopoulos had paid for all of the property; that there were no mortgages on the property; that Mr. Halkopoulos was now in a position to where he could provide a building for medical support; that the site was located near the Beebe Medical Center; that a couple doors down was the location of a new car wash; that down the street was all commercial area, containing a car dealership and McDonalds; that when the Comprehensive Plan was redone, the properties apparently got left out; that the site was kind of an island of property; that he filed the

**Public
Hearing/
CZ2036
(continued)**

application over two years ago; that Mr. Halkopoulos was requesting for a change of zone to commercial; that Mr. Halkopoulos had three generations of family in the area, and they planned to remain in the area for a while; that everything was in good order on the property; that there had been no complaints from the neighbors; that the neighborhood was basically commercial, and therefore the requested rezoning would be an infill zoning.

There were no public comments.

The Public Hearing and public record were closed.

**M 449 26
Adopt
Ordinance
No. 4091/
CZ2036**

A Motion was made by Ms. Gruenebaum, seconded by Mr. McCarron to Adopt Ordinance No. 4091 entitled “AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-2 MEDIUM COMMERCIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 2.938 ACRES, MORE OR LESS” for the reasons given by the Planning & Zoning Commission as follows:

1. C-2 Medium Commercial Zoning is designed to support retail sales and the performance of consumer services. It is intended to be located near arterial and collector roads.
2. The Applicant’s property is 2.938 acres and is located along Route 24 between the intersections of Route One and Warrington Road. This is an appropriate location for C-2 Zoning.
3. This property is currently developed as a single-family residence. However, that is becoming decreasingly viable given the expansion of Route 24 and the higher intensity medical uses, including Beebe Hospital, commercial retail, office, and hotel uses in the immediate vicinity. The C-2 zoning is the appropriate district based on the location of this property, and the C-2 zoning will allow uses to occur on this site that compliment these existing uses.
4. The site is served by both central water and central sewer.
5. C-2 Zoning at this location will benefit nearby residents of Sussex County by providing a convenient location for the uses permitted in that zone that are consistent with the existing development trends of the area.
6. There is no evidence that this rezoning will have an adverse impact on neighboring properties or area roadways.
7. The site is in the “Coastal Area” according to the Sussex County Land Use Plan and Future Land Use Map. C-2 Zoning is appropriate in the Coastal Area according to the Plan.
8. The proposed rezoning meets the general purpose of the Zoning Code by promoting the orderly growth, convenience, order prosperity, and welfare of the County.
9. No parties appeared in opposition to the rezoning application.
10. Any future development or redevelopment of the property will be

M 449 26 **subject to Site Plan review by the Sussex County Planning and Zoning**
Adopt **Commission.**
Ordinance **11. For all these reasons, the C-2 Zoning District is appropriate for this**
No. 4091/ **location.**
CZ2036

(continued) **Motion Adopted: 5 Yeas**

Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
 Mr. Lloyd, Yea; Mr. Rieley, Yea;
 Mr. Hudson, Yea

Public **A Public Hearing was held on a Proposed Ordinance entitled “AN**
Hearing/ **ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF**
CZ2038 **SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL**
 DISTRICT TO A C-2 MEDIUM COMMERCIAL DISTRICT FOR A
 CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX
 COUNTY, CONTAINING 0.39 ACRES, MORE OR LESS” (property is
 lying on the east side of Old Mill Bridge Road [S.C.R. 381], approximately
 0.11-mile north of Lighthouse Road [Route 54]) (911 Address: 37011 Old
 Mill Bridge Road, Selbyville) (Tax Map Parcel: 533-12.00-74.00) filed on
 behalf of Randall Hall.

Jamie Whitehouse, Planning & Zoning Director, presented the application.

The Planning & Zoning Commission held a Public Hearing on the application
on August 19, 2026. On August 19, 2026, the Commission recommended
approval of the application for the 10 reasons of approval as outlined.

The Council found that Mr. Mark Davidson, Vice President and Principal
Land Planner with Pennoni Associates, Inc., spoke on behalf of the Applicant,
Mr. Randall Hall. Mr. Davidson stated that Mr. Randall Hall was the owner
of Bicycle Connection, being an existing bicycle sales and service business
located immediately next door in the Dirickson Creek Center; that he is
requesting a zoning map amendment for Tax Map Parcel No. 533-12.00-74.00,
located at 37011 Old Mill Bridge Road, from AR-1 (Agricultural Residential)
to C-2 (Medium Commercial); that Mr. Hall’s objective was practical and
straight forward; that he sought to relocate Bicycle Connection from its
current leased space within the Dirickson Creek Center, to his own parcel
immediately next door; that the request would allow an established, local
business to remain in the same commercial area, continue serving the same
customer base, and invest in property under the owner’s direct control; that
the request was a modest infill and redevelopment request for a small
parcel, located within Coastal Area, and predominantly within the State
Investment Level 1 area; that the site was served by public water and sewer;
that the site was located within an area where commercial, residential,
utility, and public infrastructure uses already existed; that the surrounding
context includes residential communities, commercial zoning and activity,
the Dirickson Creek Center commercial complex, Delaware Electric

**Public
Hearing/
CZ2038
(continued)**

Cooperative facilities, Sussex County utility infrastructure, and other nearby services uses; that the Delaware Electric Cooperative had a large transfer station located north of the site; that the Dirickson Creek Center was located to the south; that Mr. Hall's Bicycle Connection was located to the right of the site, and the Sussex County Regional Pump Station facility being located to the left of the site; that the parcel was not part of an isolated agricultural area; that the site was located within an established growth corridor, where the requested C-2 (Medium Commercial) classification was a reasonable and orderly land use transition; that the Sussex County Comprehensive Plan designated the area as a Coastal Area, where growth, commercial services, employment opportunities and public investment are intended to be directed when supported by infrastructure and compatibility; that the State Strategies Map identifies the property as lying predominantly within an Investment Level 1, and marginally within an Investment Level 2 areas; that the proposed rezoning is consistent with the State Planning's philosophy because infrastructure already exists, public sewer and public water already exists; that the parcel is located within an established growth corridor; that the request represents infill and redevelopment; that the request supports an existing local business and no extension of infrastructure into agricultural areas would be required; that the application, therefore, aligned with the purposes of the State Strategies Map by directing a modest commercial redevelopment opportunity to a location within the Coastal Area, served by public utilities, adjacent to existing commercial uses, and predominantly situated within an Investment Level 1 area; that the present AR- 1 (Agricultural Residential) classification is intended for agricultural and low density, residential purposes; that while AR-1 Zoning remained appropriate in rural and agricultural areas, the subject parcel's location, infrastructure availability, and surrounding development patterns, support a transition to a Medium Commercial (C-2) Zoning classification; that the C-2 (Medium Commercial) district provides a controlled commercial classification that supports retail, service, office and neighborhood serving business uses, while preserving County authority over Site Plan review, buffering setbacks, lighting, signage, access, drainage and agency coordination; that the requested C-1 District implements the Comprehensive Plan, reflects existing development patterns, compatible with adjacent zoning, is served by public water and sewer, is located along a collector roadway, allows neighborhood serving commercial uses, and maintains full County oversight through Site Plan review; that unlike Heavy Commercial or Industrial Zoning, the C-2 District remained a moderate commercial classification, intended to serve surrounding communities, while remaining compatible with nearby residential development; that a question may be raised as to whether a Conditional Use would be more appropriate than C-2 Zoning, because Mr. Hall's immediate intent is to relocate Bicycle Connection from Dirickson Creek Center to his own parcel adjacent to the site; that this fact supports the reasonableness and compatibility of the propose use, but it did not limit the planning analysis to one operator; that the broader question was to whether the parcel itself appropriately classified for Medium Commercial

**Public
Hearing/
CZ2038
(continued)**

Zoning, based on its location, infrastructure, surrounding commercial context, and then adopted land use policies; that the property is within the Coastal Area within State's Investments Level 1 and 2, adjacent to commercial zoning, and served by public infrastructure; that these characteristics support a permanent C-2 Zoning classification, rather than a site specific Conditional Use; that a Conditional Use would regulate one particular business operation, while C-2 properly recognizes the commercial character, infrastructure, and planning context of the parcel itself; that permanent zoning encourages business development, improves financing opportunities, encourage redevelopment, provides long-term predictability, and reduces future amendment proceedings; that it also increases property value stability; that Conditional Use was generally more appropriate where a use may be acceptable, only under special site-specific limits, because of intensity, compatibility, or unusual impacts; that this application is different; that it involved a known local business, already located next door, within the same commercial setting, and on a parcel that independently meets the planning criteria for C-2 consideration; that C-2 also provides better long-term certainty for property investment, financing, redevelopment, and continuity of business operations, while still preserving County authority over access; that the relocation of Bicycle Connection explains the immediate purpose, the Comprehensive Plan, State Strategies, public utilities, surrounding commercial pattern, and DelDOT review explain why C-2 is appropriate for the property; that for those reasons, C-2 was the stronger, more appropriate planning tool, because it recognizes the land use character of the parcel itself, not merely the Applicant's current business plan; that the Environmental Assessment had been organized to follow Sussex County Code §115-194.3(B)(2)(A) through (L); that the evaluation addresses drainage, stormwater quality and quantity, potable water, wastewater, traffic, threatened and endangered species, wetlands, open space, infrastructure, public benefits, historic resources, Comprehensive Plan consistency, and mitigation; that the Pennoni, June 2024 field review and wetland evaluation documented no Federal wetlands, no regulated wetlands, no wetland hydrology, no hydric soils, no wetland vegetation communities on the subject property; that the site is located within the Little Assawoman Bay watershed; that it was identified in the record materials as having good to fair groundwater recharge potential; that it is not located within a Wellhead Protection Area, and lies within the FEMA Flood Zone X shaded, based on the plans and the mapping; that future site design will be required to comply with the Delaware stormwater regulations, Sussex Conservation District's requirements, DNREC's requirements and engineering review; that the Commission recommended approval of the application; that he requests that Council approve the Change of Zone request.

There were no public comments.

The Public Hearing and public record were closed.

M 450 26

A Motion was made by Mr. Rieley, seconded by Mr. McCarron to Adopt

**Adopt
Ordinance
No. 4092/
CZ2038**

Ordinance No. 4092 entitled “AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO A C-2 MEDIUM COMMERCIAL DISTRICT FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.39 ACRES, MORE OR LESS” for the reasons given by the Planning & Zoning Commission as follows:

- 1. C-2 Medium Commercial Zoning is designed to support retail sales and the performance of consumer services. It is intended to be located near arterial and collector roads.**
- 2. The Applicant’s property is 0.39 acres and is currently zoned AR-1 along Old Mill Bridge Road near the intersection with Route 54. This is an appropriate location for C-2 Zoning.**
- 3. The property is next to property that is zoned C-1 General Commercial extending to Route 54 and the various retail and commercial uses along that roadway, including the Dirickson Creek Center next door, and a Delaware Electric Co-Op facility to the north of the site. The Applicant intends to relocate his existing bicycle business from the adjacent property to this site. This is an appropriate minor extension of the existing commercial zoning.**
- 4. The site is served by both central water and central sewer.**
- 5. C-2 Zoning at this location will benefit nearby residents of Sussex County by providing a convenient location for the uses permitted in that Zone.**
- 6. There is no evidence that this rezoning will have an adverse impact on neighboring properties or area roadways.**
- 7. The site is in the “Coastal Area” according to the Sussex County Land Use Plan and Future Land Use Map. C-2 Zoning is appropriate in the Coastal Area according to the Plan.**
- 8. The proposed rezoning meets the general purpose of the Zoning Code by promoting the orderly growth, convenience, order prosperity, and welfare of the County.**
- 9. Any future development or redevelopment of the property will be subject to Site Plan review by the Sussex County Planning and Zoning Commission.**
- 10. For all these reasons, the C-2 Zoning District is appropriate for this location.**

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea**

**M 451 26
Adjourn**

A Motion was made by Mr. Lloyd, seconded by Mr. McCarron to adjourn at 2:10 p.m.

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Gruenebaum, Yea; Mr. McCarron, Yea;
Mr. Lloyd, Yea; Mr. Rieley, Yea;
Mr. Hudson, Yea**

Respectfully submitted,

**Tracy N. Torbert
Clerk of the Council**

{An audio recording of this meeting is available on the County's website.}

ENGINEERING DEPARTMENT

MIKE HARMER, P.E.
SUSSEX COUNTY ENGINEER

(302) 855-7370 T
(302) 854-5391 F
mike.harmer@sussexcountype.gov



Sussex County
DELAWARE
sussexcountype.gov

Memorandum

TO: Sussex County Council
The Honorable Douglas B. Hudson, President
The Honorable John L. Rieley, Vice President
The Honorable Matt Lloyd
The Honorable Steve C. McCarron
The Honorable Jane Gruenebaum

FROM: Mike Harmer, County Engineer

RE: **WARWICK PARK SEWER – PHASE 1, PROJECT S24-13**
A. CHANGE ORDER NO. 01

DATE: October 13, 2026

In August of 2022, County Council granted Permission to Prepare and Post Notices for an expansion of the Sussex County Unified Sanitary Sewer District (Oak Orchard Area) to include Warwick Cove, Gull Point and Warwick Park (a.k.a. Warwick Park Area). The Engineering Department distributed polling letters to all residents of these communities. A Public Hearing was held on October 29, 2022, with estimated rates presented for a 2-phase project approach: one for Warwick Cove and Gull Point having existing community systems, followed by a septic elimination project in Warwick Park.

Most property owners present at the October meeting supported a project, however there was minimal attendance by Gull Point owners. On December 10, 2022, the Engineering Department met with the Gull Point Board and a larger congregation of owners to review DNREC compliance of their existing system and the proposed sewer district expansion. The community voted to be included in the sewer expansion projects. On January 10, 2023, County Council adopted Resolution No. R 004 23 approving the expansion of the Sanitary Sewer District Boundary to include the Warwick Park Area.

On September 12, 2023, County Council approved George, Miles & Buhr (GMB), one of the County's five (5) selected consultants for miscellaneous engineering services, to provide design and bid phase services for Warwick Park Sewer – Phase 1 in the amount of \$108,495.00. Their scope was amended on March 11, 2025, for a not-to-exceed amount of \$8,122.00 for geotechnical services.



In June of 2023, the Engineering and Finance Departments submitted the project to DNREC for funding consideration under the Clean Water State Revolving Fund and on March 26, 2024, the State issued a binding commitment offer for Phase 1 in the amount of \$1,225,000.00, to be repaid within 20-years with 2.0% interest. On June 4, 2024, the associated debt ordinance was adopted, authorizing the issuance of up to \$1,225,000.00 of general obligation bonds of Sussex County in connection with the Warwick Park Sewer Project - Phase 1.

In January of 2024, the Engineering Department submitted a Notice of Intent to DNREC for Phase 2 of the Warwick Park Area. On December 16, 2024, the County received a Binding Commitment Letter (BCL) from DNREC for the Warwick Park Sewer Project – Phase 2. The BCL identified a loan amount of \$9,963,400.00 for a term of thirty (30) years. Upon completion of the projects, up to \$5,470,360.00 of principal forgiveness will be applied with the remaining balance amortized over 30 years at 2% interest. The significant loan forgiveness reduces the overall borrowing and supports the expansion projects being more affordable.

The Warwick Park Sewer - Phase 1 Project was publicly Bid. A pre-bid meeting was held at the project site on September 4, 2025. On October 1, 2025, seven (7) bids were received, opened, and read-aloud. The low-bid was provided by A-Del Construction Co., Inc., of Newark, DE with bid of \$1,387,948.00.

On October 21, 2025, the Engineering Department recommended and County Council approved Award of the Warwick Park Sewer – Phase 1 Project to A-Del Construction Co., Inc. (A-Del) in the bid amount of \$1,387,948.00. Also on this date, the Engineering Department recommended and County Council approved Amendment No. 3 to the 2024 GMB base contract in a not to exceed amount of \$35,000.00, for on-call professional services during construction. The Engineering Department would provide primary construction administration and inspection services, with GMB available to supplement and support as needed.

DNREC concurred on the Bid Phase and a Notice to Proceed (NTP) was issued to A-Del effective March 2, 2026.

Construction progressed throughout the spring and summer with installation of all gravity sewer main, sewer force-main, pump station structures and the mechanical equipment. Pavement restoration is complete and electrical work started recently. Various matters developed throughout primary construction efforts with solutions agreed upon by all parties. The various additions and deductions were tracked, including a credit for sewer force main road crossing construction, and deductions for additional tree clearing necessary to install the gravity sewer, a revised generator enclosure material, revisions to variable frequency drives (VFDs), and minor fit and finish changes in the existing building. Change Order No. 1 serves to reconcile the various changes, with a no-cost time extension for estimated generator delivery and start up.

The Engineering Department recommends approval of Change Order No. 1 to A-Del Construction Co., Inc. in the amount of \$9,705.32 with 157 Calendar Day increase to Contract.

CHANGE ORDER NO.: 1

Owner: Sussex County Owner's Project No.: S24-13
 Engineer: George, Miles & Buhr, LLC Engineer's Project No.:
 Contractor: A-Del Construction Co., Inc. Contractor's Project No.:
 Project: Warwick Park Sewer Expansion Phase 1
 Contract Name: Warwick Park Sewer Expansion Phase 1
 Date Issued: October 13, 2026 Effective Date of Change Order: October 13, 2026

The Contract is modified as follows upon execution of this Change Order:

Description: Reconcile various design and field changes (adds & deducts) involving sewer force main road crossing construction; additional tree clearing required for gravity sewer installation; revised generator enclosure material; revised VFD panels; and fit & finish of existing building interior, with no-cost contract time extension for estimated generator delivery and start-up dates.

Attachments: Pending Change Order Log (9/25/2026)
 Request for Extension of Contract Time letter (9/25/2026)

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ 1,387,948.00	Original Contract Times: Substantial Completion: 210 days Ready for final payment: 240 days
Increase from previously approved Change Orders No. to No. N/A: \$ 0.00	Increase from previously approved Change Orders No. N/A to No. ____: Substantial Completion: 0 calendar days Ready for final payment: 0 calendar days
Contract Price prior to this Change Order: \$ 1,387,948.00	Contract Times prior to this Change Order: Substantial Completion: 210 calendar days Ready for final payment: 240 calendar days
Increase this Change Order: \$ 9,705.32	Increase this Change Order: Substantial Completion: 157 calendar days Ready for final payment: 187 calendar days
Contract Price incorporating this Change Order: \$ 1,397,653.32	Contract Times with all approved Change Orders: Substantial Completion: 367 calendar days Ready for final payment: 397 calendar days

Recommended by Engineer (if required)
 By: [Signature]
 Title: Project Engineer - SUSSEX COUNTY
 Date: 10/2/2026

Authorized by Owner
 By: _____
 Title: _____
 Date: _____

Accepted by Contractor
[Signature]
 Project Manager Glen C. Kolb
 10/2/26

Approved by Funding Agency (if applicable)



10 Adel Drive
Newark, DE 19702-1331
1-302-453-8286, voice
1-302-453-9550, facsimile

Pending Change Order Log

Sussex County Engineering Department

Warwick Sewer - Phase 1

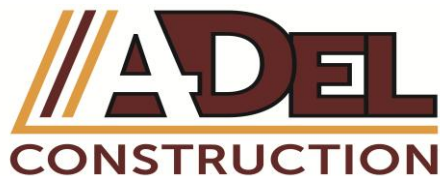
Contract # S24-13

ADEL Project # 45R006

9/25/2026

<u>ITEM #</u>		<u>DESCRIPTION</u>	<u>Quantity</u>	<u>UNIT OF MEASURE</u>	<u>UNIT PRICE</u>	<u>PCO VALUE</u>	<u>CONTRACT VALUE +/-</u>
PCO 01	B09000	F&I STEEL CASING PIPE - JACK AND BORE - Deduct	47	LF	\$ 1,180.00	\$ (55,460.00)	\$ (55,460.00)
	B09010	F&I HDPE CASING PIPE - JACK AND BORE - Add	60	LF	\$ 478.00	\$ 28,680.00	\$ (26,780.00)
PCO 02	B02010	ADDITIONAL TREE TRIMMING	1	LS	\$ 13,500.00	\$ 13,500.00	\$ (13,280.00)
PCO 03		Item Not Used					
PCO 04		Tudor - Generator Set Attenuated Alum Enclosure	1	LS	\$ 1,572.40	\$ 1,572.40	\$ (11,707.60)
PCO 05		Tudor - VFD Changes/Modifications - Bring to Sussex County Standards	1	LS	\$ 18,926.58	\$ 18,926.58	\$ 7,218.98
PCO 06		Existing Building Mods - Sheathing, drywall repairs & painting	1	LS	\$ 2,486.34	\$ 2,486.34	\$ 9,705.32

Current Total Pending Change Order Amount: \$ 9,705.32



September 25, 2026

Via Email Only

Attn: Mr. Patrick Brown, P.E.
Sussex County Engineering Department
2 The Circle, P.O. Box 589
Georgetown, DE 19947

**RE: Contract # S24-13 Warwick Park – Warick Sewer Project Phase I Sanitary Improvements
Article 4 – Contract Time - Request for Extension of Contract Time to March 1, 2027**

Dear Mr. Brown,

OVERVIEW

The Sussex County Engineering Department Contract # S24-13 Warwick Park – Phase I Sanitary Improvements Notice of Award dated October 21, 2025 and the Notice to Proceed was issued to A-Del Construction Co., Inc. on February 27, 2026. The contract documents and plan sheets dated July 2025 were prepared by George, Miles & Buhr, LLC. of Salisbury, Maryland 21801. The above referenced project has been impacted by the below items:

- Extended review time for the Generator Set shop drawings.
- Modifications to the VFD Panels – Bringing to Sussex County Standards.
- Unknown and unmarked underground utilities causing conflicts to the planned installation of the gravity manhole and PVC sewer pipe improvements.
- Modifications to the fit and finish of the interior of the existing service building.

With the Substantial Completion Date of September 25, 2026 approaching, we are requesting a non-compensable time extension of 157 calendar days to March 1, 2027.

If we can be of help in any way, please let us know.

Please contact me with any questions.

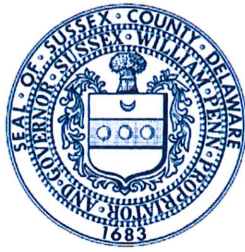
Sincerely,

A handwritten signature in blue ink that reads "Glen C. Kolb".

Glen C. Kolb
Project Manager
A-Del Construction Co., Inc.
gkolb@a-del.com
South Office: 302-933-8733
Mobile: 302-575-4822

ENGINEERING DEPARTMENT

ADMINISTRATION (302) 855-7718
AIRPORT & BUSINESS PARK (302) 855-7774
ENVIRONMENTAL SERVICES (302) 855-7730
RECORDS MANAGEMENT (302) 855-5033
UTILITY ENGINEERING (302) 855-7717
UTILITY PERMITS (302) 855-7719
UTILITY PLANNING (302) 855-1299
FAX (302) 855-7773



Sussex County

DELAWARE
sussexcountype.gov

MIKE HARMER, P.E.
SUSSEX COUNTY ENGINEER

ROBERT L. BRYANT, A.A.E.
AIRPORT MANAGER

MEMORANDUM

TO: Sussex County Council
The Honorable Douglas B. Hudson, President
The Honorable John L. Rieley, Vice President
The Honorable Matt Lloyd
The Honorable Jane Gruenebaum
The Honorable Steve C. McCarron

FROM: Robert L. Bryant, A.A.E., Airport Manager 

DATE: October 13, 2026

REFERENCE: APPROVAL - CHANGE ORDER No. FOUR (4) – TOPSOIL
CONSTRUCT TAXIWAY B – BID PACKAGE 2 – Project A24-16

The Engineering Department, on behalf of the Delaware Coastal Airport, is seeking approval from the Sussex Council on Change Order No. Four (4) – Topsoil, as work associated with the current construction of Taxiway Bravo – Bid Package 2 project. Change Order 1 total amount is \$23,132.70.

During construction, it was determined that the quantity of existing topsoil was insufficient to meet the project specifications for replacement following site disturbance. As a result, additional topsoil must be imported to meet the specified requirement.

Sussex County Council is requesting the FAA's concurrence and acceptance of this item as eligible for FAA grant funding.



ENGINEERING DEPARTMENT

ADMINISTRATION (302) 855-7718
AIRPORT & BUSINESS PARK (302) 855-7774
ENVIRONMENTAL SERVICES (302) 855-7730
RECORDS MANAGEMENT (302) 855-5033
UTILITY ENGINEERING (302) 855-7717
UTILITY PERMITS (302) 855-7719
UTILITY PLANNING (302) 855-1299
FAX (302) 855-7773



Sussex County

DELAWARE
sussexcountyde.gov

MIKE HARMER, P.E.
SUSSEX COUNTY ENGINEER

ROBERT L. BRYANT, A.A.E.
AIRPORT MANAGER

October 6, 2026

Mr. Paul G. Higgins
Civil Engineer
Federal Aviation Administration
Harrisburg Airports District Office
3905 Hartzdale Drive, Suite 508
Camp Hill, Pennsylvania 17011

Subject: Change Order No. Four (4)
Construct Taxiway B – Bid Package 2
Delaware Coastal Airport
Georgetown, Delaware
AIP Project No. 3-10-0007-042-2025
AIG Project No. 3-10-0007-043-2025

Dear Mr. Higgins:

Please find enclosed a copy of Change Order No. Four (4) for the above-mentioned project at Delaware Coastal Airport. This change order has been prepared to add the cost for topsoil imports. Sussex County has reviewed the proposed change order along with the Engineer's analysis of Allan Myers' proposal in accordance with Standard Operating Procedure Number 07.00 and has found it to be necessary and reasonable. Below is a summary of our findings.

Allowability: The requested costs fall within the scope of the approved work and are necessary for the completion of Taxiway B.

Justification: In accordance with Table 5-16 of the AIP Handbook, the request is being made based on differing site conditions. During construction, it was determined that the quantity of existing topsoil was insufficient to meet the project specifications for replacement following site disturbance. As a result, additional topsoil must be imported to meet the specified requirement.

Reasonableness of Price: The price for the topsoil was determined to be reasonable as it is comparable to the cost of similar scopes of work on other projects.

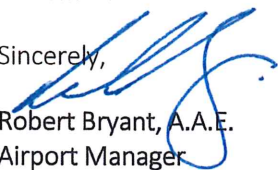


COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 589
GEORGETOWN, DELAWARE 19947



The Sussex County Council is requesting the FAA's concurrence and acceptance of this item as eligible for FAA grant funding. Should you have any questions regarding this matter please do not hesitate to contact our office.

Sincerely,



Robert Bryant, A.A.E.
Airport Manager

CC: Audra Robertson, Delta Airport Consultants

CHANGE ORDER NO. FOUR (4)
9/22/2026

OWNER: Sussex County Council
OWNER'S ADDRESS: 2 The Circle, Georgetown, Delaware 19947
NAME OF AIRPORT: Delaware Coastal Airport
LOCATION OF AIRPORT: 21553 Rudder Lane, Georgetown, Delaware 19947

NAME OF CONTRACTOR: Allan Myers MD, Inc.
ADDRESS OF CONTRACTOR: 2011 Belair Road, Fallston, Maryland 21047

PROJECT DESCRIPTION: Construct Taxiway B - Bid Package II

CURRENT CONTRACT AMOUNT: \$2,464,807.76
COST THIS CHANGE: \$23,132.70
NEW CONTRACT AMOUNT: \$2,487,940.46

DELTA PROJECT NO. 24077
AIP PROJECT NO. 3-10-0007-042-2025
AIG PROJECT NO. 3-10-0007-043-2025

ITEM	DESCRIPTION	UNIT	CONTRACT QUANTITY	CHANGE ORDER QUANTITY	NEW CONTRACT QUANTITY	ORIGINAL PRICE	CHANGE ORDER PRICE	ORIGINAL AMOUNT	NEW AMOUNT	CHANGE ORDER AMOUNT
CO4.1	Import Topsoil	LD	0	45	45	\$0.00	\$514.06	\$0.00	\$23,132.70	\$23,132.70
CHANGE ORDER TOTAL:									\$23,132.70	\$23,132.70

REASONS FOR CHANGE ORDER:

Field conditions revealed that the quantity of existing topsoil was insufficient. As a result, the contractor must import additional topsoil to meet the specified requirements.

CURRENT CONTRACT TIME (CALENDAR DAYS)	152
ADJUSTMENT IN TIME THIS CHANGE (CALENDAR DAYS)	0
NEW CONTRACT TIME (CALENDAR DAYS)	152

10,000 sq. feet - Schell - 21769 AA

10,000 sq. ft - Jonathan Jones - 21771 AA

10,000 sq. ft - Larry Kelley - 21781 AA

10,000 sq. ft Schell - 21785 AA

Subject to conditions set forth below, an equitable adjustment is established as follows:

CONTRACT PRICE	
Not Changed	
X Increased by	\$23,132.70 Dollars
Decreased by	_____ Dollars

CONTRACT TIME	
X Not Changed	
Increased by	_____ Calendar Days
Decreased by	_____ Calendar Days

The foregoing is in accordance with your contract dated December 9th, 2025 and as listed below:

- 1 The aforementioned change and work affected thereby are subject to all contract stipulations and covenants,
- 2 The rights of the OWNER are not prejudiced; and
- 3 All claims against the OWNER which are incidental to or as a consequence of the aforementioned change are satisfied.

SIGNATURE Sussex County Council	PRINTED NAME Kevin Kern	TITLE Project Manager	DATE 9-25-26
			
SIGNATURE Allan Myers MD, Inc.	PRINTED NAME William Eschenfelder	TITLE Project Manager	DATE 9/22/2026
 Digitally signed by William M Eschenfelder Date: 2026.09.24 17:32:24 -0400			
SIGNATURE Delta Airport Consultants, Inc.	PRINTED NAME	TITLE	DATE
SIGNATURE Federal Aviation Administration	PRINTED NAME	TITLE	DATE



P.O. Box 278, Fallston, MD 21047

Communication Date: 03-SEP-2026

SUSSEX COUNTY
BUILDING 2 THE CIRCLE
GEORGETOWN, DE 19947

Attn: Robert Bryant

Letter COM0006

Number:

Job Number: 2525066

Re: TWY B Package 2
Change Order Request 5 - Import
Topsoil

Dear Bob,

In accordance with Section 40, 40-04 Extra Work, please accept the unit price per load of \$514.06 to provide imported topsoil from a local supplier.

The unit price includes materials and hauling necessary to deliver topsoil to site.

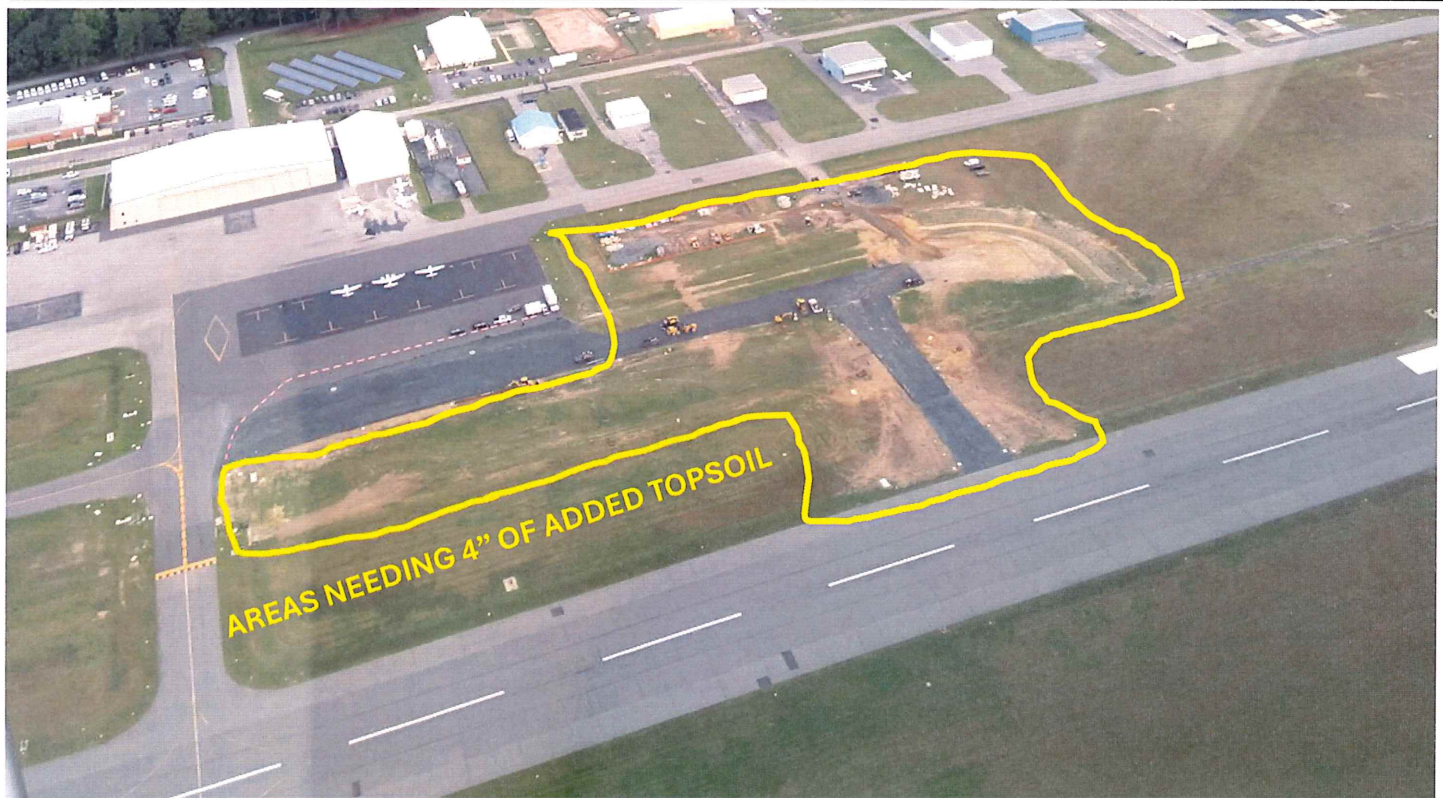
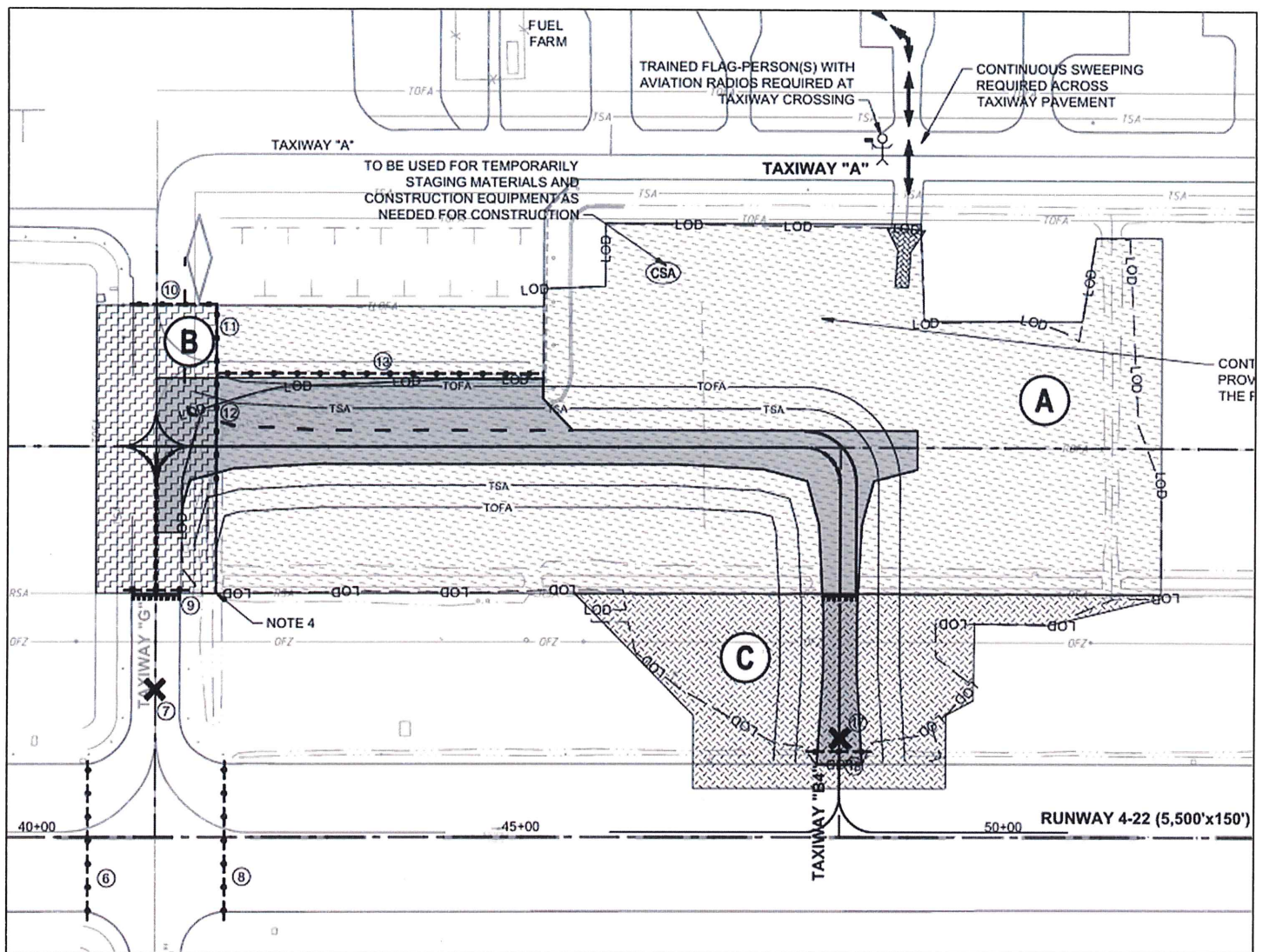
Please provide written acceptance at your earliest convenience for which option is preferred.

If you have any questions or concerns, please give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "KK" followed by a flourish.

Kevin Kern



Standard Detail & Specifications

Topsoiling

Construction Notes (cont.)

- a. **Materials** - Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand or other soil as approved by an agronomist or soil scientist. It shall not have a mixture of contrasting textured subsoil and contain no more than 5 percent by volume of cinders, stones, slag, coarse fragment, gravel, sticks, roots, trash or other extraneous materials larger than 1-1/2 inches in diameter. Topsoil must be free of plants or plant parts of bermudagrass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistles, or others as specified. All topsoil shall be tested by a reputable laboratory for organic matter content, pH and soluble salts. A pH of 6.0 to 7.5 and an organic content of not less than 1.5 percent by weight is required. If pH value is less than 6.0 lime shall be applied and incorporated with the topsoil to adjust the pH to 6.5 or higher. Topsoil containing soluble salts greater than 500 parts per million shall not be used.

Note: No sod or seed shall be placed on soil which has been treated with soil sterilant or chemicals used for weed control until sufficient time has elapsed to permit dissipation of toxic materials.

- b. **Grading** - The topsoil shall be uniformly distributed and compacted to a minimum of four (4) inches. Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets. Topsoil shall not be placed while in a frozen or muddy condition, when the subgrade is excessively wet, or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

Note: Topsoil substitutes or amendments as approved by a qualified agronomist or soil scientist, may be used in lieu of natural topsoil. Compost material used to improve the percentage of organic matter shall be provided by a certified supplier.

Compost amendments that are intended to meet specific post-construction stormwater management goals shall further meet the requirements of **Appendix 3.06.2 Post Construction Stormwater Management BMP Standards and Specifications, Section 14.0 Soil Amendments.**

Source:

USDA - NRCS

Symbol:

Detail No.

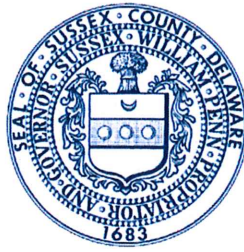
DE-ESC-3.4.1

Sheet 2 of 2

Effective July 2023

ENGINEERING DEPARTMENT

ADMINISTRATION (302) 855-7718
AIRPORT & BUSINESS PARK (302) 855-7774
ENVIRONMENTAL SERVICES (302) 855-7730
RECORDS MANAGEMENT (302) 855-5033
UTILITY ENGINEERING (302) 855-7717
UTILITY PERMITS (302) 855-7719
UTILITY PLANNING (302) 855-1299
FAX (302) 855-7773



Sussex County

DELAWARE
sussexcountysde.gov

MIKE HARMER, P.E.
SUSSEX COUNTY ENGINEER

ROBERT L. BRYANT, A.A.E.
AIRPORT MANAGER

MEMORANDUM

TO: Sussex County Council
The Honorable Douglas B. Hudson, President
The Honorable John L. Rieley, Vice President
The Honorable Matt Lloyd
The Honorable Jane Gruenebaum
The Honorable Steve C. McCarron

FROM: Robert L. Bryant, A.A.E., Airport Manager

DATE: October 13, 2026

REFERENCE: AWARD RECOMMENDATION CONSTRUCT TAXIWAY-B, BID PACKAGE-3 – PROJECT A26-15

The Engineering Department, on behalf of Delaware Coastal Airport, is seeking from the Sussex County Council an "Award of Bid" to the Richard E. Pierson Construction CO., Inc., Alternate One (1), in the amount of \$5,595,998.00 for work associated with contraction of the New Parallel Taxiway Bravo (B) – Bid Package 3, Project A26-15 project.

On June 16, 2026, the Engineering Department, on behalf of the Delaware Coastal Airport, held a Bid Opening for the Construct Taxiway Bravo (B) – Bid Package 3 (Phases 6 and 7). The following five (5) bids were received:

Richard E. Pierson Construction CO., Inc.	\$5,595,998.00
Allan Myers MD, Inc.	\$6,177,000.00
George & Lynch, Inc.	\$6,699,304.55
H&K Group, Inc.	\$7,099,662.70
Atlantic Contracting & Materials Co., Inc.	\$7,357,993.00

Sussex County Council may remember back on June 23, 2026, when I presented an "Approval to Submit Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant Application that packaged the last two phases of the Construct Parallel Taxiway B project into a single AIP Grant Application project. On September 14, 2026, Sussex County received, and accepted, from the FAA an AIP grant in the amount of \$6,012,537 that will pay ninety-five percent (95%) of the total project cost of \$6,328,987 project.



Richard E. Pierson Construction CO., Inc., Alternate One (1) \$5,595,998.00

FAA share at (95%) =	\$5,316,198
Sussex County share at (5%) =	\$279,800
Total share at 100%	\$5,595,998.00

Parallel Taxiway Bravo (B) – Bid Package 3, Project A26-15 project will complete this multi-year, multi-grant, project by constructing the remaining TWY B SOUTH and TWY B NORTH ends. Construction of TWY B SOUTH will start in Spring 2027 while construction of TWY B NORTH will start in Spring 2028.

Cc: Todd F. Lawson, County Administrator
 Mike Harmer, P.E., County Engineer
 J. Mark Parker, P.E., Assistant County Engineer



June 16, 2026

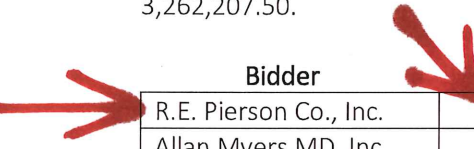
Robert L. Bryant, A.A.E.
Airport Manager
Delaware Coastal Airport

Subject: Bid Tabulations
Construct Taxiway B – Bid-Package Three (3)
Delaware Coastal Airport
Sussex County
AIP No. 3-10-0007-PENDING

Dear Mr. Bryant:

Please find enclosed a copy of the Bid Tabulations for Alternate 1, Alternate 2, and Alternate 3 for the referenced project. One extension error was found in Alternate 1 for the low bid and is noted on the tabulation.

The low bid for Alternate 1 was submitted by Richard E. Pierson Construction Co., Inc. in the amount of \$5,595,998.00. The low bid for Alternate 2 was submitted by Richard E. Pierson Construction Co., Inc. in the amount of \$2,979,068.00. The low bid for Alternate 3 was submitted by Allan Myers MD, Inc. in the amount of \$3,262,207.50.



Bidder	Alternate One (1)	Alternate Two (2)	Alternate Three(3)
R.E. Pierson Co., Inc.	\$5,595,998.00	\$2,979,068.00	\$3,262,207.50
Allan Myers MD, Inc.	\$6,177,000.00	\$3,237,000.00	\$3,237,000.00
George and Lynch, Inc.	\$6,699,304.55	\$3,290,745.05	\$3,671,438.55
H&K Group, Inc.	\$7,099,662.70	\$3,928,997.07	\$3,787,874.22
Atlantic Contracting & Material Co., Inc.	\$7,357,993.00	\$4,056,340.00	\$3,573,807.00

The Engineer's estimate for each alternate is shown on the tabulation.

By the copy of this letter, copies of the Bid Tabulations are being forwarded to funding agencies, and all bidders.

If you should have any questions concerning this matter, please do not hesitate to contact our office.

Sincerely,

Landon M. Hertzler, P.E.
Project Manager

Enclosures: Bid Tabulations
cc: Kayce Widen, Sussex County
Mark Parker, Sussex County
Reference: Delta Project No. 25031

BID TABULATIONS

Construct Tasting B - Bid Package 3

Delaware Coastal Airport

Georgetown, Delaware

APF Project No. 3-16007-Pending

Bid Opening Date: June 15, 2028

Bid Alternate One (1)

Bid Alternate One (1)										R.E. Pierson Construction Co., Inc.										Allen Myers MD, Inc										George & Lynch, Inc.										H&K Group, Inc.										Atlantic Contracting & Materials Co., Inc.									
Item No.	Spec. No.	Description	Unit	Bid Quantity	Unit Price	Estimate Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount																											
1	C-100	CONTRACTOR QUALITY CONTROL PROGRAM (CQCP)	LS	1	\$450,000.00	\$450,000.00	\$150,000.00	\$1,548,927.00	\$700,000.00	\$120,368.90	\$300,000.00																																																
2	C-102	TEMPORARY SEEDING	AC	22	\$2,000.00	\$44,000.00	\$1,800.00	\$39,600.00	\$500.00	\$11,000.00	\$500.00																																																
3	C-102	INSTALLATION AND REMOVAL OF SILT FENCE	LF	1,000	\$14.00	\$14,000.00	\$12.80	\$12,800.00	\$3.00	\$3,000.00	\$3.00																																																
4	C-102	INSTALLATION AND REMOVAL OF SUPER SILT FENCE	EA	11	\$5,000.00	\$55,000.00	\$12.80	\$14,080.00	\$2,200.00	\$24,200.00	\$2,200.00																																																
5	C-102	STABILIZED STONE CONSTRUCTION ENTRANCE	EA	11	\$5,000.00	\$55,000.00	\$12.80	\$14,080.00	\$2,200.00	\$24,200.00	\$2,200.00																																																
6	C-102	CONCRETE FILTER LOG CHECK DAM	LF	800	\$4.00	\$3,200.00	\$2.70	\$2,160.00	\$2.70	\$2,160.00	\$2.70																																																
7	C-102	INLET PROTECTION, TYPE 1	EA	24	\$450.00	\$10,800.00	\$11,180.00	\$26,832.00	\$40.00	\$9,600.00	\$40.00																																																
8	C-102	INLET PROTECTION, TYPE 2	EA	24	\$450.00	\$10,800.00	\$11,180.00	\$26,832.00	\$40.00	\$9,600.00	\$40.00																																																
9	C-102	INSTALLATION OF CRUSHED CONCRETE ACCESS/SHOULDER ROAD	CY	175	\$135.00	\$23,625.00	\$80.00	\$14,000.00	\$11.00	\$1,912.50	\$11.00																																																
10	C-102	INSTALLATION AND REMOVAL OF DE #3 STONE HAUL ROAD	CY	75	\$350.00	\$26,250.00	\$125.00	\$9,375.00	\$11.00	\$8,250.00	\$11.00																																																
11	C-102	TEMPORARY CROSSING CULVERT	LF	20	\$225.00	\$4,500.00	\$4,000.00	\$8,000.00	\$240.00	\$4,800.00	\$240.00																																																
12	C-102	TEMPORARY CROSSING CULVERT	LF	20	\$225.00	\$4,500.00	\$4,000.00	\$8,000.00	\$240.00	\$4,800.00	\$240.00																																																
13	C-102	TEMPORARY CROSSING CULVERT	LF	20	\$225.00	\$4,500.00	\$4,000.00	\$8,000.00	\$240.00	\$4,800.00	\$240.00																																																
14	C-102	STRENGTHENING OF CONCRETE WASHOUT	EA	2	\$4,000.00	\$8,000.00	\$3,700.00	\$7,400.00	\$5,200.00	\$10,400.00	\$5,200.00																																																
15	C-102	PUMPING PIT, TYPE 1	EA	1	\$800,000.00	\$800,000.00	\$500,000.00	\$500,000.00	\$10,000.00	\$10,000.00	\$10,000.00																																																
16	P-101	BITUMINOUS PAVEMENT REMOVAL	SY	2.00	\$40,000.00	\$80,000.00	\$15.00	\$30,000.00	\$14.00	\$28,000.00	\$14.00																																																
17	P-101	CONCRETE PAVEMENT REMOVAL	SY	3.00	\$10,000.00	\$30,000.00	\$35.00	\$105,000.00	\$14.00	\$42,000.00	\$14.00																																																
18	P-101	CONCRETE PAVEMENT REMOVAL	SY	3.00	\$10,000.00	\$30,000.00	\$35.00	\$105,000.00	\$14.00	\$42,000.00	\$14.00																																																
19	P-101	JOINT AND CRACK REPAIR (TYPE A)	LF	500	\$20.00	\$10,000.00	\$10.00	\$5,000.00	\$20.00	\$10,000.00	\$20.00																																																
20	P-101	JOINT AND CRACK REPAIR (TYPE A)	LF	500	\$20.00	\$10,000.00	\$10.00	\$5,000.00	\$20.00	\$10,000.00	\$20.00																																																
21	P-101	DRAINAGE PIPE REMOVAL 18" RCP	LF	1,000	\$45.00	\$45,000.00	\$20.00	\$20,000.00	\$45.00	\$45,000.00	\$45.00																																																
22	P-101	DRAINAGE PIPE REMOVAL 24" RCP	LF	200	\$50.00	\$10,000.00	\$20.00	\$4,000.00	\$50.00	\$10,000.00	\$50.00																																																
23	P-101	DRAINAGE PIPE REMOVAL 30" RCP	LF	200	\$50.00	\$10,000.00	\$20.00	\$4,000.00	\$50.00	\$10,000.00	\$50.00																																																
24	P-101	FILL REMOVAL 18" RCP	EA	7	\$300.00	\$2,100.00	\$1,000.00	\$7,000.00	\$650.00	\$4,550.00	\$650.00																																																
25	P-101	FILL REMOVAL 18" RCP	EA	7	\$300.00	\$2,100.00	\$1,000.00	\$7,000.00	\$650.00	\$4,550.00	\$650.00																																																
26	P-101	FILL REMOVAL 18" RCP	EA	7	\$300.00	\$2,100.00	\$1,000.00	\$7,000.00	\$650.00	\$4,550.00	\$650.00																																																
27	P-101	SWM REEF STRUCTURE REMOVAL	EA	1	\$3,500.00	\$3,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00																																																
28	P-102	UNCLASSIFIED EXCAVATION	CY	27.00	\$25.00	\$675.00	\$40.75	\$1,100.25	\$8.00	\$216.00	\$8.00																																																
29	P-102	UNCLASSIFIED EXCAVATION	CY	27.00	\$25.00	\$675.00	\$40.75	\$1,100.25	\$8.00	\$216.00	\$8.00																																																
30	P-102	UNCLASSIFIED EXCAVATION	CY	27.00	\$25.00	\$675.00	\$40.75	\$1,100.25	\$8.00	\$216.00	\$8.00																																																
31	P-104	SEPARATION GEOTEXTILE	SY	1,500	\$5.00	\$7,500.00	\$2.00	\$3,000.00	\$5.00	\$7,500.00	\$5.00																																																
32	P-104	SEPARATION GEOTEXTILE	SY	1,500	\$5.00	\$7,500.00	\$2.00	\$3,000.00	\$5.00	\$7,500.00	\$5.00																																																
33	P-104	SEPARATION GEOTEXTILE	SY	1,500	\$5.00	\$7,500.00	\$2.00	\$3,000.00	\$5.00	\$7,500.00	\$5.00																																																
34	P-104	SEPARATION GEOTEXTILE	SY	1,500	\$5.00	\$7,500.00	\$2.00	\$3,000.00	\$5.00	\$7,500.00	\$5.00																																																
35	P-104	SEPARATION GEOTEXTILE	SY	1,500	\$5.00	\$7,500.00	\$2.00	\$3,000.00	\$5.00	\$7,500.00	\$5.00																																																
36	P-104	SEPARATION GEOTEXTILE	SY	1,500	\$5.00	\$7,500.00	\$2.00	\$3,000.00	\$5.00	\$7,500.00	\$5.00																																																
37	P-104	SEPARATION GEOTEXTILE	SY	1,500	\$5.00	\$7,500.00	\$2.00	\$3,000.00	\$5.00	\$7,500.00	\$5.00																																																
38	P-104	SEPARATION GEOTEXTILE	SY	1,500	\$5.00	\$7,500.00	\$2.00	\$3,000.00	\$5.00	\$7,500.00	\$5.00																																																
39	P-104	SEPARATION GEOTEXTILE	SY	1,500	\$5.00	\$7,500.00	\$2.00	\$3,000.00	\$5.00	\$7,500.00	\$5.00																																																
40	P-104	SEPARATION GEOTEXTILE	SY	1,500	\$5.00	\$7,500.00	\$2.00	\$3,000.00	\$5.00	\$7,500.00	\$5.00																																																
41	P-104	SEPARATION GEOTEXTILE	SY	1,500	\$5.00	\$7,500.00	\$2.00	\$3,000.00	\$5.00	\$7,500.00	\$5.00																																																
42	P-104	SEPARATION GEOTEXTILE	SY	1,500	\$5.00	\$7,500.00	\$2.00	\$3,000.00	\$5.00	\$7,500.00	\$5.00																																																
43	P-104	SEPARATION GEOTEXTILE	SY	1,500	\$5.00	\$7,500.00	\$2.00	\$3,000.00	\$5.00	\$7,500.00	\$5.00																																																
44	P-104	SEPARATION GEOTEXTILE	SY	1,500	\$5.00	\$7,500.00	\$2.00	\$3,000.00	\$5.00	\$7,500.00	\$5.00																																																
45	P-104	SEPARATION GEOTEXTILE	SY	1,500	\$5.00	\$7,500.00	\$2.00	\$3,000.00	\$5.00	\$7,500.00	\$5.00																																																
46	P-104	SEPARATION GEOTEXTILE	SY	1,500	\$5.00	\$7,500.00	\$2.00	\$3,000.00	\$5.00	\$7,500.00	\$5.00																																																
47	P-104	SEPARATION GEOTEXTILE	SY	1,500	\$5.00	\$7,500.00	\$2.00	\$3,000.00	\$5.00	\$7,500.00	\$5.00																																																
48	P-104	SEPARATION GEOTEXTILE	SY	1,500	\$5.00	\$7,500.00	\$2.00	\$3,000.00	\$5.00	\$7,500.00	\$5.00																																																
49	P-104	SEPARATION GE																																																									

ACT-2

BID TABULATIONS
Construct Taxiway B - Bid Package 3
Delaware Coastal Airport
Georgetown, Delaware
AIP Project No. 3-15-0007-Pending
Delta Project No. 20231
Bid Opening Date: June 16, 2026
Bid Alternate Two (2)

Bid Alternate Two (2)				Engineer's Estimate			R.E. Pearson Construction Co. Inc.			Allan Myers MD, Inc.			George & Lynch, Inc.			H&K Group, Inc.			Atlantic Contracting & Material Co., Inc.		
Item No.	Spec. No.	Description	Bid Quantity	Unit	Unit Price	Estimate Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	
1	C-100	CONTRACTOR QUALITY CONTROL PROGRAM (CCQP)	1	LS	\$250,000.00	\$250,000.00	\$70,000.00	\$70,000.00	\$614,024.00	\$614,024.00	\$370,000.00	\$370,000.00	\$120,959.90	\$120,959.90	\$200,000.00	\$200,000.00					
2	C-102	TEMPORARY SEEDING	8	AC	\$18,000.00	\$144,000.00	\$1,800.00	\$14,400.00	\$14,400.00	\$14,400.00	\$2,480.00	\$2,480.00	\$19,050.24	\$19,050.24	\$4,000.00	\$4,000.00					
3	C-102	INSTALLATION AND REMOVAL OF SILT FENCE	2,500	LF	\$5.00	\$12,500.00	\$3.33	\$8,325.00	\$5.00	\$12,500.00	\$3.33	\$8,325.00	\$3.67	\$9,175.00	\$3.00	\$7,500.00					
4	C-102	INSTALLATION AND REMOVAL OF SUPER SILT FENCE	900	LF	\$5.00	\$4,500.00	\$1,800.00	\$1,800.00	\$2,300.00	\$2,300.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00					
5	C-102	STABILIZED STONES/ CONSTRUCTION OF SUPER SILT FENCE	6	EA	\$3,000.00	\$18,000.00	\$4,000.00	\$8,000.00	\$4,000.00	\$8,000.00	\$7,816.00	\$7,816.00	\$4,484.40	\$4,484.40	\$7,600.00	\$7,600.00					
6	C-102	SKIMMER DEWATERING DEVICE	2	EA	\$8.00	\$16,000.00	\$4,500.00	\$9,000.00	\$13,000.00	\$13,000.00	\$14.95	\$29,900.00	\$14.95	\$29,900.00	\$3.00	\$9,000.00					
7	C-102	COMPOST FILTER LOG CHECK DAM	10	EA	\$450.00	\$4,500.00	\$2,700.00	\$5,400.00	\$450.00	\$4,500.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00					
8	C-102	ORANGE CONSTRUCTION FENCE	2,900	LF	\$3.50	\$10,150.00	\$3.85	\$11,050.00	\$4.00	\$11,600.00	\$4.02	\$11,658.00	\$4.57	\$13,251.00	\$2.00	\$5,800.00					
9	C-102	INSTALLATION OF CRUSHED CONCRETE ACCESS/HAUL ROAD	175	CY	\$15.00	\$2,625.00	\$6.00	\$1,050.00	\$7.00	\$1,225.00	\$11.00	\$1,925.00	\$23.98	\$4,198.25	\$19.00	\$3,330.00					
10	C-102	REMOVAL OF CONCRETE THRESHOLD	1	CY	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$20,388.65	\$20,388.65	\$12,000.00	\$12,000.00					
11	C-102	INSTALLATION AND REMOVAL OF CONCRETE WASHOUT	1	EA	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$4,244.00	\$4,244.00	\$3,053.84	\$3,053.84	\$17,000.00	\$17,000.00					
12	C-102	STREAM DIVERSION	1	LS	\$300,000.00	\$300,000.00	\$250,000.00	\$250,000.00	\$200,000.00	\$200,000.00	\$255,000.00	\$255,000.00	\$375,000.00	\$375,000.00	\$340,000.00	\$340,000.00					
13	C-105	MOBILIZATION	1	EA	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00					
14	P-101	BITUMINOUS PAVEMENT REMOVAL	2,390	SY	\$20.00	\$47,800.00	\$10.00	\$23,900.00	\$14.00	\$33,460.00	\$35.95	\$85,860.50	\$13.62	\$32,507.80	\$30.00	\$71,700.00					
15	P-101	JOINT AND CRACK REPAIR (TYPE A)	4,150	SY	\$250.00	\$1,037,500.00	\$10.00	\$41,500.00	\$14.00	\$58,100.00	\$20.15	\$83,605.00	\$11.16	\$46,308.00	\$25.00	\$104,250.00					
16	P-101	CRACK REPAIR (TYPE B)	4,150	SY	\$150.00	\$622,500.00	\$5.00	\$20,750.00	\$7.00	\$29,075.00	\$10.00	\$41,500.00	\$6.00	\$24,900.00	\$15.00	\$62,250.00					
17	P-101	DRAINAGE PIPE REMOVAL, 18" RCP	295	LF	\$45.00	\$13,275.00	\$25.00	\$7,375.00	\$52.00	\$15,340.00	\$36.00	\$10,620.00	\$32.38	\$9,584.30	\$40.00	\$11,800.00					
18	P-101	DRAINAGE PIPE REMOVAL, 24" RCP	295	LF	\$50.00	\$14,750.00	\$25.00	\$7,375.00	\$52.00	\$15,340.00	\$36.00	\$10,620.00	\$32.38	\$9,584.30	\$40.00	\$11,800.00					
19	P-101	DRAINAGE PIPE REMOVAL, 30" RCP	700	LF	\$35.00	\$24,500.00	\$35.00	\$24,500.00	\$35.00	\$24,500.00	\$35.00	\$24,500.00	\$35.00	\$24,500.00	\$35.00	\$24,500.00					
20	P-101	DRAINAGE PIPE REMOVAL, 36" RCP	700	LF	\$35.00	\$24,500.00	\$35.00	\$24,500.00	\$35.00	\$24,500.00	\$35.00	\$24,500.00	\$35.00	\$24,500.00	\$35.00	\$24,500.00					
21	P-101	FES REMOVAL, 18" RCP	3	EA	\$300.00	\$900.00	\$1,000.00	\$3,000.00	\$1,000.00	\$3,000.00	\$655.00	\$1,965.00	\$809.55	\$2,428.65	\$1,000.00	\$3,000.00					
22	P-101	FES REMOVAL, 24" RCP	1	EA	\$350.00	\$350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$655.00	\$655.00	\$809.55	\$809.55	\$1,000.00	\$1,000.00					
23	P-101	FES REMOVAL, 30" RCP	1	EA	\$350.00	\$350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$655.00	\$655.00	\$809.55	\$809.55	\$1,000.00	\$1,000.00					
24	P-101	FES REMOVAL, 36" RCP	1	EA	\$350.00	\$350.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$655.00	\$655.00	\$809.55	\$809.55	\$1,000.00	\$1,000.00					
25	P-102	MUCK EXCAVATION	18,000	CY	\$25.00	\$450,000.00	\$45.00	\$810,000.00	\$30.00	\$540,000.00	\$37.00	\$666,000.00	\$123.92	\$2,230,560.00	\$75.00	\$1,350,000.00					
26	P-154	SUBBASE COURSE	1,800	CY	\$50.00	\$90,000.00	\$25.00	\$45,000.00	\$30.00	\$54,000.00	\$37.00	\$66,600.00	\$123.92	\$2,230,560.00	\$75.00	\$1,350,000.00					
27	P-154	BASE COURSE	1,800	CY	\$50.00	\$90,000.00	\$25.00	\$45,000.00	\$30.00	\$54,000.00	\$37.00	\$66,600.00	\$123.92	\$2,230,560.00	\$75.00	\$1,350,000.00					
28	P-158	CEMENT TON 60/10 TEXTILE	50	TN	\$700.00	\$35,000.00	\$350.00	\$17,500.00	\$400.00	\$20,000.00	\$500.00	\$25,000.00	\$26.00	\$1,300.00	\$600.00	\$30,000.00					
29	P-609	CRUSHED AGGREGATE BASE COURSE	5,000	SY	\$25.00	\$125,000.00	\$20.00	\$100,000.00	\$24.00	\$120,000.00	\$22.94	\$114,700.00	\$26.00	\$130,000.00	\$26.00	\$130,000.00					
30	P-401	ASPHALT BASE COURSE	1,750	TN	\$200.00	\$350,000.00	\$180.00	\$315,000.00	\$200.00	\$350,000.00	\$211.00	\$369,250.00	\$210.00	\$367,500.00	\$250.00	\$437,500.00					
31	P-401	ASPHALT BASE COURSE	1,750	TN	\$200.00	\$350,000.00	\$180.00	\$315,000.00	\$200.00	\$350,000.00	\$211.00	\$369,250.00	\$210.00	\$367,500.00	\$250.00	\$437,500.00					
32	P-620	MARKING (INITIAL YELLOW)	1,500	SY	\$4.00	\$6,000.00	\$2.65	\$3,975.00	\$3.00	\$4,500.00	\$2.77	\$4,155.00	\$2.87	\$4,305.00	\$3.00	\$4,500.00					
33	P-620	MARKING (PERMANENT YELLOW)	1,500	SY	\$3.00	\$4,500.00	\$2.65	\$3,975.00	\$2.00	\$3,000.00	\$2.00	\$3,000.00	\$2.00	\$3,000.00	\$2.00	\$3,000.00					
34	P-620	MARKING (PERMANENT BLACK)	2,900	SY	\$2.00	\$5,800.00	\$2.65	\$7,705.00	\$1.00	\$2,900.00	\$0.85	\$2,465.00	\$1.00	\$2,900.00	\$1.00	\$2,900.00					
35	D-101	18" HDPE PIPE	105	LF	\$118.00	\$12,390.00	\$132.00	\$13,860.00	\$120.00	\$12,600.00	\$129.00	\$13,545.00	\$134.95	\$14,169.75	\$150.00	\$15,750.00					
36	D-101	18" HDPE PIPE	295	LF	\$120.00	\$35,400.00	\$134.00	\$39,580.00	\$120.00	\$36,000.00	\$129.00	\$38,100.00	\$134.95	\$39,879.75	\$150.00	\$44,250.00					
37	D-101	24" HDPE PIPE	1,200	LF	\$120.00	\$144,000.00	\$137.00	\$164,400.00	\$120.00	\$144,000.00	\$129.00	\$154,800.00	\$134.95	\$161,940.00	\$150.00	\$180,000.00					
38	D-101	24" HDPE PIPE	1,200	LF	\$120.00	\$144,000.00	\$137.00	\$164,400.00	\$120.00	\$144,000.00	\$129.00	\$154,800.00	\$134.95	\$161,940.00	\$150.00	\$180,000.00					
39	D-105	6" PVC UNDERDRAIN OR EDGE DRAIN PIPE (PERFORATED)	1,800	LF	\$50.00	\$90,000.00	\$34.00	\$61,200.00	\$50.00	\$90,000.00	\$34.00	\$61,200.00	\$53.35	\$96,030.00	\$45.00	\$81,000.00					
40	D-151	DRAINAGE MANHOLES W/GRATE	7	EA	\$7,500.00	\$52,500.00	\$5,500.00	\$38,500.00	\$5,500.00	\$38,500.00	\$7,000.00	\$49,000.00	\$17,217.70	\$120,543.90	\$6,000.00	\$42,000.00					
41	D-151	ALUMINUM HATHEAD DRAINAGE MANHOLES W/GRATE	2	EA	\$3,500.00	\$7,000.00	\$3,500.00	\$7,000.00	\$3,500.00	\$7,000.00	\$3,500.00	\$7,000.00	\$3,500.00	\$7,000.00	\$3,500.00	\$7,000.00					
42	D-151	ALUMINUM HATHEAD DRAINAGE MANHOLES W/GRATE	2	EA	\$3,500.00	\$7,000.00	\$3,500.00	\$7,000.00	\$3,500.00	\$7,000.00	\$3,500.00	\$7,000.00	\$3,500.00	\$7,000.00	\$3,500.00	\$7,000.00					
43	D-151	SWM RISER STRUCTURE, MODIFICATION	2	EA	\$1,500.00	\$3,000.00	\$4,000.00	\$8,000.00	\$1,500.00	\$3,000.00	\$2,000.00	\$4,000.00	\$1,500.00	\$3,000.00	\$2,000.00	\$4,000.00					
44	D-151	SWM RISER STRUCTURE, NEW	2	EA	\$1,500.00	\$3,000.00	\$4,000.00	\$8,000.00	\$1,500.00	\$3,000.00	\$2,000.00	\$4,000.00	\$1,500.00	\$3,000.00	\$2,000.00	\$4,000.00					
45	D-151	SWM RISER STRUCTURE, NEW	1	EA	\$25,000.00	\$25,000.00	\$20,000.00	\$20,000.00	\$31,500.00	\$31,500.00	\$15,310.07	\$15,310.07	\$15,310.07	\$15,310.07	\$20,000.00	\$20,000.00					
46	D-152	6" PVC PIPE	1,800	LF	\$120.00	\$216,000.00	\$134.00	\$241,200.00	\$120.00	\$144,000.00	\$129.00	\$154,800.00	\$134.95	\$161,940.00	\$150.00	\$180,000.00					
47	D-152	6" PVC PIPE	1,800	LF	\$120.00	\$216,000.00	\$134.00	\$241,200.00	\$120.00	\$144,000.00	\$129.00	\$154,800.00	\$134.95	\$161,940.00	\$150.00	\$180,000.00					
48	T-901	SEEDING	12	AC	\$3,000.00	\$36,000.00	\$3,386.00	\$40,632.00													

ACT-3

BID TABULATIONS

Construct Thruway B - Bid Package 3

Delaware Coastal Airport
Georgetown, Delaware

AIP Project No. 3-10-0007-Pending
Delta Project No. 25031

Bid Opening Date: June 18, 2025

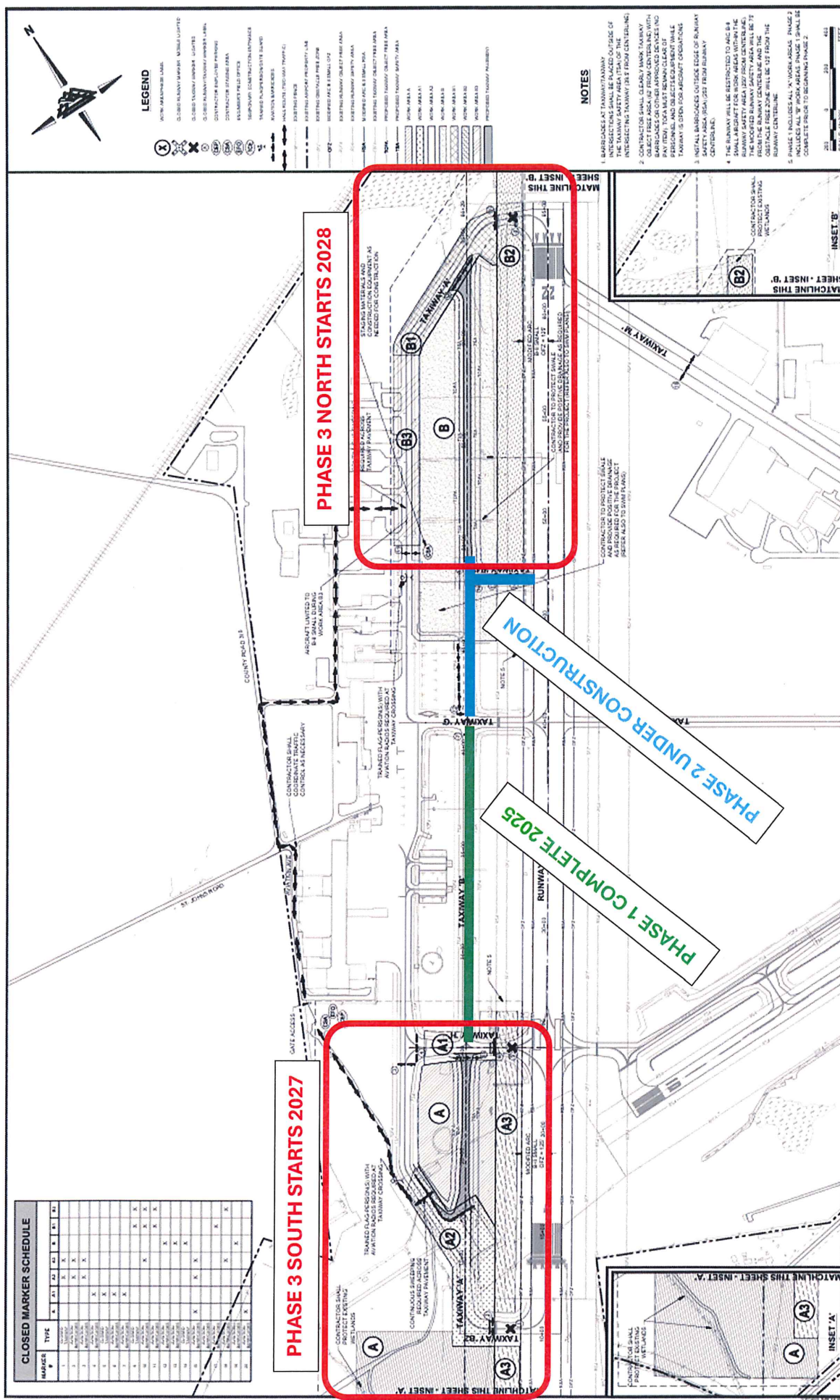
Bid Alternate Three (3)

Item No.			Spec. No.	Description	Engineer's Estimate		Alan Myers MD, Inc.		R.E. Pierson Construction Co. Inc.		George & Lynch, Inc.		H&K Group, Inc.		Atlantic Contracting & Materials Co., Inc.	
Item No.	Unit	Bid Quantity	Unit Price	Estimate Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount
1	C-100	1	\$250,000.00	\$250,000.00	\$883,371.00	\$883,371.00	\$110,000.00	\$110,000.00	\$485,000.00	\$485,000.00	\$120,359.80	\$120,359.80	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
2	C-102	14	\$2,000.00	\$28,000.00	\$2,000.00	\$28,000.00	\$1,800.00	\$25,200.00	\$2,400.00	\$25,200.00	\$2,400.00	\$25,200.00	\$2,400.00	\$25,200.00	\$2,400.00	\$25,200.00
3	C-102	1	\$5.00	\$5.00	\$4.70	\$4.70	\$3.33	\$4,962.00	\$3.33	\$4,962.00	\$3.33	\$4,962.00	\$3.33	\$4,962.00	\$3.33	\$4,962.00
4	C-102	1	\$1,000.00	\$1,000.00	\$2,280.00	\$2,280.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00
5	C-102	850	\$8.00	\$6,800.00	\$13.00	\$11,050.00	\$13.00	\$11,050.00	\$13.00	\$11,050.00	\$13.00	\$11,050.00	\$13.00	\$11,050.00	\$13.00	\$11,050.00
6	C-102	15	\$450.00	\$6,750.00	\$465.00	\$6,975.00	\$465.00	\$6,975.00	\$465.00	\$6,975.00	\$465.00	\$6,975.00	\$465.00	\$6,975.00	\$465.00	\$6,975.00
7	C-102	6,500	\$1.00	\$6,500.00	\$1.00	\$6,500.00	\$1.00	\$6,500.00	\$1.00	\$6,500.00	\$1.00	\$6,500.00	\$1.00	\$6,500.00	\$1.00	\$6,500.00
8	C-102	1	\$250,000.00	\$250,000.00	\$883,371.00	\$883,371.00	\$110,000.00	\$110,000.00	\$485,000.00	\$485,000.00	\$120,359.80	\$120,359.80	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
9	C-102	20	\$225.00	\$4,500.00	\$241.00	\$4,820.00	\$241.00	\$4,820.00	\$241.00	\$4,820.00	\$241.00	\$4,820.00	\$241.00	\$4,820.00	\$241.00	\$4,820.00
10	C-102	1	\$4,500.00	\$4,500.00	\$2,250.00	\$2,250.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
11	C-102	1	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00
12	C-105	1	\$850,000.00	\$850,000.00	\$850,000.00	\$850,000.00	\$850,000.00	\$850,000.00	\$850,000.00	\$850,000.00	\$850,000.00	\$850,000.00	\$850,000.00	\$850,000.00	\$850,000.00	\$850,000.00
13	C-105	1	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
14	P-101	3,000	\$200.00	\$600,000.00	\$140.00	\$420,000.00	\$140.00	\$420,000.00	\$140.00	\$420,000.00	\$140.00	\$420,000.00	\$140.00	\$420,000.00	\$140.00	\$420,000.00
15	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
16	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
17	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
18	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
19	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
20	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
21	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
22	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
23	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
24	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
25	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
26	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
27	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
28	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
29	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
30	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
31	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
32	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
33	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
34	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
35	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
36	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
37	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
38	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
39	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
40	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
41	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
42	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
43	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
44	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
45	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
46	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
47	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
48	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
49	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
50	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
51	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
52	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
53	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
54	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
55	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
56	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
57	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
58	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
59	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
60	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00
61	P-101	1	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00	\$15.00.							

HABASER	TYPE	6	A1	A2	G2	G4	B1	B2
1	10000			X				
2	10000			X				
3	10000			X				
4	10000			X				
5	10000			X				
6	10000			X				
7	10000			X				
8	10000			X				
9	10000			X				
10	10000			X				
11	10000			X				
12	10000			X				
13	10000			X				
14	10000			X				
15	10000			X				
16	10000			X				
17	10000			X				
18	10000			X				
19	10000			X				
20	10000			X				
21	10000			X				
22	10000			X				
23	10000			X				
24	10000			X				
25	10000			X				
26	10000			X				
27	10000			X				
28	10000			X				
29	10000			X				
30	10000			X				
31	10000			X				
32	10000			X				
33	10000			X				
34	10000			X				
35	10000			X				
36	10000			X				
37	10000			X				
38	10000			X				
39	10000			X				
40	10000			X				
41	10000			X				
42	10000			X				
43	10000			X				
44	10000			X				
45	10000			X				
46	10000			X				
47	10000			X				
48	10000			X				
49	10000			X				
50	10000			X				
51	10000			X				
52	10000			X				
53	10000			X				
54	10000			X				
55	10000			X				
56	10000			X				
57	10000			X				
58	10000			X				
59	10000			X				
60	10000			X				
61	10000			X				
62	10000			X				
63	10000			X				
64	10000			X				
65	10000			X				
66	10000			X				
67	10000			X				
68	10000			X				
69	10000			X				
70	10000			X				
71	10000			X				
72	10000			X				
73	10000			X				
74	10000			X				
75	10000			X				
76	10000			X				
77	10000			X				
78	10000			X				
79	10000			X				
80	10000			X				
81	10000			X				
82	10000			X				
83	10000			X				
84	10000			X				
85	10000			X				
86	10000			X				
87	10000			X				
88	10000			X				
89	10000			X				
90	10000			X				
91	10000			X				
92	10000			X				
93	10000			X				
94	10000			X				
95	10000			X				
96	10000			X				
97	10000			X				
98	10000			X				
99	10000			X				
100	10000			X				

PHASE 3 SOUTH STARTS 2027

PHASE 3 NORTH STARTS 2028



NOTES

- [illegible]

2700 Polo Parkway
Middleton, Virginia 23113
phone: (804) 275-8301



**DELTA AIRPORT
CONSULTANTS, INC.**



12 06
CONSTRUCT TAXIWAY B - BID PACKAGE 3
PHASING LAYOUT
DELAWARE COASTAL AIRPORT

SCALE: 1"=20'	DATE: 11-1-00	DATE: MAY 2004
DESIGNED BY: WARE, PCL		DATE: MAY 2004
DRAWN BY: CAD		DATE: MAY 2004
SHEET 4		DATE: MAY 2004
JOB NO. 250031		DATE: MAY 2004
PROJECT NO. 250031		DATE: MAY 2004



U.S. Department
of Transportation
Federal Aviation
Administration

FEDERAL AVIATION ADMINISTRATION

FY 2026

AIRPORT IMPROVEMENT PROGRAM (AIP) GRANT AGREEMENT

Part I - Offer

Federal Award Offer Date September 14, 2026

Airport/Planning Area Delaware Coastal Airport

Airport Grant Number 3-10-0007-044-2026

Unique Entity Identifier QNNDLPJD39L4

TO: Sussex County, Delaware
 (herein called the "Sponsor")

FROM: **The United States of America** (acting through the Federal Aviation Administration, herein
 called the "FAA")

WHEREAS, the sponsor has submitted to the FAA a Project Application dated July 1, 2026, for a grant of federal funds for a project at or associated with the Delaware Coastal Airport, which is included as part of this Grant Agreement; and

WHEREAS, the FAA has approved a project for the Delaware Coastal Airport (herein called the "Project") consisting of the following:

Construct Taxiway B (Design/Construct), Phase V

which is more fully described in the Project Application.

NOW THEREFORE, Pursuant to and for the purpose of carrying out Title 49, United States Code (USC), Chapters 471 and 475; 49 USC §§ 40101 et seq. and 48103; Consolidated Appropriations Act, 2024 (Public Law Number (P.L.) 118-42); Consolidated Appropriations Act, 2025 (P.L. 119-4); Consolidated Appropriations Act, 2026 (P.L. 119-75); FAA Reauthorization Act of 2024 (P.L. 118-63); Infrastructure Investment and Jobs Act of 2021 (IIJA) (P.L. 117-58) (as applicable); and the representations contained in

the Project Application; and in consideration of: (a) the sponsor's adoption and ratification of the most recently published Grant Assurances; (b) the sponsor's acceptance of this offer; and (c) the benefits to accrue to the United States and the public from the accomplishment of the project, and compliance with the Grant Assurance and conditions as herein provided;

THE FEDERAL AVIATION ADMINISTRATION, FOR AND ON BEHALF OF THE UNITED STATES, HEREBY OFFERS AND AGREES to pay (95) % of the allowable costs incurred accomplishing the Project as the United States' share of the Project.

Assistance Listings Number(s): 20.116.

This Offer is made on and SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

CONDITIONS

1. **Maximum Obligation.** The maximum obligation of the United States payable under this Offer is **\$6,012,537.**

The following amounts represent a breakdown of the maximum obligation for the purpose of establishing allowable amounts for any future grant amendment, which may increase the foregoing maximum obligation of the United States under the provisions of 49 USC § 47108(b):

\$0 for planning

\$6,012,537 for airport development or noise program implementation; and,

\$0 for land acquisition.

2. **Grant Performance.** This agreement is subject to the following federal award requirements:

- a. Period of Performance:

- i. Start Date: The date the recipient formally accepts this agreement and the date signed by the last signatory to the agreement.
- ii. End Date: Four (4) years to the calendar day from the date of acceptance.
- iii. Extension of the Period of Performance (PoP): The recipient may request a one-time extension of up to one year after the PoP end date by submitting a request to the FAA. The request must include, at a minimum, supporting justification for the request and the amount of additional time requested. The request must be submitted at least 10 calendar days before the PoP end date. This one-time extension may not be exercised for the sole purpose of using unobligated balances.

The PoP end date, or any extension as approved by FAA, shall not affect, relieve, or reduce recipient obligations and assurances that extend beyond the closeout of this agreement.

- b. Budget Period:

- i. For a single year grant offer, the budget period follows the same start and end date as the PoP provided in paragraph 2(a), and any extension of the PoP end date.
- ii. For a multi-year grant offer, per the authority provided in 49 USC § 47108 and § 47114, the budget period is from the initial PoP start date through the end of the final fiscal year identified on a multi-year grant offer (See Multi-Year Grant Special Condition, if applicable).

- c. Appropriation Period of Availability and Expenditure:

- i. The FAA must obligate appropriated funds within the period of availability identified in the appropriation.

Application for Federal Assistance SF-424

16. Congressional Districts Of:

*a. Applicant: DE-ALL

*b. Program/Project: DE-ALL

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

*a. Start Date: 03/01/2027

*b. End Date: 11/30/2031

18. Estimated Funding (\$):

*a. Federal	\$ 6,012,537
*b. Applicant	\$ 316,450
*c. State	\$ 0
*d. Local	\$ 0
*e. Other	\$ 0
*f. Program Income	\$ 0
*g. TOTAL	\$ 6,328,987

FAA 95 %
SUSSEX 5 %

*19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on _____.
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*20. Is the Applicant Delinquent On Any Federal Debt?

☐ Yes ☒ No

If "Yes", explain:

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 216, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. *First Name: Todd

Middle Name: F.

*Last Name: Lawson

Suffix:

*Title: County Administrator

*Telephone Number:

Fax Number:

* Email: tlawson@sussexcountysde.gov

*Signature of Authorized Representative:

Todd J. Lawson

*Date Signed:

7/1/24

PART III – BUDGET INFORMATION – CONSTRUCTION

SECTION A – GENERAL

1. Assistance Listing Number: 20.116
2. Functional or Other Breakout: Airport Improvement Program

SECTION B – CALCULATION OF FEDERAL GRANT

Cost Classification	Latest Approved Amount (Use only for revisions)	Adjustment + or (-) Amount (Use only for revisions)	Total Amount Required
1. Administration expense	\$ 7,989		\$ 7,989
2. Preliminary expense			
3. Land, structures, right-of-way			
4. Architectural engineering basic fees			
5. Other Architectural engineering fees			
6. Project inspection fees	725,000		725,000
7. Land development			
8. Relocation Expenses			
9. Relocation payments to Individuals and Businesses			
10. Demolition and removal			
11. Construction and project improvement	5,595,998		5,595,998
12. Equipment			
13. Miscellaneous			
14. Subtotal (Lines 1 through 13)	\$ 6,328,987		\$ 6,328,987
15. Estimated Income (if applicable)			
16. Net Project Amount (Line 14 minus 15)			
17. Less: Ineligible Exclusions (Section C, line 23 g.)			
18. Subtotal (Lines 16 through 17)	\$ 6,328,987		\$ 6,328,987
19. Federal Share requested of Line 18	6,012,537		6,012,537
20. Grantee share	316,450		316,450
21. Other shares			
22. TOTAL PROJECT (Lines 19, 20 & 21)	\$ 6,328,987		\$ 6,328,987

SECTION C – EXCLUSIONS

23. Classification (Description of non-participating work)	Amount Ineligible for Participation
a.	
b.	
c.	
d.	
e.	
f.	
g. Total	

SECTION D – PROPOSED METHOD OF FINANCING NON-FEDERAL SHARE

24. Grantee Share – Fund Categories	Amount
a. Securities	
b. Mortgages	
c. Appropriations (by Applicant)	
d. Bonds	
e. Tax Levies	
f. Non-Cash	
g. Other (Explain):	
h. TOTAL - Grantee share	\$ 316,450
25. Other Shares	Amount
a. State	
b. Other	
c. TOTAL - Other Shares	
26. TOTAL NON-FEDERAL FINANCING	\$ 316,450

SECTION E – REMARKS

(Attach sheets if additional space is required)

By signing this grant application, the airport sponsor is indicating that costs included have been determined to be reasonable and necessary for completion of the work items included

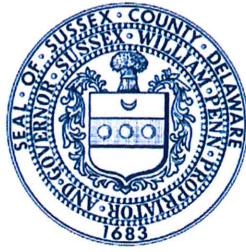
ALP is on file with Harrisburg ADO.

Attachments:

- 1) Project Cost Summary
- 2) Airport Layout Plan
- 3) Airport Property Map

ENGINEERING DEPARTMENT

ADMINISTRATION (302) 855-7718
AIRPORT & BUSINESS PARK (302) 855-7774
ENVIRONMENTAL SERVICES (302) 855-7730
RECORDS MANAGEMENT (302) 855-5033
UTILITY ENGINEERING (302) 855-7717
UTILITY PERMITS (302) 855-7719
UTILITY PLANNING (302) 855-1299
FAX (302) 855-7773



Sussex County

DELAWARE
sussexcountype.gov

MIKE HARMER, P.E.
SUSSEX COUNTY ENGINEER

ROBERT L. BRYANT, A.A.E.
AIRPORT MANAGER

MEMORANDUM

TO: Sussex County Council
The Honorable Douglas B. Hudson, President
The Honorable John L. Rieley, Vice President
The Honorable Matt Lloyd
The Honorable Jane Gruenebaum
The Honorable Steve C. McCarron

FROM: Robert L. Bryant, A.A.E., Airport Manager 

DATE: October 13, 2026

REFERENCE: Approval: Delta Airport Consultants Task Order Five (5) – PROJECT A26-15

The Engineering Department, on behalf of the Delaware Coastal Airport, is seeking approval by the Sussex County Council upon the Delta Airport Consultants Task Order Five (5) for Construction Administration Services for work associated with the continuing Construct Parallel Taxiway B – Bid Package Three (3) Project A26-15 (Construction Phase) project in the amount of \$725,000 and as outlined under the Sussex County 2025-2030 Delta Airport Consultants Professional Service Agreement.

Delta Airport Consultants' proposed fee for mentioned Construction Administration Services is \$725,000. Construction Administration Services will be provided throughout the construction phasing of the remaining TWY B SOUTH and TWY B NORTH ends. Construction of TWY B SOUTH will start in Spring 2027 while construction of TWY B NORTH will start in Spring 2028.

As is required by Federal Aviation Regulations governing the Federal Aviation Administration's (FAA) administering of the Airport Improvement Program (AIP), the airport sponsor (Sussex County) must perform a price and cost analysis (Independent Fee Estimate/Review) for every consultant's Construction Administration Services. Essentially, IFE/Rs are performed by a qualified airport consultant and/or engineering with experience in similar services. FAA Advisory Circular 150/5100-14E dictates the requirements and needed details to satisfy the IFE/R and evaluating the reasonableness of a consultant's fee proposal. For contracted services greater than \$100,000 a detailed fee/cost analysis is required (Delta's fee proposed at \$725,000). When evaluating the reasonableness of a consultant's fee proposal, the general



review standard used within the FAA and industry is whether the total fee proposal, as well as individual tasks within the proposal, is within +/- 10% of the total IFE/R.

Historically, Sussex County Engineering Department has sought the IFE/R services of MBB Group (a competitor to Delta Airport Consultants) as our source to perform the required IFE/R. Following a review of Delta Airport Consultants' total Construction Administration Services Construct Parallel Taxiway B – Bid Package Three (3) Project (Construction) Scope of Services, including Estimated Hours and Requests for Proposal and Subconsultant Services, MGB Group's IFE/R has determined similar Construction Administration Services would cost \$659,218 which Delta Airport Consultants fee of \$725,000 is within the FAA's recommended IFE/R variance of +/- 10%.

FAA share at (95%) =	\$688,750
Sussex County share at (5%) =	\$36,250
Total share at 100%	\$725,000

ENGINEERING DEPARTMENT

ADMINISTRATION (302) 855-7718
AIRPORT & BUSINESS PARK (302) 855-7774
ENVIRONMENTAL SERVICES (302) 855-7730
RECORDS MANAGEMENT (302) 855-5033
UTILITY ENGINEERING (302) 855-7717
UTILITY PERMITS (302) 855-7719
UTILITY PLANNING (302) 855-1299
FAX (302) 855-7773



Sussex County

DELAWARE
sussexcountyde.gov

MIKE HARMER, P.E.
SUSSEX COUNTY ENGINEER
ROBERT L. BRYANT, A.A.E.
AIRPORT MANAGER

October 6, 2026

Mr. Paul Higgins
Federal Aviation Administration
Harrisburg Airports District Office
3905 Hartzdale Drive, Suite 508
Camp Hill, Pennsylvania 17011

Subject: Task Order No. Five (5)
Construct Parallel Taxiway B, Phase V and VI - Bid Package 3 (CA)
Delaware Coastal Airport
Sussex County, Delaware
AIP Project No. (Pending)
Delta Project No. 25031

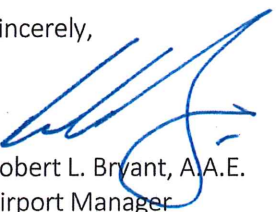
Dear Mr. Higgins:

Please find enclosed proposed Task Order No. Five (5) to our Agreement for Professional Services between Sussex County, Delaware and Delta Airport Consultants, Inc. The Task Order provides Construction Administration Services for Phases V and VI of the Construct Parallel Taxiway B project.

Sussex County, Delaware received an Independent Fee Estimate (IFE) from the MRB Group on July 14, 2026 (copy enclosed) for the Task Order. Delta's proposed fee of \$725,000 for their work associated with such Construction Administrative Phase Services was found to be within the acceptable range of +/- 10% (\$593,300 to \$725,200) of the IFE. As a result, Sussex County has found the fees to be reasonable based on the requirements of AC 150/5100-14E.

If you should have any questions concerning this matter, please do not hesitate to contact our office.

Sincerely,



Robert L. Bryant, A.A.E.
Airport Manager

Enclosures: Task Order No. Five (5), Independent Fee Estimate
cc: William M. Eschenfelder, Delta Airport Consultants, Inc. (w/o encl.)



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 589
GEORGETOWN, DELAWARE 19947

TASK ORDER NO. FIVE (5)
PROFESSIONAL SERVICES AGREEMENT



PROJECT: Construct Taxiway B - Phase V and VI

AIRPORT: Delaware Coastal Airport

DELTA PROJECT NO.: 25031

DATE OF ISSUANCE: May 28, 2026

ATTACHMENTS: 1) Scope of Services
2) Rate Schedule

METHOD OF PAYMENT: Construction Administration - Unit Price + Fixed Fee
Reimbursables - Unit Price

TASK ORDER AMOUNT: \$725,000

PROJECT DESCRIPTION:

- Construct Parallel Taxiway B
- Pavement, Grading, Lighting, Signage and Marking
- Construction Administration
- Estimated Construction Duration = 270 Calendar Days

The original Agreement for Professional Services between Sussex County, Delaware (OWNER) and Delta Airport Consultants, Inc. (CONSULTANT) for Professional Services at Delaware Coastal Airport dated April 24, 2025, shall govern all TASK ORDERS executed under this Agreement unless modified in writing and agreed to by CONSULTANT and OWNER.

ACCEPTED BY:


Kenneth W
Moody
2026.06.02
08:34:37 -04'00'

Kenneth W. Moody, PE
Vice President
Delta Airport Consultants, Inc.
17 West High Street
Carlisle, PA 17013

APPROVED BY:

Douglas B. Hudson
Council President
Sussex County, Delaware
2 The Circle, P.O. Box 589
Georgetown, DE 19947

Construct Taxiway B - Phase V and VI
Delaware Coastal Airport
Delta Project No. 25031

May 28, 2026

PHASE	DETAILED TASKS
CONSTRUCTION ADMINISTRATION (CA)	Owner Coordination Release for Construction Drawings & Specs Coordinate Subconsultants Project Correspondence Preconstruction Meeting Shop Drawing Review Construction Administration Materials Testing Review Site Visits Punchlist Inspection Final Inspection Record Drawings Airport Layout Plan Update Final Project Report Reimbursement Requests

ITEMS NOT INCLUDED IN SCOPE: Resident Project Representative

**ATTACHMENT 2
RATE SCHEDULE**



Delta Airport Consultants, Inc.

Date: January 15, 2026

Item	2026	Adjustment	2027
Work Hours Billing Rates (with overhead)			
Principal	\$326	\$16	\$342
Project Manager/Registered Professional	\$294	\$15	\$309
Design Professional (Engineer/Planner)	\$203	\$10	\$213
Field Representative	\$159	\$8	\$167
Project Production/Administration	\$153	\$8	\$161

Direct Nonsalary Expenses

Automobile (per mile)	Federal Gov. guidelines
Aircraft (per mile)	Federal Gov. guidelines
Per Diem - Field Assignments	Federal Gov. guidelines
Meals & Lodging per calendar day (long term)	
Airline, Rental Car, Charter, etc.	Direct
Printing	Direct
Bid Advertisement	Direct
Meals & Lodging (short term)	Direct
Miscellaneous	Direct

Notes:

1. Billing rates for future years will be increased by 5% annually.
2. Billing rates based on 2026 salaries.
3. Work hour rates include labor overhead, general & administrative overhead per FAA AC 150/5100-14E, paragraph 4-10.

REFERENCE INFORMATION 1
FEE SUMMARY



Construct Taxiway B - Phase V and VI
Delaware Coastal Airport
Delta Project No. 25031

May 28, 2026

FEE SUMMARY

CONSTRUCTION ADMINISTRATION PHASE SERVICES

LABOR		\$395,000
--------------	--	-----------

SUBCONSULTANTS

Construction and Record Drawing Surveys	Davis, Bown & Friedel, Inc.	\$81,000
Acceptance Testing	Hillis-Carnes Engineering Associates	\$110,000
Construction Compliance Monitoring	Ken Weeden & Associates, Inc.	\$30,500

OTHER DIRECT

Travel & Miscellaneous		\$23,500
------------------------	--	----------

FIXED FEE

	\$85,000
--	----------

Unit Price + Fixed Fee Total:	\$725,000
-------------------------------	------------------



MRB
Group

FEE SUMMARY

Construction Phase Services

Project Title: Construct Taxiway B - Bid Package 3
Airport Name: Delaware Coastal Airport
Airport Location: Georgetown, DE

State Project No. Pending

Delta Project No. 25031

Date: July 14, 2026

Description	Est Hrs	Hourly Rate	Est Cost
-------------	------------	----------------	-------------

Work Hour Cost (w/Overhead)

A. CONSTRUCTION ADMINISTRATION (CA)

Principal	35	\$91.00	3,185
Proj Mgr/Registered Prof	779	\$78.00	60,762
Design Professional	324	\$60.00	19,440
Proj Production/Admin	452	\$44.00	19,888
Resident Project Representative (RPR)	0	\$59.00	0
Subtotal:	1,590		\$103,275.00
	Overhead =	236.85%	\$244,606.83
Total:			\$347,881.83

B. Special Subconsultant Services

Quality Acceptance Testing	\$84,400
Construction and Record Drawing Surveys	\$103,000
Construction Compliance Monitoring	\$52,100
Subtotal:	\$ 239,500

C. Reimbursables

Travel and Miscellaneous	\$18,021
Printing	\$1,635
Subtotal:	\$ 19,656

D. Total Expenses \$ 259,156

E. Total Labor + Overhead \$ 347,882

F. Fixed Fee (15%) \$ 52,180

G. Total Estimated Cost \$ 659,218

Say (+/- 10%) = \$593,300 to \$725,200
1,590 Hours

**FEE SUMMARY****Construction Phase Services**

Project Title: Construct Taxiway B - Bid Package 3
Airport Name: Delaware Coastal Airport
Airport Location: Georgetown, DE

State Project No. Pending
Delta Project No. 25031

Date: July 14, 2026

SUBCONSULTANTS**Construction and Record Drawing Surveys**

31 Trips x	60 Miles/Trip =	\$1,349 Site Trips
0 Days x	\$247 /Day =	\$0
31 Days x	\$74 /Half-Day =	\$2,294
31 Crew Days x	\$1,850 /Crew Day =	\$57,350
156 Hr (CADD) x	\$145 /Hr =	\$22,620
55 Hr (Survey Manager) x	\$200 /Hr =	\$11,000
0 Day (GPR Equip) x	\$400 /Day =	\$0 (Borings - Quality Level B)
0 Hr (GPR Oper) x	\$120 /Hour =	\$0
0 Day (EM Equip) x	\$300 /Day =	\$0 (Entire Site - Quality Level B)
0 Hr (EM Oper) x	\$120 /Hour =	\$0
0 Hr (SUE Equip) x	\$160 /Hr =	\$0 (Quality Level A)
Assume	10% =	\$8,361 (Mobiliz./Reporting/Admin.)
TOTAL		\$102,974
Say;		\$103,000

Construction Compliance Monitoring

3 Trips x	\$600 /Flight =	\$1,800 Site Visits
3 Days x	\$247 /Day =	\$741 Per Diem
9 Months x	\$5,500 /Month =	\$49,500 Monthly Monitoring
TOTAL		\$52,041
Say;		\$52,100



MRB
Group

Hours Breakdown

Construction Phase Services

Project Title: Construct Taxiway B - Bid Package 3
 Airport Name: Delaware Coastal Airport
 Airport Location: Georgetown, DE

State Project No. Pending
 Delta Project No. 25031

Date: July 14, 2026

Description	No.	PRIN (hr)	PM (hr)	DP (hr)	PA (hr)	RPR (hr)
A. CONSTRUCTION ADMINISTRATION (CA)	270	Calendar Days				
1. Owner Coordination		8	117	32	78	
2. Release for Construction Drawings & Specs			1	4	6	
3. Coordinate Subconsultants		4	24	8	2	
4. Project Correspondence		4	32		24	
5. Preconstruction Meeting	1		16	12	2	
6. Shop Drawing Review	40		40	80	20	
7. Construction Administration		2	195	40	100	
8. Materials Testing Review		4	24	16		
9. Site Visits	26		240	80	96	
10. Punchlist Inspection	2		24		2	
11. Final Inspection	2		24		2	
12. Record Drawings			4	32	64	
13. Airport Layout Plan Update			2	4	8	
14. Final Project Report		1	12	16	12	
15. Reimbursement Requests	12	12	24		36	
Total CA:		35	779	324	452	0
TOTAL HOURS =		35	779	324	452	0



**Back-up For Non-Direct Salary Costs
Delaware Coastal Airport
Construct Taxiway B - Bid Package 3**

07/14/26

Direct Non-Salary Expenses

a. Mileage (Travel by Car)					
<u>31</u> trips @	<u>450</u> Miles/Trip @	<u>\$0.725</u> /mile =		\$10,113.75	
<u>0</u> trips @	<u>10</u> Miles/Trip @	<u>\$0.725</u> /mile =		\$0.00	
b. Travel by Air					
<u>0</u> trips @	<u>\$1,000.00</u> /Trip	=		\$0.00	
c. Per Diem					
<u>31</u> days @	<u>\$247.00</u> /Overnight x	<u>1</u> people =		\$7,657.00	
<u>0</u> days @	<u>\$74.00</u> /Half-Day x	<u>1</u> people =		\$0.00	
d. Reproduction					
ALP Update Reports					
<u>0</u> Copies	<u>0</u> Pages/Copy @	<u>\$0.15</u> /Page =	\$0.00		
EA Reports					
<u>0</u> Copies	<u>0</u> Pages/Copy @	<u>\$0.25</u> /Page =	\$0.00		
ALP Drawings					
<u>0</u> Sets	<u>0</u> Drawings/Set @	<u>\$3.50</u> /Print =	\$0.00		
ALP Mylars					
<u>0</u> Sets	<u>0</u> Mylars/Set @	<u>\$7.00</u> /Mylar =	\$0.00		
Design Reports					
<u>0</u> Copies	<u>100</u> Pages/Copy @	<u>\$0.25</u> /Page =	\$0.00		
Contract Document Books					
<u>6</u> Copies	<u>400</u> Pages/Copy @	<u>\$0.15</u> /Page =	\$360.00		
Engineering Drawings (11" x 17")					
<u>12</u> Sets	<u>25</u> Drawings/Set @	<u>\$1.50</u> /Print =	\$450.00		
Engineering Drawings (22' x 34")					
<u>6</u> Sets	<u>25</u> Drawings/Set @	<u>\$3.50</u> /Print =	\$525.00		
Engineering Mylars					
<u>0</u> Sets	<u>25</u> Mylars/Set @	<u>\$7.00</u> /Mylar =	\$0.00		
Misc. 8-1/2" x 11" copies					
<u>2,000</u> Copies	<u>1</u> Pages/Copy @	<u>\$0.15</u> /Page =	\$300.00		
				\$1,635.00	
e. Miscellaneous (Tolls, Photographs, Express Mailings, etc.)				\$250.00	



**Back-up For Non-Direct Salary Costs
Delaware Coastal Airport
Construct Taxiway B - Bid Package 3**

07/14/26

<u>Quality Acceptance Testing</u>	<u>Day or Night?</u>	<u>Day</u>	<u>Night Premium</u>	<u>20%</u>
1. Mobilization/Demobilization/Reporting/Administrative/Per Diem Lump Sum	(	20%	Percent of Testing)	\$14,066.40
2. Pavement Cores and Patching 0 Each @ \$134.00 /Each	=			\$0.00
3. Soil Borings 0 LF @ \$40.00 /LF	=			\$0.00
4. Observation Well 0 EA @ \$225.00 /EA	=			\$0.00
5. Test Pits 0 Each @ \$475.00 /Each	=			\$0.00
6. Field CBR 0 Each @ \$250.00 /Each	=			\$0.00
7. Field Density Tests (ASTM 7263) 0 Each @ \$200.00 /Each	=			\$0.00
8. Mechanical Sieve Analysis (ASTM D6913) 6 Each @ \$81.00 /Each	=			\$486.00
9. Laboratory Proctor Tests (ASTM-D698 Standard / D1557 Modified) 6 Each @ \$155.00 /Each	=			\$930.00
10. Lab CBR, 1 pt. (ASTM D1883) 0 Each @ \$186.00 /Each	=			\$0.00
11. Lab CBR, 3 pt. (ASTM D1883) 0 Each @ \$464.00 /Each	=			\$0.00
12. Atterberg Limits (ASTM D4318) 6 Each @ \$86.00 /Each	=			\$516.00
13. Moisture Content (ASTM D2216) 6 Each @ \$14.00 /Each	=			\$84.00
14. Hydrometer Analysis (ASTM D1440) 0 Each @ \$86.00 /Each	=			\$0.00
15. Plant Inspector (Incl. Per Diem = \$178/Day) 8 Days @ \$725.00 /Day	=			\$5,800.00



**Back-up For Non-Direct Salary Costs
Delaware Coastal Airport
Construct Taxiway B - Bid Package 3**

07/14/26

16. Field Inspector (Incl. Site and Travel Time)			
<u>30</u> Days @ <u>\$675.00</u> /Day	=		\$20,250.00
17. Field Inspector (Incl. Site and Travel Time)			
<u>0</u> 1/2 Days @ <u>\$500.00</u> / 1/2 Day	=		\$0.00
18. Nuclear Density Gauge			
<u>30</u> Visit @ <u>\$55.00</u> / Visit	=		\$1,650.00
19. Specific Gravity (ASTM D854)			
<u>0</u> Each @ <u>\$60.00</u> /Each	=		\$0.00
20. Magnesium Sulfate Soundness (ASTM C88)			
<u>0</u> Each @ <u>\$230.00</u> /Each	=		\$0.00
21. LA Abrasion (ASTM C131/C535)			
<u>0</u> Each @ <u>\$222.00</u> /Each	=		\$0.00
22. Soil Fertility Tests (ASTM D2974)			
<u>0</u> Each @ <u>\$29.00</u> /Each	=		\$0.00
23. Clay Lumps and Friable Particles (ASTM C142)			
<u>0</u> Each @ <u>\$105.00</u> /Each	=		\$0.00
24. Percentage of Fractured Particles (ASTM D5821)			
<u>0</u> Each @ <u>\$185.00</u> /Each	=		\$0.00
25. Flat and Elongated Particles (ASTM D4791)			
<u>0</u> Each @ <u>\$210.00</u> /Each	=		\$0.00
26. Sand Equivalent (ASTM D2419)			
<u>0</u> Each @ <u>\$188.00</u> /Each	=		\$0.00
27. Geoprobe			
<u>0</u> Day @ <u>\$1,200.00</u> /Day	=		\$0.00
28. Concrete Compressive Strength (ASTM C39)			
<u>0</u> Each @ <u>\$21.00</u> /Each	=		\$0.00
29. Concrete Flexural Strength (ASTM C78)			
<u>0</u> Each @ <u>\$79.00</u> /Each	=		\$0.00
30. VOC/Haz. Testing and Analysis			
<u>0</u> Each @ <u>\$950.00</u> /Each	=		\$0.00



**Back-up For Non-Direct Salary Costs
Delaware Coastal Airport
Construct Taxiway B - Bid Package 3**

07/14/26

31. Portable Lighting	<u>0</u> Weeks x	<u>20</u> Lights x	<u>\$360.00</u> /Week/Light =	\$0.00
32. Survey Layout	<u>0</u> Day @	<u>\$1,800.00</u> /Day	=	\$0.00
33. Unconfined Compression (ASTM D2166)	<u>0</u> Each @	<u>\$160.00</u> /Each	=	\$0.00
34. Air Void Ratio (ASTM D3203) - 3 Tested Samples/Sublot	<u>48</u> Each @	<u>\$125.00</u> /Each	=	\$6,000.00
35. Consolidation (ASTM D2435)	<u>0</u> Each @	<u>\$589.00</u> /Each	=	\$0.00
36. Shelby Tube Sample	<u>0</u> Each @	<u>\$159.00</u> /Each	=	\$0.00
37. Rock Core	<u>0</u> LF @	<u>\$120.00</u> /LF	=	\$0.00
38. Rock Core Compression (ASTM D7012)	<u>0</u> Each @	<u>\$205.00</u> /Each	=	\$0.00
39. Senior Geotechnical Engineer (P.E.)	<u>80</u> Hours @	<u>\$187.00</u> /Hour	=	\$14,960.00
40. Staff Engineer	<u>40</u> Hours @	<u>\$146.00</u> /Hour	=	\$5,840.00
41. CADD/Office	<u>16</u> Hours @	<u>\$105.00</u> /Hour	=	\$1,680.00
42. Field Technician Overtime	<u>24</u> Hours @	<u>\$40.00</u> /Hour	=	\$960.00
43. Specific Gravity of Compacted Bituminous Mixtures (ASTM D2726) - 2 Cores/Sublot	<u>32</u> Each @	<u>\$68.00</u> /Each	=	\$2,176.00
44. Trip Charge - Incl. Mileage (<u>50</u> miles/trip), Travel (<u>1.0</u> Hrs/trip), Per Diem (<u>\$74</u> /Day x <u>1</u> days)	<u>36</u> Trip @	<u>\$250.00</u> /Each	=	\$9,000.00
45. Compressive Strength of Mortar (ASTM C109 - 2" Cubes)	<u>0</u> Each @	<u>\$27.00</u> /Each	=	\$0.00



**Back-up For Non-Direct Salary Costs
Delaware Coastal Airport
Construct Taxiway B - Bid Package 3**

07/14/26

46. Compressive Strength of Mortar (ASTM C1019 Grout Prisms)			
<u>0</u> Each @ <u>\$41.00</u> /Each	=		\$0.00
47. Dynamic Cone Penetration Test (ASTM D6951)			
<u>0</u> Each @ <u>\$87.00</u> /Each	=		\$0.00
48. Water-Soluble Sulfate Soil Test (ASTM C1580)			
<u>0</u> Each @ <u>\$95.00</u> /Each	=		\$0.00
49. Split-Spoon Sampling (ASTM D1586)	3		
<u>0</u> Each @ <u>\$22.00</u> /Each	=		\$0.00
50. Double-Ring Infiltrometer Infiltration Rate of Soils (ASTM D3385)			
<u>0</u> Each @ <u>\$500.00</u> /Each	=		\$0.00
51. Asphalt Stability and Flow (ASTM D1559)			
<u>0</u> Each @ <u>\$240.00</u> /Each	=		\$0.00
52. Heavy Weight Deflectometer			
<u>0</u> Day @ <u>\$3,000.00</u> /Day	=		\$0.00
53. Specific Gravity and Absorption of Aggregates (ASTM C127)			
<u>0</u> Each @ <u>\$85.00</u> /Each	=		\$0.00
54. One-Dimensional Swell Test (ASTM D4546)			
<u>0</u> Each @ <u>\$475.00</u> /Each	=		\$0.00
55. Extraction of Asphalt Binder and Gradation (ASTM D5444/D6307)			
<u>0</u> Each @ <u>\$229.00</u> /Each	=		\$0.00
56. Piezometer (2") - Installation and Completion			
<u>0</u> LF @ <u>\$49.00</u> /LF	=		\$0.00
57. Subsurface Utility Exploration			
<u>0</u> Day @ <u>\$2,500.00</u> /Day	=		\$0.00

No. of P-401 Lots = 4

\$84,398.40
Say; **\$84,400.00**

REFERENCE INFORMATION 2
LABOR DETAIL



**DELTA AIRPORT
CONSULTANTS, INC.**

Construct Taxiway B - Phase V and VI
Delaware Coastal Airport
Delta Project No. 25031

May 28, 2026

TASKS	PRIN	PM	DP	PA	RPR
CONSTRUCTION ADMINISTRATION (CA)	40	680	460	450	0

Construct Taxiway B - Phase V and VI

Delaware Coastal Airport

Delta Project No. 25031

May 28, 2026

PHASE	DETAILED TASKS	ESTIMATED HOURS					
		PRIN	PM	DP	PA	RPR	
CONSTRUCTION ADMINISTRATION (CA)	Owner Coordination	10	80	40	80	0	0
	Release for Construction Drawings & Specs	0	2	4	12	0	0
	Coordinate Subconsultants	0	20	20	40	0	0
	Project Correspondence	0	60	40	40	0	0
	Preconstruction Meeting	0	12	12	4	0	0
	Shop Drawing Review	0	10	48	8	0	0
	Construction Administration	30	200	80	80	0	0
	Materials Testing Review	0	8	44	8	0	0
	Site Visits	0	240	130	110	0	0
	Punchlist Inspection	0	12	12	4	0	0
	Final Inspection	0	12	0	2	0	0
	Record Drawings	0	2	4	12	0	0
	Airport Layout Plan Update	0	2	4	12	0	0
	Final Project Report	0	2	4	12	0	0
	Reimbursement Requests	0	18	18	26	0	0
		40	680	460	450	0	0

ITEMS NOT INCLUDED IN SCOPE:

Resident Project Representative

*Ring W. Lardner, P.E.
W. Zachary Crouch, P.E.
Michael E. Wheelleton, AIA, LEED GA
Jason P. Loar, P.E.
Jamie L. Sechler, P.E.*

May 19, 2026

Delta Airport Consultants, Inc.
2700 Polo Parkway
Midlothian, Virginia 23113

Attn: Theresa C. Quinto

Re: Surveying Services
Taxiway B-Bid Package 3
Delaware Coastal Airport
Sussex County, Delaware
AIP No. 3-10-0007-Pending

Dear Theresa,

We are pleased to offer you this proposal for surveying services associated with the referenced project. Our scope of work and fees are as follows:

Item 1 – Construction Surveys

1. We will provide the required field and office work to verify design grades and resolve discrepancies for material placement consisting of 8 survey visits.
2. We will provide the required field and office work to verify contractor's grades on subgrade, pavement subbase, base and surface courses. It is anticipated that additional surveys will be required to verify elevations of drainage structures, pipes, etc. consisting of 15 survey visits.

Estimated Fee \$56,000.00

Item 2 – Record Drawings Surveys

3. We will provide the required field and office work to provide cross-sections on each 50-foot station for Baseline "4-22". All station and offsets will be reported with respect to Baseline "4-22". Elevations will be reported at pavement centerline, each even 25-foot offset, edge of pavement, pavement tie-in, 10-foot offset from edge of pavement, shoulder tie-in and break in grade. Cross sections will extend through the grading limits.
4. We will add additional baselines as necessary.

5. We will provide the required field and office work to prepare additional Record Drawings of the Stormwater Basin as required by the local jurisdiction.
6. We will provide the required field and office work to locate all drainage structures installed as part of this project. Horizontal locations will be reported to the center of the structure with respect to Baseline "4-22".
7. We will provide the required field and office work to determine the elevations for the drainage ditches constructed as part of this project. Elevations will be determined at the upper and lower limits, as well as at 100-foot intervals.

Estimated Fee \$25,000.00

Estimated Fee items, any additional services not included in the above Scope of Work and direct or reimbursable expenses shall be billed in accord with the attached Schedule of Rates No. 50A.

This proposal does not include construction stakeout, sediment and erosion control plans, storm water management plans or architectural plans.

If these terms are acceptable to you, please sign on the space provided and return one copy for our files. This will serve as our notice to proceed. We would like to thank you for the opportunity of furnishing this proposal and look forward to working with you again.

Sincerely,
DAVIS, BOWEN & FRIEDEL, INC.



Eric W. Tolley, Prop. L.S.
Associate/Sr. Surveyor

Accepted By: _____ Date: _____

HILLIS-CARNES

ENGINEERING ASSOCIATES

417 Maryland Avenue

Delmar, MD 21875

Phone (410) 749-0940

Fax (410) 896-3478

www.hcea.com

May 14, 2026

Mr. Evan Long
Delta Airport Consultants, Inc
2700 Polo Pkwy
Midlothian, VA 23113

Re: Proposal to Provide Construction Materials Testing and Inspection Services
Construct Parallel Taxiway B Bid Package 3
21553 Rudder Lane, Georgetown, DE 19947
HCEA Proposal Number P260166SAL

Dear Mr. Long:

Hillis-Carnes Engineering Associates, Inc. (HCEA) is pleased to submit this proposal to provide construction materials testing and inspection services for the above-referenced project. Our estimate is based on the documents made available to us, as well as our experience with projects of this nature.

It is our understanding that this project consists of Construction Phase services for a new Parallel Taxiway at the Delaware Coastal Airport in Sussex County, Delaware.

We trust this proposal clearly and concisely outlines our scope of services and associated fees. A project work order and our terms and conditions are included on the following pages. Should you have any questions or concerns, please do not hesitate to call us at (410) 749-0940. Thank you for the opportunity to present this proposal. We look forward to your response and the opportunity of working with your firm as team members towards the successful completion of this project.

Sincerely,

HILLIS-CARNES ENGINEERING ASSOCIATES, INC.



Joshua Miller
Project Manager
jtmiller@hcea.com



Vernon Opdyke
Assistant Vice President/Branch Manager
vopdyke@hcea.com

Corporate Headquarters - Annapolis Junction, MD

Maryland ♦ Washington, DC ♦ Delaware ♦ Pennsylvania ♦ Virginia ♦ New Jersey ♦ Florida ♦ Caribbean

FEE SCHEDULE

The following estimate is for budgeting purposes and was prepared with the benefit of the project construction schedule. Actual units will be billed as they are expended on a time and materials basis, as directed by the Client, whether less than or greater than the estimate.

Budget Estimate:

DESCRIPTION	QTY	RATE	U/M	ITEM TOTAL
FIELD SERVICES				
Principal Engineer	34	\$ 225.00	Hour	\$ 7,650.00
Senior Project Engineer	80	\$ 155.00	Hour	\$ 12,400.00
Report Reveiw	34	\$ 110.00	Hour	\$ 3,740.00
Project Manager	34	\$ 110.00	Hour	\$ 3,740.00
QC Testing Overtime	OPEN	\$ 98.00	Hour	OPEN
QA Testing 1/2 Day Rate	68	\$ 400.00	Day	\$ 27,200.00
QA Testing Daily Rate	68	\$ 520.00	Day	\$ 35,360.00
Nuclear Gauge Rental	136	\$ 50.00	Day	\$ 6,800.00
Asphalt Lab Technician (Plant)	10	\$ 650.00	Day	\$ 6,500.00
SUBTOTAL				\$ 103,390.00
LABORATORY SERVICES				
Atterberg Limit	0	\$ 80.00	Each	OPEN
Proctor P-209	1	\$ 135.00	Each	\$ 135.00
Sieve Analysis	0	\$ 80.00	Each	OPEN
Proctor P-152	4	\$ 125.00	Each	\$ 500.00
Concrete Cylinders	OPEN	\$ 20.00	Each	OPEN
Proctor-P154	1	\$ 135.00	Each	\$ 135.00
SUBTOTAL				\$ 770.00
REIMBURSABLES				
Trip Charge	136	\$ 35.00	Trip	\$ 4,760.00
SUBTOTAL				\$ 4,760.00
TOTAL BUDGET ESTIMATE				\$ 110,000.00

CONSTRUCTION CONTRACT COMPLIANCE MONITORING SERVICES

for the

Delaware Coastal Airport
Sussex County, Delaware

Taxiway B Construction - Bid Package 3
Construction Contract Compliance Monitoring

submitted to



***DELTA AIRPORT
CONSULTANTS, INC.***

by



Ken Weeden & Associates, Inc. - Planning Consultants

WILMINGTON – RALEIGH – ATLANTA

April 2026

Fee/Budget

Construction Compliance Monitoring Services for Delaware Coastal Airport							
Scope of Work / Fee Estimate: April 2026							
Ken Weeden & Associates, Inc							
							
Task		Project Manager		Senior Project Planner		Total Labor Fee	
		\$281.00		\$195.00		\$148.00	
		Billing Rates w/indirect costs					
Task 1							
1.1		Onsite Project Monitoring for Davis-Bacon Act Compliance - (3 visits)					
Total Hours Task 1		0		0		48	
		\$0.00		\$0.00		\$7,104.00	
Task 2							
2.1		Payroll Review for Davis Bacon Act Compliance - (8 months)					
Total Hours Task 2		0		16		80	
		\$0.00		\$3,120.00		\$9,472.00	
Task 3							
3.1		Project Management - (7 month)					
Total Hours Task 3		8		16		56	
		\$2,248.00		\$3,120.00		\$4,736.00	
TOTALS, PERSONNEL		\$2,248.00		\$6,240.00		\$21,312.00	
						\$29,800.00	
Direct costs							
Travel		Mileage (216 miles) (3 round trips)					
		\$469.80					
Grand Total		\$30,269.80					
Proposed Amount		\$30,500.00					



U.S. Department
of Transportation
Federal Aviation
Administration

FEDERAL AVIATION ADMINISTRATION

FY 2026

AIRPORT IMPROVEMENT PROGRAM (AIP) GRANT AGREEMENT

Part I - Offer

Federal Award Offer Date September 14, 2026

Airport/Planning Area Delaware Coastal Airport

Airport Grant Number 3-10-0007-044-2026

Unique Entity Identifier QNNDLPJD39L4

TO: Sussex County, Delaware
(herein called the "Sponsor")

FROM: **The United States of America** (acting through the Federal Aviation Administration, herein called the "FAA")

WHEREAS, the sponsor has submitted to the FAA a Project Application dated July 1, 2026, for a grant of federal funds for a project at or associated with the Delaware Coastal Airport, which is included as part of this Grant Agreement; and

WHEREAS, the FAA has approved a project for the Delaware Coastal Airport (herein called the "Project") consisting of the following:

Construct Taxiway B (Design/Construct), Phase V

which is more fully described in the Project Application.

NOW THEREFORE, Pursuant to and for the purpose of carrying out Title 49, United States Code (USC), Chapters 471 and 475; 49 USC §§ 40101 et seq. and 48103; Consolidated Appropriations Act, 2024 (Public Law Number (P.L.) 118-42); Consolidated Appropriations Act, 2025 (P.L. 119-4); Consolidated Appropriations Act, 2026 (P.L. 119-75); FAA Reauthorization Act of 2024 (P.L. 118-63); Infrastructure Investment and Jobs Act of 2021 (IIJA) (P.L. 117-58) (as applicable); and the representations contained in

the Project Application; and in consideration of: (a) the sponsor's adoption and ratification of the most recently published Grant Assurances; (b) the sponsor's acceptance of this offer; and (c) the benefits to accrue to the United States and the public from the accomplishment of the project, and compliance with the Grant Assurance and conditions as herein provided;

THE FEDERAL AVIATION ADMINISTRATION, FOR AND ON BEHALF OF THE UNITED STATES, HEREBY OFFERS AND AGREES to pay (95) % of the allowable costs incurred accomplishing the Project as the United States' share of the Project.

Assistance Listings Number(s): 20.116.

This Offer is made on and **SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:**

CONDITIONS

1. **Maximum Obligation.** The maximum obligation of the United States payable under this Offer is **\$6,012,537.**

The following amounts represent a breakdown of the maximum obligation for the purpose of establishing allowable amounts for any future grant amendment, which may increase the foregoing maximum obligation of the United States under the provisions of 49 USC § 47108(b):

\$0 for planning

\$6,012,537 for airport development or noise program implementation; and,

\$0 for land acquisition.

2. **Grant Performance.** This agreement is subject to the following federal award requirements:

a. Period of Performance:

- i. Start Date: The date the recipient formally accepts this agreement and the date signed by the last signatory to the agreement.
- ii. End Date: Four (4) years to the calendar day from the date of acceptance.
- iii. Extension of the Period of Performance (PoP): The recipient may request a one-time extension of up to one year after the PoP end date by submitting a request to the FAA. The request must include, at a minimum, supporting justification for the request and the amount of additional time requested. The request must be submitted at least 10 calendar days before the PoP end date. This one-time extension may not be exercised for the sole purpose of using unobligated balances.

The PoP end date, or any extension as approved by FAA, shall not affect, relieve, or reduce recipient obligations and assurances that extend beyond the closeout of this agreement.

b. Budget Period:

- i. For a single year grant offer, the budget period follows the same start and end date as the PoP provided in paragraph 2(a), and any extension of the PoP end date.
- ii. For a multi-year grant offer, per the authority provided in 49 USC § 47108 and § 47114, the budget period is from the initial PoP start date through the end of the final fiscal year identified on a multi-year grant offer (See Multi-Year Grant Special Condition, if applicable).

c. Appropriation Period of Availability and Expenditure:

- i. The FAA must obligate appropriated funds within the period of availability identified in the appropriation.

Application for Federal Assistance SF-424

16. Congressional Districts Of:

*a. Applicant: DE-ALL

*b. Program/Project: DE-ALL

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

*a. Start Date: 03/01/2027

*b. End Date: 11/30/2031

18. Estimated Funding (\$):

*a. Federal	\$ 6,012,537
*b. Applicant	\$ 316,450
*c. State	\$ 0
*d. Local	\$ 0
*e. Other	\$ 0
*f. Program Income	\$ 0
*g. TOTAL	\$ 6,328,987

— FAA
SUSSEX

*19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on _____.
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*20. Is the Applicant Delinquent On Any Federal Debt?

☐ Yes ☒ No

If "Yes", explain:

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. *First Name: Todd
Middle Name: F.
*Last Name: Lawson
Suffix:

*Title: County Administrator

*Telephone Number:

Fax Number:

* Email: tlawson@sussexcountyde.gov

*Signature of Authorized Representative:

Todd A. Lawson

*Date Signed:

7/1/24

PART III – BUDGET INFORMATION – CONSTRUCTION

SECTION A – GENERAL	
1. Assistance Listing Number:	20.116
2. Functional or Other Breakout:	Airport Improvement Program

SECTION B – CALCULATION OF FEDERAL GRANT			
Cost Classification	Latest Approved Amount (Use only for revisions)	Adjustment + or (-) Amount (Use only for revisions)	Total Amount Required
1. Administration expense	\$ 7,989		\$ 7,989
2. Preliminary expense			
3. Land, structures, right-of-way			
4. Architectural engineering basic fees			
5. Other Architectural engineering fees			
6. Project inspection fees	725,000		725,000
7. Land development			
8. Relocation Expenses			
9. Relocation payments to Individuals and Businesses			
10. Demolition and removal			
11. Construction and project improvement	5,595,998		5,595,998
12. Equipment			
13. Miscellaneous			
14. Subtotal (Lines 1 through 13)	\$ 6,328,987		\$ 6,328,987
15. Estimated Income (if applicable)			
16. Net Project Amount (Line 14 minus 15)			
17. Less: Ineligible Exclusions (Section C, line 23 g.)			
18. Subtotal (Lines 16 through 17)	\$ 6,328,987		\$ 6,328,987
19. Federal Share requested of Line 18	6,012,537		6,012,537
20. Grantee share	316,450		316,450
21. Other shares			
22. TOTAL PROJECT (Lines 19, 20 & 21)	\$ 6,328,987		\$ 6,328,987

SECTION C – EXCLUSIONS	
23. Classification (Description of non-participating work)	Amount Ineligible for Participation
a.	
b.	
c.	
d.	
e.	
f.	
g. Total	

SECTION D – PROPOSED METHOD OF FINANCING NON-FEDERAL SHARE	
24. Grantee Share – Fund Categories	Amount
a. Securities	
b. Mortgages	
c. Appropriations (by Applicant)	
d. Bonds	
e. Tax Levies	
f. Non-Cash	
g. Other (Explain):	
h. TOTAL - Grantee share	\$ 316,450
25. Other Shares	Amount
a. State	
b. Other	
c. TOTAL - Other Shares	
26. TOTAL NON-FEDERAL FINANCING	\$ 316,450

SECTION E – REMARKS (Attach sheets if additional space is required)
By signing this grant application, the airport sponsor is indicating that costs included have been determined to be reasonable and necessary for completion of the work items included ALP is on file with Harrisburg ADO. Attachments: 1) Project Cost Summary 2) Airport Layout Plan 3) Airport Property Map



Memorandum

To: Sussex County Council
The Honorable Douglas B. Hudson
The Honorable Jane Gruenebaum
The Honorable Matt Lloyd
The Honorable Steve McCarron
The Honorable John L. Rieley

From: Jamie Whitehouse, AICP, Director of Planning & Zoning

CC: Everett Moore, County Attorney

Date: October 8, 2026

RE: County Council Report for C/U 2533 filed on behalf of RWE Clean Energy

The Planning and Zoning Department received an application (C/U 2533 filed on behalf of RWE Clean Energy, C/O Joe Shanahan) for solar arrays and associated utilities in an AR-1 Agricultural Residential Zoning District at Tax Parcel 533-8.00-10.00. The property is located on the south side of Cypress Road (Rt.54), approximately 62 feet west of the intersection of Cliff Road (SCR 380 A) and Cypress Road (Rt. 54). The parcel size is 69.03 ac. +/-

The Planning & Zoning Commission held a Public Hearing on the application on February 18, 2026. At the meeting of March 18, 2026, the Planning & Zoning Commission recommended approval of the application for the 8 reasons of approval and subject to the 10 recommended conditions of approval as outlined within the motion (copied below).

The County Council held a Public Hearing on the application at its meeting on April 14, 2026. At the conclusion of the public hearing, the Council closed the Public Record and deferred action on the application for further consideration. Below is a link to the minutes of the April 14, 2026, County Council meeting.

[Link to the Minutes of the April 14, 2026, County Council Meeting](#)

Below are the minutes from the Planning & Zoning Commission meeting on February 18, 2026, and March 18, 2026.



Minutes of the February 18, 2026, Planning & Zoning Commission Meeting

C/U 2533 RWE Clean Energy

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR SOLAR ARRAYS AND ASSOCIATED UTILITIES TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 69.03 ACRES, MORE OR LESS. The property is lying on the south side of Cypress Road (Route 54), approximately 62 feet west of the intersection of Cliff Road (S.C.R. 380A) and Cypress Road (Route 54). 911 Address: N/A. Tax Map Parcel: 533-8.00-10.00.

Mr. Whitehouse advised the Commission that submitting into the record were the Staff Analysis, the DelDOT Service Level Evaluation Response, the Applicant's Conceptual Site Plan, potentially a Revised Site Plan that will be added to the electronic file, the Applicant's Property Survey, the Property Deed, and a letter received from the Sussex County Engineering Department's Utility Planning Division. Mr. Whitehouse advised the Commission that no public comment had been received regarding the application.

The Commission found that Mr. Joe Shanahan, Senior Project Manager spoke on behalf of the Applicant, RWE Clean Energy, and also present was Mr. Brian Riley, Professional Engineer with Colliers Engineering & Design. Mr. Shanahan stated that he had been before the Planning Commission six previous times for solar projects, which included a rather lengthy and detailed presentation; that his usual presentation includes information regarding the corporate organization, corporate experience, and portfolio for RWE Clean Energy; that he would also provide a lengthy presentation on the general attributes of community solar projects, as well as the specifics of the project site, and he requested permission from the Commission to submit his previously provided information regarding the corporate organization and general community solar attributes into the record by reference, allowing him to address the site specifically.

Madam Chair Wingate granted permission of the request to include the previously provided information regarding the corporate organization and general community solar attributes into the record by reference.

Mr. Shanahan stated that the project proposed a ground-mounted solar facility to be located along Cypress Road (Route 54) in Frankford; that the overall project site consisted of a little over 69 acres, on land owned by Ellen Scott Anderson Revocable Trust, and was previously owned by Ellen Anderson individually, at the time the Conditional Use application was submitted; that the property had been in the Ellen's family for three generations; that the land was currently being farmed by a member of the family; that the proposed solar facility is a public utility use under the Sussex County Zoning Code; that the project meets the purpose of a Conditional Use because it has a public or semi-public character, that is essential and desirable for the general convenience of and welfare of Sussex County residents; that the project is located in the AR-1 (Agricultural Residential) Zoning District; that a public utility use is allowed in the AR-1 District, with the approval of the of the Sussex County Council; that as shown on the Site Plan, the project is to be constructed in a lease area, which consists of only 24.5 acres of the overall 69 acre property; that the project is proposed to only utilize 35% of

the land owned by their landlord, with the remaining 65% to continued to be used as the family had for generations; that the project will be set back some 890 feet, being the length of approximately three football fields from the public road where access will be gained; that the access will be by means of a 20 foot wide gravel driveway; that the project will be enclosed by a seven foot fence as is required by the National Electrical Code; that the fence will be gated with a knox box at each gate; that the solar project will contain solar arrays, which is a group of solar panels wired together to collect energy from the sun and send it into the solar projects inverter, which converts the power into useable electricity, and distribute it to the Delmarva Power grid; that the panels are hung on posts, being approximately three feet off of the ground, and approximately 12 feet in height; that the ground below and around the panels will be planted with a pollinator-friendly mix that provides more shelter, nesting habitat and food sources for a variety of insect populations that support wildlife species; that the proposed solar project will comply with all the specific requirements of Section 115-172 of the Sussex County Zoning Code; that the project is surrounded by a landscape buffer strip of open space, being a minimum of 100 feet from any street lines, and a minimum of 50 feet from all property lines; that the transformers and similar equipment are centrally located, and located a minimum of 200 feet away from any dwelling or property of other ownership; that as mentioned in detail previously, the project is surrounded by fencing with a gate and an emergency key box; that he requested to submit a Decommissioning Plan and Cost Estimate into the record, as part of his presentation; that the Decommission Plan includes a cost estimate of \$318,000, which would be secured by a bond; that they had submitted their original Conceptual Site Plan; that ultimately, after receiving remarks from DNREC, there were issues regarding a tax ditch on the property; that as a result, a section of panels are proposed to be removed, and the array area will be decreased.

Madam Chair Wingate requested that a representative indicated on the Site Plan the area of the tax ditch of concern.

Mr. Riley stated that the issue expressed within the comment letter received from DNREC specifically regarded a tax ditch; that the tax ditch is more or less directly underneath the roadway that they were originally proposing; that the road was proposed within the tax ditch offset, and also running parallel to the tax ditch; that the comments requested that the road be placed outside of the tax ditch offset, and stated that any crossings should be done at a perpendicular angle; that by nature of those request, the driveway got shifted a bit westward; that there also are tax ditches which wrap around like the letter C; that they were able to fit the panels right in the middle, and that the revision is shown on the revised plan.

Mr. Shanahan stated that was all the information he wished to provide regarding the site's specificity, and he respectfully requested the Commission's recommended approval to the Sussex County Council as he concluded his presentation.

Mr. Mears questioned the location of the transformer on the revised plan.

Mr. Riley stated that the transformers, associated with each section of the solar array, would be located adjacent to the entrance of each section, and that there is a notation on the revised plan calling out the equipment pad, which is adjacent to the entrance gates at each section of the solar array.

Mr. Allen questioned whether the revised location would still make them centrally located, and whether there would be any proposed signage.

Mr. Riley stated that Mr. Allen was correct, and that they still would be centrally located.

Mr. Shanahan stated that no signage was proposed, other than any signage that may be required by the fire department.

Mr. Robertson stated that the Commission generally would allow signage; that the signage would not be so much for advertising, but more for relaying contact information, and that the Commission would allow 32 square feet of unlit signage.

Mr. Shanahan stated that they will have signage at the fence, however there will be no announcement of the solar facility.

Madam Chair Wingate questioned whether any of the other solar facility applications that Mr. Shanahan was involved in were in construction and/or completed.

Mr. Shanahan stated that they previously had six solar facility applications approved; that the facilities located within Harbeson and Bridgeville were currently under construction; that Delmar A, Delmar B, and Delmar C facilities were currently being held up thanks to Delmarva Power; that they also have applications in Lewes and Laurel; that they would like to start construction on all of them when they were originally approved by the County; that unfortunately, Delmarva Power and the interconnection process is ridiculous, and they are currently working on all of them.

Madam Chair Wingate stated that the Commission has seen a lot of applications; however, the Commission has not seen a lot of activity regarding the approved solar applications; that to continue to approve solar applications without seeing any running, it becomes difficult for the Commission, and it is difficult for the Commission to continue making conditions for solar facilities because they cannot see for themselves what conditions are needed or not needed with completed projects.

Mr. Shanahan stated that they are in the same situation, as they have spent thousands of dollars in engineering, and are still waiting to receive answers.

The Commission found that no one was present in support of the application, and that two people were present in opposition to the application.

Mr. Clifton Parker spoke in opposition to the application. Mr. Parker stated that he currently farms on the subject parcel, and that he is the adjoining property owner surrounding the parcel. Mr. Parker spoke with concerns regarding solar facilities, putting agricultural lands out of production, decreasing open space, toxic materials leaking into the groundwater, land and wildlife, the lithium from batteries, the inefficiency of solar panels, as they would not pay for themselves, and the short lifespan of solar panels. Mr. Parker requested permission to submit his opposition exhibit into the record.

Ms. Donna Mitchell spoke in opposition to the application. Ms. Mitchell stated that she resided directly adjacent to the proposed solar farm. Ms. Mitchell expressed her concerns regarding the negative impact of her view as the facility was proposed to be 80 feet from her bedroom window; the proximity of the solar arrays to residential homes, negative impact to her property value, protecting valuable habitat for nature, animals, birds, bees, and plants, impacts to the Great Cypress Swamp, which helps breed two regionally rare species, including the Swanson's Warbler, negative impacts from glare,

harmful chemicals used for the maintenance of the facility, groundwater pollution, the possible lack of decommissioning, noise impacts, and poor television reception.

Mr. Collins stated he presumed that the solar facility lease may be the property owner's attempt to hedge against agricultural prices declining in the future, and that the proposed solar facility would provide a sustained income that would help the property owner preserve their land, allowing the owner to keep the farmland they have.

Mr. Shanahan stated that Mr. Collins was correct; that as he had previously indicated, the solar facility use is proposed to use approximately a third of the total site; that the Commission had previously been through many solar facility public hearings; that he did not want to go point by point; that so many, if not all of the allegations raised by the opposition, do not apply to the particular type of solar farm they are proposing; that there will be no batteries; that there will be no lithium; that there is no fire damage; that there is no toxic materials; that the project is approved by the FAA (Federal Aviation Administration), therefore they would not be interfering with air flight or anything of that nature, and that he respectfully requested that none of the previous allegations have any substance behind them when the Commission considers the application.

Mr. Collins questioned whether there was any lead content in the solar panels or any of the other materials used throughout the site.

Mr. Shanahan stated that they had presented evidence; that because of the proliferation of solar projects, they had been studied inside and out; that they are not allowed to use solar panels that present toxic materials; that a recent exclusion does not allow to use solar panels that have PFAS in them; that the solar panels have been studied; that they are safe, and therefore is the reason so many states are aggressively pursuing solar projects.

Mr. Collins stated that the Commission had seen Mr. Shanahan for many projects previously; that he questioned whether consideration had been given to using previously developed land, rather than consuming additional agricultural lands, and he questioned whether investigation had been given to options such as building over parking lots or other un-used, low-value land that was not serving an agricultural purpose.

Mr. Shanahan stated those would be preferred, however, time and time again, it is proven that land is not available; that when they approach a commercial or industrial center, making a proposal to develop a canopy solar over a parking lot, no one wants to do it due to issues with snow removal, dealing with cars and et cetera; that one may see many single-family homes with very small solar systems, one rarely sees a commercial or industrial building where they want solar panels on their roofs; that they have developed them for municipalities in different states; that they prefer to develop on roof tops because they do not receive the current type of emotional reaction from adjacent neighbors; that the desire for them, in those areas, is not there; that it is not one-sided, as he previously alluded to; that there is a benefit to landowners; that Ms. Ellen Anderson's family owned the land for three generations and never developed it or built on it; that they pay taxes on the land; that they allow Mr. Parker to farm on the land; that Ms. Anderson had since retired to Florida, and would like to subsidize in some manner, rather than selling her family farm, and the proposed use allows her to achieve both.

Upon there being no further questions, Madam Chair Wingate closed the public hearing.

At the conclusion of the public hearing, the Commission discussed the Application.

In relation to C/U 2533 RWE Clean Energy. Motion by Mr. Mears to defer action for further consideration, seconded by Mr. Collins and carried unanimously. Motion carried 5-0.

Minutes of the March 18, 2026, Planning & Zoning Commission Meeting

The Commission discussed the Application, which had been deferred since February 18, 2026.

Mr. Allen moved that the Commission recommend approval of Conditional Use No. 2533 for RWE Clean Energy for a solar energy facility in the AR-1 District based on the record made during the public hearing and for the following reasons:

1. The proposed facility is a public utility use under the Sussex County Zoning Code, and it meets the purposes of a Conditional Use because it has a public or semi-public character that is essential and desirable for the general convenience and welfare of Sussex County residents.
2. The solar array will be located on approximately 24.5 acres of a larger 69.03-acre tract. The array area is set back approximately 800 feet from Cypress Road, and it complies with all of the Code requirements for separation distances and setbacks from property lines and dwellings.
3. The proposed facility promotes Goal 7.3 of the Sussex County Comprehensive Plan which encourages the use of renewable energy options such as solar arrays. There was testimony that this solar array will benefit residential, business, and municipal subscribers with lower power costs.
4. The proposed solar array is located on a parcel of land that is surrounded on three sides by land used for agricultural purposes, including poultry houses. The fourth side is wooded.
5. The land is designated as being within the “Developing Area” according to Sussex County’s Future Land Use Map. This is an appropriate location for a solar array with a minimal need for infrastructure or other governmental-related services.
6. This Application generally complies with Ordinance No. 2920 regarding solar arrays.
7. The proposed solar generation facility will not result in any noticeable increase in traffic on area roadways, and DelDOT has stated that the traffic impact will be “Diminutive.” There are no regular employees at the site, only periodic visits for inspections, maintenance, or repair of the solar panels.
8. The proposed use provides a renewable energy source that is a benefit to the residents and businesses of Sussex County.
9. This recommendation is subject to the conditions set forth in Ordinance No. 2920 and the following additional conditions:
 - A. The use shall be for a ground-mounted solar array. No other types of electric generation shall be permitted at the site.
 - B. The Final Site Plan shall clearly show the limits of the Conditional Use area for this solar array as well as the remaining acreage that is not part of this Conditional Use.
 - C. The entire area of the solar array shall be surrounded by a 7-foot-tall fence to comply with the height requirement of the National Electric Code. The fencing shall include

interwoven screening. The fence location and type of screening shall be shown on the Final Site Plan.

- D. The entire area of the solar array shall be surrounded by a landscaped buffer strip of open space, a minimum of 100 feet from any street lines and a minimum distance of 50 feet from all property lines. Because there was opposition in the record to the impacts of this solar array on the adjacent homes and land, this landscaped buffer shall be planted with vegetation that serves as a screen while not impeding the use as a solar array facility. The location and types of vegetation used within this buffer area shall be included in a landscape plan provided with the Final Site Plan. No plantings shall be required along the wooded southern boundary of the array area.
- E. Any lighting on the facility shall only consist of perimeter lighting needed for security purposes. Any lighting shall be downward screened so that it does not shine on neighboring properties or roadways.
- F. One unlit sign, not to exceed 32 square feet in size, shall be permitted. The sign shall identify the operator of the solar farm and shall provide contact information in case of emergency.
- G. All transformers or similar equipment or structures shall be centrally located within the solar array, and they shall be shown on the Final Site Plan. In addition, a sound barrier shall be installed along the northern side of this equipment to reduce the noise that may travel to nearby neighboring properties.
- H. Stormwater management and erosion and sedimentation control facilities shall be constructed in accordance with all applicable State and County requirements. These facilities shall be operated using Best Management Practices.
- I. The Final Site Plan shall include a Decommissioning Plan that includes a financial security to ensure that funds are available for decommissioning and removal of the solar farm in its entirety throughout the life of the Conditional Use.
- J. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning & Zoning Commission.

Motion by Mr. Allen, seconded by Mr. Collins to recommend approval of C/U 2533 RWE Clean Energy for the reasons and the conditions stated in the motion. Motion carried 3-1. Mr. Pettyjohn abstained.

Vote by roll call: Mr. Passwaters – nay, Mr. Allen – yea, Mr. Collins – yea, Madam Chair Wingate – yea

Mr. Passwaters voted nay, stating that he is not against solar arrays, however, he felt there were better suited areas for the project to be built, that would not utilize a perfectly good farm field.

Mr. Allen voted yea, reluctantly, for the reasons and the conditions stated in the motion.

Mr. Collins voted yea, for the reasons and the conditions stated in the motion, however, he expressed that he had similar concern regarding the conversion of productive agricultural lands into solar farms, and he felt there should be redevelopment opportunities promoted, rather than the consumption of agricultural lands, or even worse, the cutting for existing forests.

Madam Chair Wingate voted yea, reluctantly, for the reasons and the conditions stated in the motion, however, stating that she also agreed with the concerns expressed by the fellow Commissioners.

PLANNING & ZONING COMMISSION

HOLLY J. WINGATE, CHAIR
JEFF ALLEN
G. SCOTT COLLINS
JOHN PASSWATERS
DAVID PETTYJOHN



Sussex County

DELAWARE
SUSSEXCOUNTYDE.GOV
302-855-7878

JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: February 18, 2026

Application: C/U 2533 RWE Clean Energy (c/o Joe Shanahan)

Applicant: RWE Clean Energy (c/o Joe Shanahan)
100 Summit Lake Drive
Valhalla, NY 10595

Owner: Ellen Kay Anderson
10178 Cypress Lakes Drive
Lake Worth, FL 33449

Site Location: The property is lying on the south side of Cypress Road (Route 54), approximately 62 feet west of the intersection of Cliff Road (S.C.R. 380A) and Cypress Road (Route 54). 911 Address: N/A.

Current Zoning: AR-1 (Agricultural Residential)

Proposed Use: Solar arrays and associated utilities

Comprehensive Land
Use Plan Reference: Developing Area

Councilmanic
District: District 4 – Mr. Hudson

School District: Indian River

Fire District: Selbyville

Sewer: N/A

Water: N/A

Site Area: 69.03 acres +/-

Tax Map ID.: 533-8.00-10.00





Memorandum

To: Sussex County Planning Commission Members
From: Ann Lepore, Planner I
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant
Date: February 11, 2026
RE: Staff Analysis for C/U 2533 RWE Clean Energy

This memo is to provide background and analysis for the Planning Commission to consider as a part of Application C/U 2533 RWE Clean Energy to be reviewed during the February 18, 2026, Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

Please note that the following staff analysis is for informational purposes only and does not prejudice any decision that the Sussex County Planning & Zoning Commission or Sussex County Council may wish to make as part of any Application submitted to the Department.

Tax Parcel ID: 533-8.00-10.00 (Portion of)

Proposal: The request is for a Conditional Use for Tax Parcel 533-8.00-10.00 to allow for a Solar Facility on a parcel lying on the south side of Cypress Road (Route 54), approximately 62 feet west of the intersection of Cliff Road (S.C.R. 380A) and Cypress Road (Route 54). The parcel is comprised of 69.03 acres +/-.

Zoning: The Parcel is zoned Agricultural Residential (AR-1) District. The adjacent parcels to north, south, east, and west are zoned Agricultural Residential (AR-1) District.

Future Land Use Map Designation w/in Comprehensive Plan: Developing Area and Low Density Area

Applicability to Comprehensive Plan: The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the subject property has a land use designation of "Developing Area." All surrounding properties to the south, east, and west of the subject site contain the Future Land Use Map designation of "Developing Area". The properties to the north and across Cypress Road contain the Future Land Use Map designation of "Low Density Area".

As outlined in the 2018 Sussex County Comprehensive Plan, Developing Areas are "newer, emerging growth areas that demonstrate the characteristics of developmental pressures. Most of the proposed Developing Areas are adjacent to municipalities, within or adjacent to potential future annexation areas of a municipality, or adjacent to Town Centers". (Sussex County Comprehensive Plan, 4-14).

The Plan also notes that "in selected areas and at appropriate intersections, commercial uses should be allowed. A variety of office uses would be appropriate in many areas. Portions of the Developing Areas with good road access and few nearby homes should allow for business and industrial parks. Appropriate mixed-use development should also be allowed. In doing so, careful mixtures of homes with light commercial and



institutional uses can be appropriate to provide for convenient services and to allow people to work close to home”. (Sussex County Comprehensive Plan, 4-14).

Further Site Considerations:

- **Density:** N/A
- **Open Space Provisions:** N/A
- **Agricultural Areas:** The site is within the vicinity of active agricultural lands.
- **Interconnectivity:** N/A
- **Transportation Improvement District (TID):** The parcels are not within the Henlopen Transportation Improvement District.
- **Forested Areas:** N/A
- **Wetlands Buffers/Waterways:** N/A
- **Other Site Considerations (ie: Flood Zones, Tax Ditches, Groundwater Recharge Potential, etc.):** N/A

Based on the analysis of the land use, surrounding zoning and uses, a Conditional Use Application to allow for a Solar Facility, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

Existing Conditional Uses within the Vicinity of the Subject Site: Since 2011, there have been three (3) Conditional Use applications within a 1-mile radius of the application site.

CU No.	Tax Map #	APPLICANT	Proposed Use	CC Date	CC Decision	Ord. No.
293	533-9.00-35.00	Vernon J Mitchell & Janice	Poultry House on Less than 5 Acres	9/30/1975	Approved	N/A
485	533-9.00-35.00	Vernon Mitchell & Janice	Poultry house on less than 5-acres	8/1/1978	Approved	N/A
2533	533-8.00-10.00	RWE Clean Energy	Solar Facility		Pending	



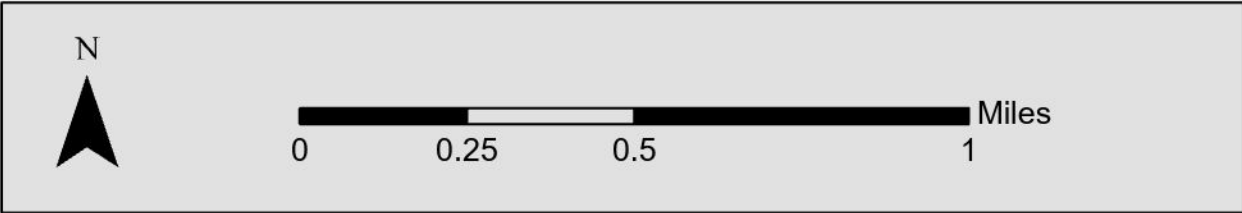
- CU 2533 RWE Clean Energy
- CU 2533 1-mile Buffer
- CU 2533 - CU Vicinity Map

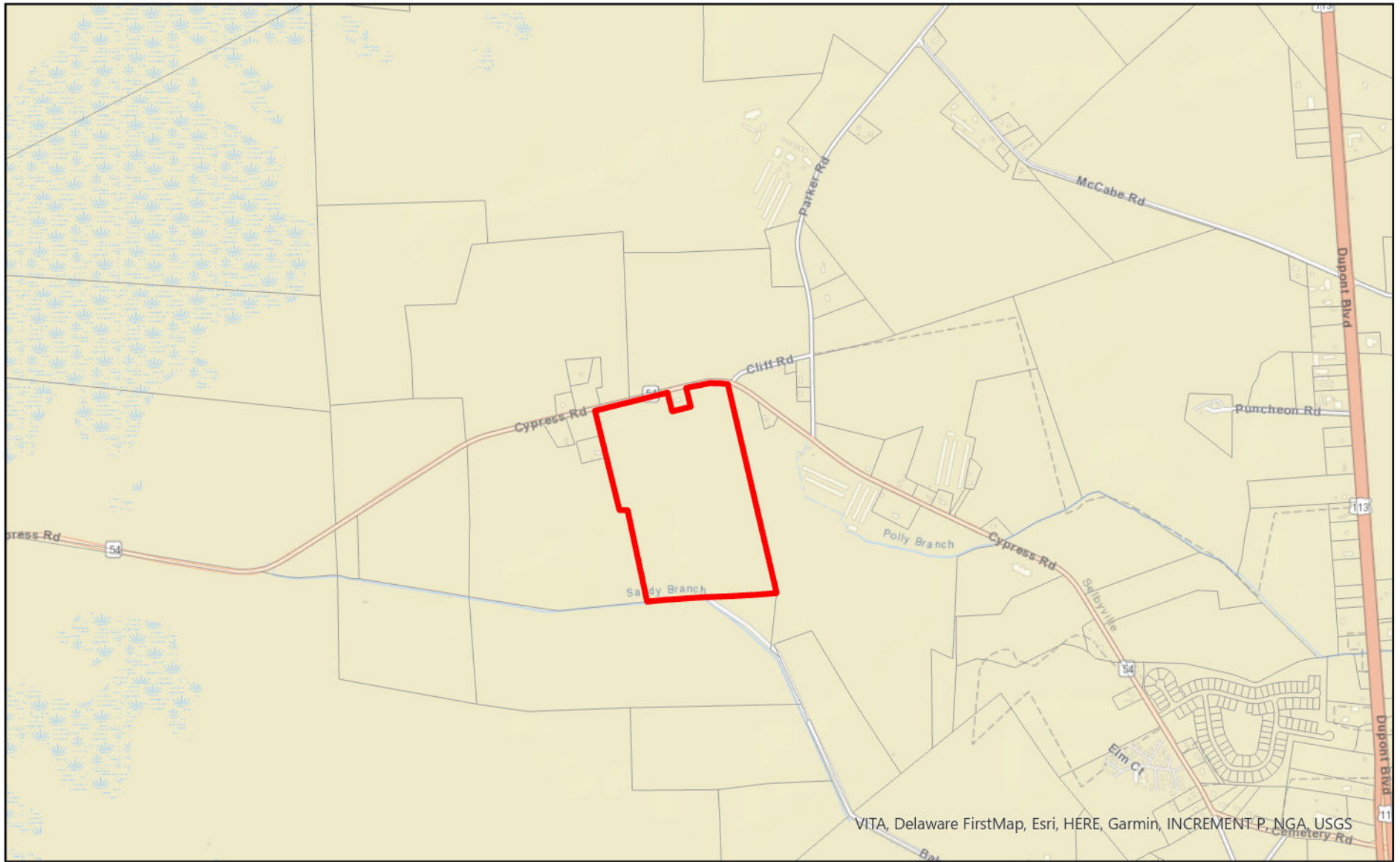
CU 2533 RWE Clean Energy
Conditional Uses within 1 mile
TM#533-8.00-10.00



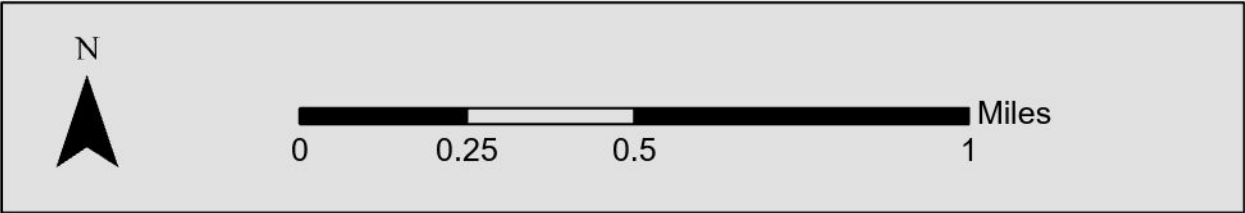


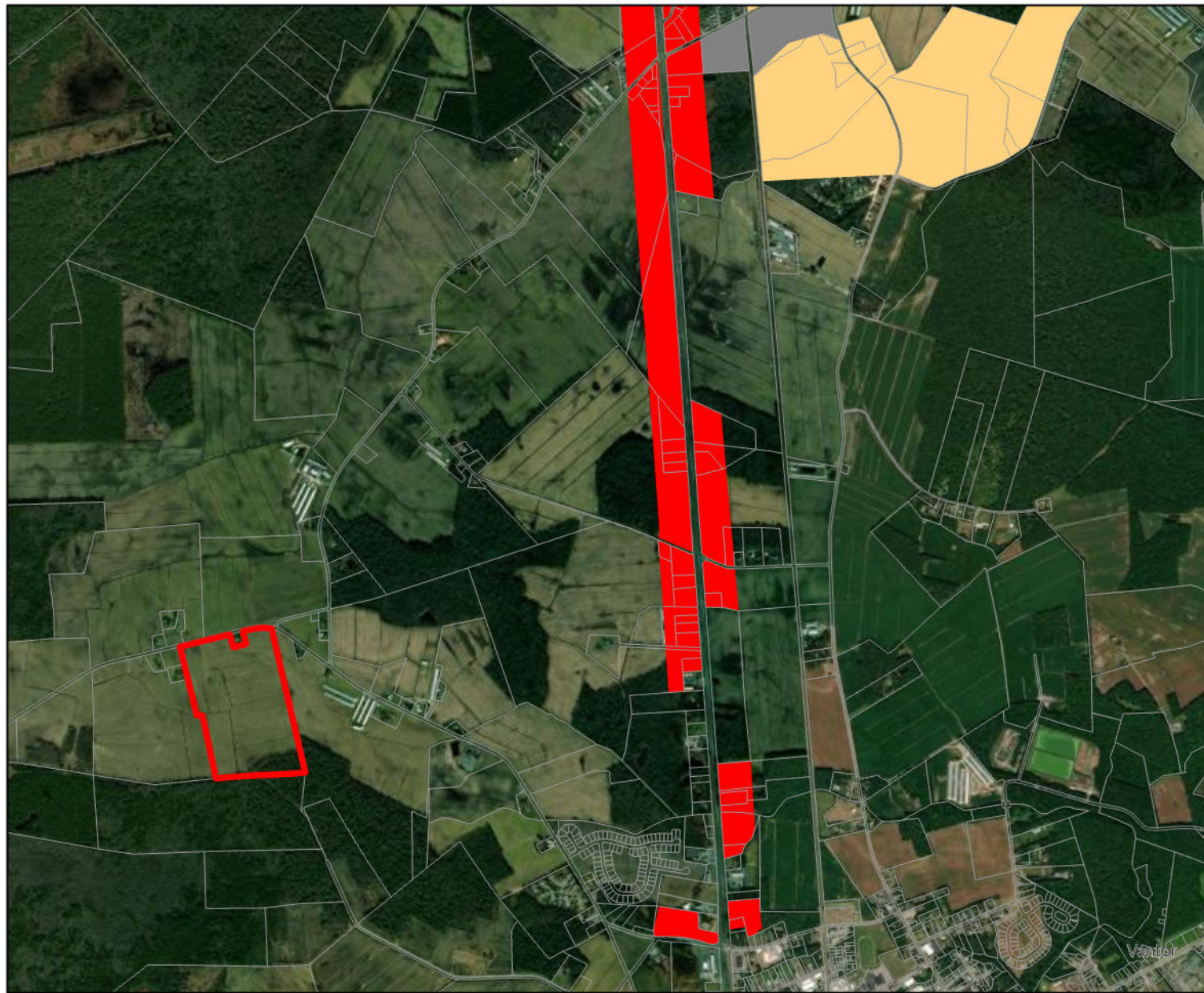
CU 2533 RWE Clean Energy
Aerial Map
TM# 533-8.00-10.00





CU 2533 RWE Clean Energy
Street Map
TM# 533-8.00-10.00





- CU 2533 RWE Clean Energy**
- Zoning**
- Agricultural Residential - AR-1
 - Agricultural Residential - AR-2
 - Medium Residential - MR
 - General Residential - GR
 - High Density Residential - HR-1
 - High Density Residential - HR-2
 - Vacation, Retire, Resident - VRP
 - Commercial Residential - CR-1
 - Institutional - I-1
 - Marine - M
 - Limited Industrial - LI-1
 - Light Industrial - LI-2
 - Heavy Industrial - HI-1
 - C1: General Commercial
 - C2: Medium Commercial
 - C3: Heavy Commercial
 - C4: Planned Commercial
 - C5: Service/Limited Manufacturing
 - B-1: Neighborhood Business
 - B-2: Business Community District
 - B-3: Business Research

CU 2533 RWE Clean Energy
Zoning Map
TM# 533-8.00-10.00



Introduced: 2/3/26

Council District 4: Mr. Hudson

Tax I.D. No.: 533-8.00-10.00

911 Address: N/A

ORDINANCE NO. ____

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR SOLAR ARRAYS AND ASSOCIATED UTILITIES TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 69.03 ACRES, MORE OR LESS

WHEREAS, on the 3rd day of June 2024, a Conditional Use Application, denominated Conditional Use No. 2533, was filed on behalf of RWE Clean Energy and

WHEREAS, on the ____ day of _____ 2026, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County, and said Planning and Zoning Commission recommended that Conditional Use No. 2533 be _____; and

WHEREAS, on the ____ day of _____ 2026, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County determined, based on the findings of facts, that said conditional use is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County, and that the conditional use is for the general convenience and welfare of the inhabitants of Sussex County.

NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. That Chapter 115, Article IV, Subsections 115-22, Code of Sussex County, be amended by adding the designation of Conditional Use No. 2533 as it applies to the property hereinafter described.

Section 2. The subject property is described as follows:

ALL that certain tract, piece, or parcel of land, lying and being situate in Sussex County, Delaware, and lying on the south side of Cypress Road (Route 54), approximately 62 feet west of the intersection of Cliff Road (S.C.R. 380A) and Cypress Road (Route 54), and being more particularly described in the attached legal description prepared by David W. Baker, Esq., P.A. said parcel containing 69.03 acres, more or less.

This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.

Morgan C. Stokes

From: notifications=d3forms.com@mg.d3forms.com on behalf of Sussex County DE
<notifications@d3forms.com>
Sent: Thursday, September 24, 2026 4:57 PM
To: Morgan C. Stokes
Subject: Form submission from: Council Grant Form

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Council Grant Form

Legal Name of Agency/Organization	First State Community Action Agency Inc.
Project Name	61st Anniversary Celebration - "Second Chances, Stronger Communities"
Federal Tax ID	51-0104704
Non-Profit	Yes
Does your organization or its parent organization have a religious affiliation? (If yes, fill out Section 3B.)	No
Organization's Mission	To work towards the elimination of poverty and lessen the effects of poverty on people with low incomes.
Address	308 N. Railroad Ave.
City	Georgetown
State	DE
Zip Code	19947

Contact Person	Jaime Sayler
Contact Title	Director - Housing/Community Development
Contact Phone Number	3028567761
Contact Email Address	jsayler@firststatecaa.org
Total Funding Request	1000
Has your organization received other grant funds from Sussex County Government in the last year?	Yes
If YES, how much was received in the last 12 months?	1700
Are you seeking other sources of funding other than Sussex County Council?	Yes
If YES, approximately what percentage of the project's funding does the Council grant represent?	4
Program Category (choose all that apply)	Health and Human Services
Primary Beneficiary Category	Low to Moderate Income

Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program

7500

Scope

First State Community Action Agency is requesting support from Sussex County Council for its 61st Anniversary Celebration, "Second Chances, Stronger Communities," to be held November 16, 2026. The event will recognize more than six decades of service while generating critical support for programs that help low- and moderate-income Delawareans achieve greater stability and self-sufficiency.

Sussex County has been central to First State's work for decades. As Delaware's only Community Action Agency, First State provides Sussex County residents with housing counseling and homelessness prevention, home energy assistance and efficiency programs, youth development and afterschool services, workforce and reentry programs, case management, community development, and other supports designed to address the causes and conditions of poverty.

The need continues to grow alongside the County itself. Nearly one in every ten Sussex County residents lives below the federal poverty level, while many additional working families and older adults struggle with rising housing, utility, food, transportation, and other basic living costs. Housing affordability has become an especially significant challenge, affecting both lower-income households and the workforce that supports Sussex County's growing communities and economy.

Support from Sussex County Council will help First State strengthen and sustain the services that Sussex County families rely on every day. The 61st Anniversary Celebration is not simply a commemorative event. It is an opportunity to bring public, private, and community partners together around a shared investment in stronger families, stable

	neighborhoods, and expanded opportunity for Sussex County residents.
Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)	48,500.00
Description	Event Expenses - venue, materials, contractual expenses
Amount	25,000.00
Description	Direct program services benefiting Sussex County residents, including housing stability, youth development, workforce/reentry and family support services
Amount	100,000.00
TOTAL EXPENDITURES	125,000.00
TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	-76,500.00
Name of Organization	First State Community Action Agency, Inc.
Applicant/Authorized Official	Bernice M. Edwards
Date	09/24/2026
I acknowledge and represent on behalf of the application organization that I have read and understand the Grant	Yes

**Program Guidelines
and Affidavit of
Understanding**

**I understand that, if
awarded grant
funding, I will be
required to provide
receipts and/or
supporting
documentation
showing how the
funds were spent.
Failure to provide the
required
documentation may
result in ineligibility
for future grant
funding from Sussex
County.**

Yes

If you feel this is not a valid submission please log into D3Forms to update this submissions status.
Please feel free to email clientservices@d3corp.com with any questions.

Morgan C. Stokes

From: notifications=d3forms.com@mg.d3forms.com on behalf of Sussex County DE
<notifications@d3forms.com>
Sent: Wednesday, August 26, 2026 8:40 AM
To: Morgan C. Stokes
Subject: Form submission from: Council Grant Form

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Council Grant Form

Legal Name of Agency/Organization ~~Navigator Community Center~~ [Cross Christian Academy Inc.](#)

Project Name RISE — Recreation, Inclusion, Skills & Empowerment

Federal Tax ID 45-3143644

Non-Profit Yes

Does your organization or its parent organization have a religious affiliation? (If yes, fill out Section 3B.)

No

Organization's Mission

The mission of the Navigator Community Center is to provide a safe, inclusive, and supportive environment where youth and families can connect, participate in healthy activities, develop valuable life skills, and build stronger relationships within their community.

Through athletics, mentorship, educational opportunities, skill training, and community events, the Navigator Community Center seeks to keep children engaged in positive activities, provide families with meaningful resources, and create opportunities for youth to discover their strengths and reach their potential.

Address	110 Holly Street
City	Seaford
State	DE
Zip Code	19973
Contact Person	Timothy Porter
Contact Title	CEO
Contact Phone Number	3022709183
Contact Email Address	crosschristianacademystaff@gmail.com
Total Funding Request	400000 \$2,500 per email
Has your organization received other grant funds from Sussex County Government in the last year?	No
If YES, how much was received in the last 12 months?	N/A
Are you seeking other sources of funding other than Sussex County Council?	Yes
If YES, approximately what percentage of the project's funding	25

**does the Council
grant represent?**

**Program Category
(choose all that
apply)**

Educational
Infrastructure

**Primary Beneficiary
Category**

Youth

**Approximately the
total number of
Sussex County
Beneficiaries served,
or expected to be
served, annually by
this program**

1000

Scope

The Navigator Community Center is seeking funding to strengthen and expand its youth athletic and community programming by creating a safe, inclusive, and accessible environment for children and families, with an emphasis on youth from minority and low-income households. Many families face financial and resource barriers that limit their children's ability to participate in organized sports, recreational activities, and positive skill-building opportunities. This program will help address those barriers by providing quality athletic equipment, improved safety resources, and opportunities for youth to participate in basketball, volleyball, and other athletic events.

Grant funds will support the purchase and installation of a multi-sport electronic scoreboard that can be used for basketball, volleyball, and other community athletic events. Funding will also assist with upgrading essential equipment such as balls, nets, goals, training equipment, and other sports supplies needed to provide safe, quality programming.

Safety is a priority of the program. Funding will help provide appropriate safety equipment and supplies to ensure that

youth can participate in athletic activities in a supervised and secure environment. The program will also support advertising and community outreach to increase awareness and participation, particularly among families who may not otherwise have access to organized recreational opportunities.

In addition, the Navigator Community Center will develop partnerships with local schools, businesses, athletic organizations, nonprofits, coaches, volunteers, and other community stakeholders. These partnerships will help expand programming, provide additional resources and opportunities for youth, and strengthen connections among families and community organizations.

The overall goal is to create a positive community hub where children can participate in healthy physical activity, develop teamwork and leadership skills, build confidence, form positive relationships, and spend their time in a safe and structured environment. By investing in athletic infrastructure, equipment, safety, outreach, and partnerships, this project will help create stronger youth, healthier families, and a more connected community.

Religious Components	NA
Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)	1,000.00
Description	Athletic Equipment & Upgrades/ Safety Equipment
Amount	25,000.00
Description	Facility & Athletic Improvements/Contingency & Replacement Fund

Amount	30,000.00
Description	Youth Scholarships & Participation Assistance
Amount	25,000.00
Description	Advertising/partnerships/Administration
Amount	20,000.00
TOTAL EXPENDITURES	100,000.00
TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	-99,000.00
Name of Organization	Navigator Community Center
Applicant/Authorized Official	Timothy Porter
Date	08/26/2026
I acknowledge and represent on behalf of the application organization that I have read and understand the Grant Program Guidelines and Affidavit of Understanding	Yes
I understand that, if awarded grant funding, I will be required to provide receipts and/or supporting documentation	Yes

**showing how the
funds were spent.
Failure to provide the
required
documentation may
result in ineligibility
for future grant
funding from Sussex
County.**

If you feel this is not a valid submission please log into D3Forms to update this submissions status.
Please feel free to email clientservices@d3corp.com with any questions.

Morgan C. Stokes

From: notifications=d3forms.com@mg.d3forms.com on behalf of Sussex County DE <notifications@d3forms.com>
Sent: Sunday, September 27, 2026 5:43 PM
To: Morgan C. Stokes
Subject: Form submission from: Council Grant Form

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Council Grant Form	
Legal Name of Agency/Organization	Survivors of Abuse in Recovery Inc.
Project Name	FATE Protective Parent Support Network
Federal Tax ID	51-0345109
Non-Profit	Yes
Does your organization or its parent organization have a religious affiliation? (If yes, fill out Section 3B.)	No
Organization's Mission	SOAR is a non-profit organization dedicated to providing professional mental health services to victims of sexual trauma and their families regardless of their ability to pay. A leader in the field, SOAR also provides education, advocacy and professional development.
Address	405 Foulk Road
City	Wilmington
State	DE

Zip Code	19803-3809
Contact Person	Dr. Maya Khalid-Janney
Contact Title	Executive Director
Contact Phone Number	7175854701
Contact Email Address	mkhalid@soarinc.com
Total Funding Request	40000 \$2,500 per email
Has your organization received other grant funds from Sussex County Government in the last year?	No
If YES, how much was received in the last 12 months?	N/A
Are you seeking other sources of funding other than Sussex County Council?	Yes
If YES, approximately what percentage of the project's funding does the Council grant represent?	12
Program Category (choose all that apply)	Health and Human Services

Primary Beneficiary Category	Other
Beneficiary Category Other	Sexual abuse/assault and domestic violence
Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program	15
Scope	For over 30 years SOAR has been delivering trauma-informed support to Delaware's communities. Over 2,000 adults, adolescents, children, and their families receive specialized clinical therapy and abuse prevention services annually in Sussex, Kent, and New Castle Counties, including child and adult survivors of sexual assault/abuse, domestic violence, incarceration, and human trafficking. As a former recipient of Sussex County Council funding, we are proud of all we have been able to achieve with your support. We are seeking FY2027 funding for our FATE Protective Parent Support Network, which disrupts the growing epidemic of child abuse by providing protective parents (survivors seeking to reduce harm for their child(ren) exposed to family violence) the resources and advocacy needed to succeed. Research shows 60% of men who abuse their partners also abuse their child(ren), yet sadly the vast majority of children who disclose physical and sexual abuse are not believed. Our strategy is to stop child abuse from occurring or reoccurring using experienced casemanagers, vetted experts, and therapists who help survivors successfully navigate the Sussex Family Court system, achieving outcomes that keep children safe. It is often extremely difficult for a child to share about abuse they are experiencing within the family due to fear, trauma, and complicated emotional ties creating conflicting loyalties. Even when they do disclose abuse, they routinely

face disbelief and a system ill-equipped to protect them. The statistics mirror what our families experience daily. Despite research showing 98% of child abuse claims are true, nationally the Family Court believes claims of physical abuse in only 19% and sexual abuse in 6% of custody cases (George Washington University, 2019).

Delaware reflects this crisis acutely. The Department of Family Services received 24,728 reports of child abuse in 2025 alone, yet only 543 were considered substantiated due to lack of legal evidence. SOAR's own internal monitoring of clients shows the average survivor is age 10 or less when first sexually abused. These at-risk children desperately need trauma-informed experts whom the Sussex Family Court can believe.

Launched in 2024, The Fighting Abuse Through Education (FATE) Protective Parent Support Network removes children from the abuse cycle by providing personalized case management, family court system navigation and connection to experts. The following testimonial demonstrates the program in action:

"I felt like I was in a black hole without any hope for my children, before I started working with FATE. My son's father had strangled my eight-year-old autistic son during visitation until he was unconscious. The judge didn't believe my sons and accused me of coaching them without any evidence. FATE connected me with expert witnesses, therapists, and an attorney who had experience with domestic violence. As a result, after a long process, the judge ordered supervised visitation. I believe my sons are alive because of FATE's help." - Protective Parent 2025

Using case managers to connect families with vetted experts (attorneys, therapists, child psychologists, and custody evaluators) is a powerful strategy. Child psychologists provide insight into the potential long-term effects of abuse or neglect on the child's development and safety, and serve as an impartial body when allegations of abuse conflict. When poor custody evaluations are already in place, largely due to professionals lacking domestic violence training or trauma-informed techniques, case managers locate expert witnesses to re-evaluate. Therapists also play a critical role by testifying in court and supporting survivor stability. Together, these experts give judges the

essential information needed to make custody determinations that keep children safe.

The results speak for themselves: 83% of our families served achieve a positive case outcome, compared to a national average of just 20%. We evaluate success by monitoring court outcomes, tracking program engagement, and anonymous year-end client surveys.

Our combined strategy is to prevent abuse from occurring or reoccurring, while offering therapeutic support that sustains long-term wellbeing. Chronic abuse, particularly when it involves serial offenders or occurs within families, can lead to dissociative disorders, complex PTSD, and severe, chronic depression. Providing survivors and their children with specialized mental health services not only improves case outcomes, it reinforces individual and familial wellness while breaking the cycle of abuse.

Our greatest need is for direct service program expansion to keep more children safe. Last year, we served 92 parents and children, or 37 families in Delaware and beyond, 10% of whom were Sussex County residents. We recently hired a case manager who brings lived experience as a survivor and protective parent, combined with an MA in Family Sciences and years of crisis intervention work with partner organizations like The Bridge and Child Inc. Our vision for 2027 is to expand the number of families served and our network of vetted experts and community partners, serving 150 parents and children in total.

A \$10,000 contribution from Sussex County Council would be used to support program expenses for 15 abuse-surviving residents of Sussex County, with coverage including: 1) partial case management salary, supporting family court system navigation, connection to vetted experts and community resources; 2) adult and child therapy, providing expert court testimony and supporting immediate stabilization and long term healing; 3) program operating expenses, including office equipment, flyer printing, and transportation, and 4) direct financial assistance, as needed, for family court legal and expert fees. Our model is unduplicated in Delaware and increasingly recognized nationally. With Sussex County Council support, we are confident we can achieve critical positive case outcomes, with SOAR's Protective Parent

	Support Network bettering Delaware's communities by providing even more children protection from harm.
Religious Components	n/a
Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)	49,500.00
Description	Full-Time Case Manager: (40 hours per week at \$25 per hour for 52 weeks)
Amount	52,000.00
Description	Employer Payroll Taxes and Benefits
Amount	15,600.00
Description	Utilities and Facility Costs:
Amount	4,000.00
Description	Local Travel
Amount	200.00
Description	Office Equipment
Amount	400.00
Description	Paper and Program Supplies
Amount	1,000.00
Description	Printing, outreach, flyers

Amount	3,000.00
Description	Protective parent assistance
Amount	5,000.00
TOTAL EXPENDITURES	81,200.00
TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	-31,700.00
Name of Organization	Survivors of Abuse in Recovery Inc.
Applicant/Authorized Official	Dr. Maya Khalid-Janney
Date	09/27/2026
I acknowledge and represent on behalf of the application organization that I have read and understand the Grant Program Guidelines and Affidavit of Understanding	Yes
I understand that, if awarded grant funding, I will be required to provide receipts and/or supporting documentation showing how the funds were spent. Failure to provide the required	Yes

**documentation may
result in ineligibility
for future grant
funding from Sussex
County.**

If you feel this is not a valid submission please log into D3Forms to update this submissions status.
Please feel free to email clientservices@d3corp.com with any questions.

Morgan C. Stokes

From: notifications=d3forms.com@mg.d3forms.com on behalf of Sussex County DE
<notifications@d3forms.com>
Sent: Sunday, September 27, 2026 10:33 AM
To: Morgan C. Stokes
Subject: Form submission from: Council Grant Form

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Council Grant Form

Legal Name of Agency/Organization Friends of Cape Henlopen State Park

Project Name Bike Helmet Replacement

Federal Tax ID 31-1655033

Non-Profit Yes

Does your organization or its parent organization have a religious affiliation? (If yes, fill out Section 3B.) No

Organization's Mission The Friends of Cape Henlopen State Park (FOCHSP) is a non-profit 501(c)(3) all-volunteer organization that works with the Delaware Division of Parks and Recreation and the staff of Cape Henlopen State Park to support and advocate for one of the country's unique public parks. FOCHSP supports the Park through volunteer projects and fundraising events. We have a wide variety of programs, many of which are unique to the Park's geographical location and the environmental diversity of the Cape Henlopen area.

Address P.O. Box 132

City	Nassau
State	DE
Zip Code	19969
Contact Person	Ian Friedland
Contact Title	Borrow-a-Bike Program Coordinator
Contact Phone Number	703-505-2898
Contact Email Address	BikeBarn@FriendsOfCapeHenlopen.org
Total Funding Request	\$2,000
Has your organization received other grant funds from Sussex County Government in the last year?	No
If YES, how much was received in the last 12 months?	N/A
Are you seeking other sources of funding other than Sussex County Council?	No
If YES, approximately what percentage of the project's funding does the Council grant represent?	N/A

Program Category (choose all that apply)	Other
Program Category Other	Safety
Primary Beneficiary Category	Other
Beneficiary Category Other	All Park Visitors
Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program	10000
Scope	The FOCHSP Borrow-a-Bike program provides Park visitors free access to bikes to explore the 13+ miles of trails throughout the Park. The program has been in continuous operation since 1998 and typically provides more than 13,000 bike "loans" annually. We maintain a fleet of 45 regular adult bikes, 2 adult trikes, 13 kids' bikes, 3 commercial-grade trailers which can accommodate 2 children each, and 2 bikes with rear-seat carriers for smaller children. As a non-profit organization, we have no direct funding stream to cover the cost of bike parts, maintenance, repair, and replacement...so we do accept donations which helps cover these costs. We also maintain a stock of bike helmets in various sizes, in order to serve everyone who borrows bikes from us. As per Delaware state laws, we require riders under the age of 18 to wear helmets at all times and encourage everyone else to do so as well. Our current stock of helmets will need to be replaced by the Spring of 2027 due to age and condition (we follow safety regulations which recommend replacing

helmets 5 years from the date of manufacture due to the deterioration of the materials which affect a head's impact).

With an estimated cost of more than \$50 per helmet, we will need somewhere between \$1,500 and \$2,000 to replace approximately 30 adult helmets and 20 kids' helmets (our helmets are available in various sizes to accommodate riders of all sizes). We are hoping that Sussex County Council will help up to cover or defray the cost of helmet purchase.

Please note: Although the majority of folks who borrow bikes from us are Sussex County residents, we serve everyone who visits Cape Henlopen State Park including folks from other Delaware counties, other States, and even international guests. We therefore can not strictly comply with Condition 5 below: "All funding will benefit only Sussex County residents." Hopefully this condition can be waived in this case, and will not prevent us from grant consideration.

Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)

0.00

Description

Helmets (equipment)

Amount

2,000.00

TOTAL EXPENDITURES

2,000.00

TOTAL DEFICIT FOR PROJECT OR ORGANIZATION

-2,000.00

Name of Organization

Friends of Cape Henlopen State Park

Applicant/Authorized Official	Ian Friedland
--------------------------------------	---------------

Date	09/27/2026
-------------	------------

I acknowledge and represent on behalf of the application organization that I have read and understand the Grant Program Guidelines and Affidavit of Understanding	Yes
--	-----

I understand that, if awarded grant funding, I will be required to provide receipts and/or supporting documentation showing how the funds were spent. Failure to provide the required documentation may result in ineligibility for future grant funding from Sussex County.	Yes
---	-----

If you feel this is not a valid submission please log into D3Forms to update this submissions status.
Please feel free to email clientservices@d3corp.com with any questions.

Morgan C. Stokes

From: notifications=d3forms.com@mg.d3forms.com on behalf of Sussex County DE
<notifications@d3forms.com>
Sent: Wednesday, September 30, 2026 9:43 AM
To: Morgan C. Stokes
Subject: Form submission from: Council Grant Form

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Council Grant Form

Legal Name of Agency/Organization Rehoboth Concert Band

Project Name Rehobeth Concert Band 2026-27 Season

Federal Tax ID 46-1034039

Non-Profit Yes

Does your organization or its parent organization have a religious affiliation? (If yes, fill out Section 3B.) No

Organization's Mission

MISSION STATEMENT:

The mission of the Rehoboth Concert Band (RCB) is to provide area instrumentalists opportunities to make beautiful music, while enriching community life.

PURPOSE:

1. To provide a service to the community of Rehoboth Beach and surrounding areas by offering a creative and broad range of music programs to increase audience appreciation of concert band performances and literature.
2. To provide an educationally-sound opportunity for

community musicians to increase proficiency in the playing of musical instruments and enhance musical growth.

3. To provide an opportunity for area residents to participate in and enjoy quality concert band performances and literature.

4. To forge partnerships and collaborations within the musical community of Rehoboth Beach and surrounding area.

Address	16043 Fox Cub Circle
City	Milton
State	DE
Zip Code	19968
Contact Person	Dianne Deming
Contact Title	President
Contact Phone Number	302.381.6620
Contact Email Address	diannedeming@gmail.com
Total Funding Request	\$2,000
Has your organization received other grant funds from Sussex County Government in the last year?	No
If YES, how much was received in the last 12 months?	N/A

Are you seeking other sources of funding other than Sussex County Council?

Yes

If YES, approximately what percentage of the project's funding does the Council grant represent?

4

Program Category (choose all that apply)

Cultural

Primary Beneficiary Category

Elderly Persons (62 +)

Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program

2100

Scope

We provide 3-5 free public concerts each year, with attendance ranging from 250 to 550. We have one ticketed concert each year, our holiday concert, to raise funds for our band. We must rent halls, pay for transport vehicles, and pay for both custodial and audio services.

The Veteran's concert in November and a spring concert have significant expenses:

Estimated Costs for each concert will be:

Venue: \$800

Advertising: \$575

Programs: \$475

Flyers & Posters: \$150

Refreshments: \$200

Additionally we continue to expand the equipment, especially percussion (chimes, keyboards, cymbals, timpani, xylophone, etc.) and these instruments are quite expensive. We also buy new music each year in multiple copies so we conform with copyright laws and permission structures. Our operating expenses are kept low, and our director is our only paid musician.

Our primary sources of support are donations (\$20,000), Delaware Division of the Arts (\$10,000), and ticket sales (\$9,000).

Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)

41,000.00

Description

accounting

Amount

3,000.00

Description

facilities and equipment

Amount

10,500.00

Description

compensation

Amount

10,000.00

Description

music

Amount

5,000.00

Description

advertising

Amount

4,000.00

Description	insurance
Amount	1,500.00
Description	conferences, travel, meetings
Amount	1,500.00
Description	Misc
Amount	29,000.00
TOTAL EXPENDITURES	64,500.00
TOTAL DEFICIT FOR PROJECT OR ORGANIZATION	-23,500.00
Name of Organization	Rehoboth Concert Band
Applicant/Authorized Official	Stephen Bernhardt
Date	09/30/2026
I acknowledge and represent on behalf of the application organization that I have read and understand the Grant Program Guidelines and Affidavit of Understanding	Yes
I understand that, if awarded grant funding, I will be required to provide receipts and/or	Yes

**supporting
documentation
showing how the
funds were spent.
Failure to provide the
required
documentation may
result in ineligibility
for future grant
funding from Sussex
County.**

If you feel this is not a valid submission please log into D3Forms to update this submissions status.
Please feel free to email clientservices@d3corp.com with any questions.

To Be Introduced: 10/13/26

Council District 2: Mr. McCarron

Tax I.D. No.: 131-10.00-18.00

911 Address: 7006 Seashore Highway, Bridgeville

ORDINANCE NO. ____

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR SOLAR ARRAYS TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 42.35 ACRES, MORE OR LESS

WHEREAS, on the 21st day of August 2026, a Conditional Use application, denominated Conditional Use No. 2659, was filed on behalf of TPE DE SU53, LLC; and

WHEREAS, on the ____ day of _____ 2027, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and said Planning and Zoning Commission recommended that Conditional Use No. 2659 be _____; and

WHEREAS, on the ____ day of _____ 2027, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County determined, based on the findings of facts, that said conditional use is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County, and that the conditional use is for the general convenience and welfare of the inhabitants of Sussex County.

NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. That Chapter 115, Article IV, Subsections 115-22, Code of Sussex County, be amended by adding the designation of Conditional Use No. 2659 as it applies to the property hereinafter described.

Section 2. The subject property is described as follows:

ALL that certain tract, piece, or parcel of land, lying and being situate in Sussex County, Delaware, and lying on the south side of Seashore Highway (Route 404), approximately 0.19 acre north of Ray Road (S.C.R. 563), and being more particularly described in the attached legal description prepared by Gordon, Fournaris & Mammarella, P.A. said parcel containing 42.35 acres, more or less.

This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.

To Be Introduced: 10/13/26

Council District 5: Mr. Rieley

Tax I.D. No.: 133-6.00-154.00

911 Address: 25207 DuPont Highway, Georgetown

ORDINANCE NO. ____

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A TIRE REPAIR SHOP TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 0.99 ACRE, MORE OR LESS

WHEREAS, on the 19th day of November 2024, a Conditional Use application, denominated Conditional Use No. 2566 was filed on behalf of Ismail Sen; and

WHEREAS, on the ____ day of _____ 2027, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and said Planning and Zoning Commission recommended that Conditional Use No. 2566 be _____; and

WHEREAS, on the ____ day of _____ 2027, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County determined, based on the findings of facts, that said conditional use is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County, and that the conditional use is for the general convenience and welfare of the inhabitants of Sussex County.

NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. That Chapter 115, Article IV, Subsections 115-22, Code of Sussex County, be amended by adding the designation of Conditional Use No. 2566 as it applies to the property hereinafter described.

Section 2. The subject property is described as follows:

ALL that certain tract, piece, or parcel of land, lying and being situate in Dagsboro Hundred, Sussex County, Delaware, and lying on the east side of Dupont Highway (Route 113), approximately 230 feet south of Governor Stockley Road (S.C.R. 432), and being more particularly described in the attached legal description prepared by Bonnie M. Benson, P.A. said parcel containing 0.9871 acres, more or less.

This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.

To Be Introduced: 10/13/26

Council District 4: Mr. Hudson

Tax I.D. No.: 134-7.00-159.01

911 Address: 30177 Irons Lane, Dagsboro

ORDINANCE NO. ____

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR TRUCKING BUSINESS WITH ON SITE PARKING AND EQUIPMENT STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 1.00 ACRE, MORE OR LESS

WHEREAS, on the 17th day of January 2025, a Conditional Use application, denominated Conditional Use No. 2572, was filed on behalf of Gregory A. Hitchens; and

WHEREAS, on the ____ day of _____ 2027, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County, and said Planning and Zoning Commission recommended that Conditional Use No. 2572 be _____; and

WHEREAS, on the ____ day of _____ 2027, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County determined, based on the findings of facts, that said conditional use is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County, and that the conditional use is for the general convenience and welfare of the inhabitants of Sussex County.

NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. That Chapter 115, Article IV, Subsections 115-22, Code of Sussex County, be amended by adding the designation of Conditional Use No. 2572 as it applies to the property hereinafter described.

Section 2. The subject property is described as follows:

ALL that certain tract, piece, or parcel of land, lying and being situate in Baltimore Hundred, Sussex County, Delaware, and lying on the east side of Irons Lane (S.C.R. 348), approximately 0.27 mile north of Holts Landing Road (S.C.R. 346), and being more particularly described in the attached legal description prepared by D. Stephen Parsons, P.A. said parcel containing 1.0 acre, more or less.

This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.

To Be Introduced: 10/13/26

Council District 2: Mr. McCarron

Tax I.D. No.: 331-2.00-18.20

911 Address: N/A

ORDINANCE NO. ____

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN INDOOR ATHLETIC FIELD AS AN EXPANSION OF CU 2584 (ORDINANCE NO. 4013) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 4.59 ACRES, MORE OR LESS

WHEREAS, on the 5th day of January 2026, a Conditional Use application, denominated Conditional Use No. 2632, was filed on behalf of Agustin Pacheco-Quillen, and

WHEREAS, on the ____ day of _____ 2026, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and said Planning and Zoning Commission recommended that Conditional Use No. 2632 be _____; and

WHEREAS, on the ____ day of _____ 2027, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County determined, based on the findings of facts, that said conditional use is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County, and that the conditional use is for the general convenience and welfare of the inhabitants of Sussex County.

NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. That Chapter 115, Article V, Subsections 115-22, Code of Sussex County, be amended by adding the designation of Conditional Use No. 2632 as it applies to the property hereinafter described.

Section 2. The subject property is described as follows:

ALL that certain tract, piece, or parcel of land, lying and being situate in Sussex County, Delaware, and lying on the west side of Camp Road (S.C.R. 532), approximately 0.35 mile south of Cannon Road (Rt. 18), and being more particularly described in the attached legal description prepared by Tunnell & Raysor, P.A. said parcel containing 4.59 acres, more or less.

This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.

BRANDY BENNETT NAUMAN
DIRECTOR OF COMMUNITY
DEVELOPMENT & HOUSING
(302) 855-7777 T
(302) 854-5397 F
bnauman@sussexcountype.gov



Sussex County
DELAWARE
sussexcountype.gov

MEMORANDUM

TO: Sussex County Council
The Honorable Douglas B. Hudson, President
The Honorable John L. Rieley, Vice President
The Honorable Jane Gruenebaum
The Honorable Matt Lloyd
The Honorable Steve C. McCarron
Todd F. Lawson, County Administrator

FROM: Brandy B. Nauman, Community Development & Housing

RE: **FY2026 Community Development Block Grant Application**

DATE: October 8, 2026

During Tuesday's County Council meeting, I will be presenting Sussex County's Community Development Block Grant (CDBG) application request for the FY2026 CDBG grant year, along with the proposed Target Area request supporting that application. I am requesting Council's approval of both the Target Area request and the submission of the application to the Delaware State Housing Authority (DSHA).

The Community Development & Housing Department has held public hearings as the towns/cities identified in the proposed application request, and the projects associated with each town/city represent their individual application requests. The public hearing before Council will also serve as the public hearing documenting the Target Area request, as required by the FY2026 CDBG Program Guidelines.

I have consulted with and received approval from the Sussex County Community Development Advisory Committee for the submission of this application request and the Target Area request.

Attached are two (2) required Resolutions for your consideration, as well as the proposed application request and the Target Area request.

Please do not hesitate to contact me with any questions. Thank you.

Thank you.



STATE OF DELAWARE
 DELAWARE STATE HOUSING AUTHORITY
DELAWARE CDBG PROGRAM - PROJECT COST SUMMARY
 SUSSEX COUNTY

Contract Period - From: January 1, 2027 To: December 30, 2028

Summary of Program Activities

Amount of Source

	CDBG PROGRAM FUNDS	LOCAL FUNDS	OTHER FUNDS	TOTAL
I. PROGRAM ACTIVITIES				
C. Bridgeville - (4) Rehab	\$80,000	\$0	\$0	\$80,000
D. Delmar - (4) Rehab	\$80,000	\$0	\$0	\$80,000
F. Frankford - (4) Rehab	\$80,000	\$0	\$0	\$80,000
G. Laurel - (6) Rehab	\$120,000	\$0	\$0	\$120,000
H. Milford - (4) Rehab	\$80,000	\$0	\$0	\$80,000
I. Millsboro - (4) Rehab	\$80,000	\$0	\$0	\$80,000
J. Milton - (4) Rehab	\$80,000	\$0	\$0	\$80,000
K. Seaford - (6) Rehab	\$120,000	\$0	\$0	\$120,000
M. Concord - (4) Rehab	\$80,000	\$0	\$0	\$80,000
N. Cedar Creek - (4) Rehab	\$80,000	\$0	\$0	\$80,000
O. Diamond Acres - (4) Rehab	\$80,000	\$0	\$0	\$80,000
P. Mount Joy - (4) Rehab	\$80,000	\$0	\$0	\$80,000
Q. Scattered Rehab - (55) Rehab	\$762,500	\$0	\$0	\$762,500
TOTAL MUNICIPALITIES REQUEST	\$720,000	\$0	\$0	\$720,000
TOTAL COUNTY REQUEST	\$1,082,500	\$0	\$0	\$1,082,500
TOTAL PROGRAM ACTIVITY COST	\$1,802,500.00	\$0.00	\$0.00	\$1,802,500.00
II. ADMINISTRATION				
A. Salaries	\$19,306.00	\$148,000.00	\$0.00	\$167,306.00
B. Other Employment Costs	\$200,000.00	\$71,306.00	\$0.00	\$271,306.00
C. Travel	\$0.00	\$0.00	\$0.00	\$0.00
D. Contractual Services	\$0.00	\$0.00	\$0.00	\$0.00
E. Supplies & Materials	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL ADMINISTRATIVE COSTS	\$219,306.00	\$219,306.00	\$0.00	\$438,612.00
III. TOTAL PROGRAM COSTS	\$2,021,806.00	\$219,306.00	\$0.00	\$2,241,112.00

* Denotes Cash Match

** Denotes In-kind Match

RESOLUTION
AFFIRMATIVELY FURTHERING FAIR HOUSING

WHEREAS Sussex County Council recognizes the importance of fair housing for the citizens of Sussex County; and

WHEREAS, the Sussex County Council supports the goals of the Federal Fair Housing Law,

NOW THEREFORE, BE IT RESOLVED, that the Sussex County Council heartily encourages all parties involved in the renting, selling or financing of housing in Sussex County to ensure that no person shall, on the grounds of race, color, national origin, religion, creed, sex, marital status, familial status, age, sexual orientation, source of income or disability be discriminated against or denied a fair and equal opportunity to housing.

AND BE IT FURTHER RESOLVED that the Sussex County Council take meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

AND BE IT FURTHER RESOLVED that the Sussex County Council, when acting as administrator of a Community Development Block Grant, is hereby authorized to take such actions as deemed necessary to affirmatively further fair housing in connection with the said Community Development Block Grant, in accordance with Section 104(b)(2) of the Housing and Community Development Act of 1974, as amended.

AND BE IT FURTHER RESOLVED that the Sussex County Council agrees to participate in fair housing planning by cooperating in any analysis to identify impediments to fair housing choice within the jurisdiction, taking appropriate actions to overcome the effects of any impediments identified through that analysis, maintaining records reflecting the analysis and actions in this regard, and complying with the fair housing monitoring and reporting requirements of the Delaware State Housing Authority.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF RESOLUTION NO. R ADOPTED BY THE SUSSEX COUNTY COUNCIL ON THE 13TH DAY OF OCTOBER 2026.

ATTEST: _____

TRACY N. TORBERT
CLERK OF THE COUNTY COUNCIL

CITIZEN PARTICIPATION
CERTIFICATE OF ASSURANCE

It is hereby assured and certified to the Delaware State Housing Authority that Sussex County, Delaware has met the citizen participation requirements of Attachment C(c), Certifications by Applicants, of the FY2026 Delaware Community Development Block Grant Program Guidelines and the Delaware CDBG Citizen Participation Plan dated July 17, 2017, and that Sussex County has:

- (1) made available information concerning the amount of funds that may be applied for;
- (2) made known the range of activities that may be undertaken with these funds;
- (3) made known the fact that more applications will be submitted to the State of Delaware than can be funded;
- (4) outlined the processes to be followed in soliciting and responding to the views and proposals of citizens, communities, nonprofit agencies, and others in a timely manner; and
- (5) provided a summary of other important program requirements.

Sussex County has provided citizens with reasonable access to records on the past use of CDBG funds and has afforded citizens the opportunity to comment on the County's past performance under the CDBG Program.

Sussex County has obtained the review and comment of the Sussex County Community Development Advisory Committee, as required by the Delaware CDBG Citizen Participation Plan dated July 17, 2017, and Section 508 of the Housing and Community Development Act of 1987.

The Sussex County Council has held a public hearing on October 13, 2026, pursuant to advertisement in a publication of general local circulation, with required notice for all citizens, including low and moderate-income persons, to have an opportunity to present their views and proposals, including the proposed Target Area request(s).

The Sussex County Council has, by resolution and after one public hearing, endorsed this application and the proposed Target Area request(s).

ATTEST:

SUSSEX COUNTY COUNCIL

Todd F. Lawson
County Administrator

RESOLUTION NO. R
AUTHORIZATION TO SUBMIT APPLICATIONS AND APPROVAL OF TARGET
AREA REQUEST(S)

BE IT KNOWN, The Sussex County Council resolves to apply for Community Development funds from the Delaware State Housing Authority in accordance with appropriate regulations governing Community Development Block Grants for the State of Delaware Community Development Block Grant Program and the FY2026 Delaware Community Development Block Grant Program Guidelines; and

WHEREAS, the County Administrator, Todd F. Lawson, is hereby authorized to certify that matching funds in excess of \$250,000.00 will be made available upon the approval by the Delaware State Housing Authority.

BE IT FURTHER RESOLVED by the Sussex County Council that Todd F. Lawson, County Administrator, is hereby authorized to submit the Fiscal Year 2026 Community Development Block Grant applications with all understandings and assurances contained therein to the Delaware State Housing Authority, to act in connection with the submission of the applications, and to provide such additional information as may be required.

BE IT FURTHER RESOLVED by the Sussex County Council that, following the public hearing held on October 13, 2026, the Council hereby approves the Target Area request(s) described in the Fiscal Year 2026 Community Development Block Grant applications and authorizes Todd F. Lawson, County Administrator, to submit the Target Area request(s), together with proof of the public hearing, to the Delaware State Housing Authority.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF
RESOLUTION NO. R PASSED BY THE SUSSEX COUNTY COUNCIL ON THE
13TH DAY OF OCTOBER 2026.

TRACY N. TORBERT
CLERK OF THE COUNTY COUNCIL



Memorandum

To: Sussex County Council
The Honorable Douglas B. Hudson
The Honorable Jane Gruenebaum
The Honorable Matt Lloyd
The Honorable Steve McCarron
The Honorable John L. Rieley

From: Jamie Whitehouse, AICP, Director of Planning & Zoning

CC: Everett Moore, County Attorney

Date: October 9, 2026

RE: County Council Report for C/U 2529 filed on behalf of Jaime & Darren Hooks

The Planning and Zoning Department received an application (C/U 2529 filed on behalf of Jaime & Darren Hooks) for a mechanic repair business, office, material and equipment storage in an AR-1 Agricultural Residential Zoning District at Tax Parcel 432-7.00-28.05 & 432-7.00-28.03. The property is located at 7119 Airport Road, Laurel. The parcel size is 4.29 ac. +/-

The Planning & Zoning Commission held a Public Hearing on the application on September 2, 2026. At the meeting of October 7, 2026, the Planning & Zoning Commission recommended approval of the application for the 6 reasons of approval and subject to the 13 recommended conditions of approval as outlined within the motion (copied below).

Below are the minutes from the Planning & Zoning Commission meeting on September 2, 2026, and October 7, 2026.

Minutes of the September 2, 2026, Planning & Zoning Commission Meeting

C/U 2529 Jamie & Darren Hooks

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A MECHANIC REPAIR BUSINESS, OFFICE, MATERIAL AND EQUIPMENT STORAGE TO BE LOCATED ON CERTAIN PARCELS OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 4.29 ACRES, MORE OR LESS. The properties are lying on the north side of Airport Road (S.C.R. 494), approximately 600 feet east of Old Hickory Road (S.C.R. 497). 911 Address: 7119 Airport Road, Laurel. Tax Map Parcels: 432-7.00-28.05 & 432-7.00-28.04 (P/O).

Mr. Whitehouse advised the Commission that submitted into the record were the Conditional Use Site Plan, the Applicant's exhibits, the DelDOT Service Level Evaluation Response Letter, the Staff Analysis Report, and a letter received from the Sussex County Engineering Department's Utility Planning Division. Mr. Whitehouse advised the Commission that no public comment had been received for the application.

The Commission found that Ms. Jamie Hooks spoke on behalf of her application. Mrs. Hooks stated that the use would operate from Monday through Friday, with occasional Saturdays; that most of their drivers arrive to the site around 6:00 a.m. and return to the site around 6:00 p.m.; that they had a sweeper truck, and occasionally needed emergency services for it; that because of this, their drivers may be required to arrive at different times and currently they had three employees.

Madam Chair Wingate questioned whether the application was related to a Notice of Violation.

Mr. Whitehouse stated that no Sussex County Notice of Violation had been served.

Mr. Allen questioned what type of business was being performed at the current time and questioned whether there was a mechanic repair business on the site.

Ms. Hooks stated that they currently had dump trucks and one sweeper truck for the purpose of hauling material from locations for mostly commercial clients., and that they perform their own repairs on their own vehicles, which was performed in their own shop, and that they did not provide any outside mechanic repairs.

Mr. Passwaters questioned whether the hauled material was stored on the site or whether it was dropped off to another location, with the trucks returning empty to the site.

Mrs. Hooks stated that occasionally they did have material at the site; that it would depend on their current job; that they do perform some residential work, which sometimes require a small amount of material that they haul to the site; that most of the of time, they go to pit or stone yards, pick up their material to take to their job locations, and the material was loaded with a skid steer.

Mr. Passwaters questioned whether the entire dump truck could fit inside the shop when repairs were performed, whether the three employees left their personal vehicles on the site during the day, and the proposed hours of operation.

Mrs. Hooks stated that the entire dump truck could fit in the shop for repair; that the three employees arrive to the site, leaving their person vehicles at the site until return at the end of the day, at which time they leave the site in their personal vehicle, and that the proposed hours of operation were 7:00 a.m. to 6:00 p.m., Monday through Friday, with occasional Saturdays allowing for emergency sweeping or whatever may be needed.

Mr. Allen questioned whether Mr. and Mrs. Hooks resided in the house on the site and whether the gas tanks were propane tanks.

Mrs. Hooks stated that they currently had a house on the site, however, they had a house fire and currently were not residing in the dwelling on the site as it was currently under construction due to fire; that they hoped to be back into the dwelling on the site by November 2026, and that the tanks had been removed.

Mr. Collins questioned whether the bar and pool reflected on the site were part of the requested Conditional Use.

Mrs. Hooks stated that the bar was built by her husband and was for their personal use only, not to be related to the requested Conditional Use.

Mr. Pettyjohn stated that it appeared that the driveway crossed over the boundary line onto the neighboring property.

Mrs. Hooks stated that there were three neighboring properties, being to the left and right of the site that were all owned by her parents; that the driveway was intended to be a right of way when the house was first built in 2005, and her parents do not plan to sell their property, until they are able to eventually purchase the property from her parents.

Madam Chair Wingate stated that the driveway would need to be cleaned up before the Commission could approve the Final Site Plan.

Mr. Whitehouse questioned what a piece of equipment was, that was shown on an aerial photo, and whether it was related to the proposed business.

Mrs. Hooks stated that the equipment shown was a top-soil screener and was currently up for sale as they were currently downsizing their company.

Madam Chair Wingate questioned whether anything was being processed on the site, such as mulch or grinding.

Mrs. Hooks stated that no processing was taking place on the site, aside from the top-soil screener that they were selling.

Mr. Pettyjohn questioned whether they would continue to use the top-soil screener until it was sold.

Madam Chair Wingate stated that they could not use the top-soil screener, as they did not have approval for that proposed use, and that use was not listed as part of the Conditional Use application.

Madam Chair Wingate questioned what materials would be stored on the site, whether storage bins would be located on the site, and how oil and chemical waste was handled when performing service on the trucks.

Mrs. Hooks stated that they would store stone, fill dirt, and topsoil on the site; that they did not have any storage bins on the site;

Mr. Darren Hooks spoke on behalf of his application. Mr. Hooks stated that the oil goes into a 300-gallon tote; that once the tote was full it would get removed off the site; that generally people come to pick it up and would use it for oil heat; that they fuel tanks had been removed and they fueled up at fuel stations.

Madam Chair Wingate questioned whether a business sign was being requested, and whether there were any other or similar businesses within the surrounding area.

Mrs. Hooks stated that no, they were not requesting a business sign as part of the Conditional Use; that there was a farm around the corner along Old Hickory Road, and they mostly were surrounded by existing farms.

Mr. Passwaters questioned whether there was exterior lighting around the pole building.

Mr. Hooks stated yes that they did have exterior lighting around the pole building.

The Commission found that there was no one present who wished to speak in support of or in opposition to the application.

Upon there being no further questions, Madam Chair Wingate closed the public hearing.

At the conclusion of the public hearing, the Commission discussed the Application.

In relation to C/U 2529 Jamie & Darren Hooks. Motion by Mr. Allen to defer action for further consideration, seconded by Mr. Passwaters, and carried unanimously. Motion carried 5-0.

Minutes of the October 7, 2026, Planning & Zoning Commission Meeting

The Commission discussed the application which had been deferred since September 2, 2026.

Mr. Allen moved that the Commission recommend approval for Conditional Use No. 2529 for Jaime & Darren Hooks for a conditional use for a mechanic repair business office, material and equipment storage based upon the record made during the Public Hearing and for the following reasons:

1. The property where this use is located is zoned AR-1, and it will operate out of an existing building on the site and the adjacent area.
2. This business in this location benefits the health, safety and welfare of Sussex County residents, businesses and the agricultural community.
3. Aside from routine maintenance of the equipment, all operations occur off-site, and no retail or similar uses will occur on-site. As a result, this use will not generate excessive amounts of traffic.

4. The property is surrounded by properties owned by the Applicant and their family.
5. The use will not adversely affect neighboring properties or roadways.
6. No parties appeared in opposition to this application.
7. This recommendation is subject to the following conditions:
 - A. The use shall be limited to a mechanic repair business office, material and equipment storage. No retail sales shall occur from the site.
 - B. All equipment and vehicle maintenance shall occur inside of the approved buildings on the property. In addition, there shall not be any outside storage of any chemicals associated with the use.
 - C. The Applicant has stated that relatively small amounts of materials on the site are associated with the use. The areas for this material storage shall be shown on the Final Site Plan.
 - D. It appears that there are several encroachments onto the adjoining property to the west of this site, including the access driveway and areas where materials and equipment are currently located. The driveway shall either be relocated entirely on the Applicant's property, or the Applicant shall draft and record a shared access and maintenance agreement for the driveway with the owners of Parcel 28.04 along the western boundary. In addition, all materials and equipment associated with the use must be removed from Parcel 28.04. Both of these requirements shall be complied with and verified by staff prior to approval of the Final Site Plan.
 - E. The required parking shall be depicted on the Final Site Plan and clearly marked on the site itself along with the parking areas for trucks, vehicles, trailers, and equipment within the site.
 - F. All outdoor lighting associated with this use shall be screened and shielded so that it does not shine on neighboring properties or roadways.
 - G. One lighted sign shall be permitted. It shall not be any larger than 32-square feet on each side.
 - H. The hours of operation shall be between 6:00 a.m. and 6:00 p.m., with additional hours in emergency situations.
 - I. Any dumpsters shall be screened from view of neighboring properties and roadways.
 - J. The Applicant shall comply with any requirements of the Sussex Conservation District regarding stormwater management and drainage.
 - K. The Applicant shall comply with any DelDOT entrance or roadway improvement requirements.
 - L. The failure to comply with any of these conditions of approval may be grounds for termination of this Conditional Use.
 - M. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.

Motion by Mr. Allen, seconded by Mr. Collins, and carried unanimously to recommend approval of C/U 2529 Jaime & Darren Hooks for the reasons and the conditions stated in the motion.
Motion carried 4-0.

Vote by roll call: Mr. Pettyjohn – yea, Mr. Collins – yea, Mr. Allen – yea, Madam Chair Wingate - yea

PLANNING & ZONING COMMISSION

HOLLY J. WINGATE, CHAIR
JEFF ALLEN
G. SCOTT COLLINS
JOHN PASSWATERS
DAVID PETTYJOHN



Sussex County

DELAWARE
SUSSEXCOUNTYDE.GOV
302-855-7878

JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: September 2, 2026

Sussex County Council Public Hearing Date: October 13, 2026

Application: CU 2529

Applicant: Jaime & Darren Hooks
7119 Airport Road
Laurel, DE 19956

Owner: Jaime & Darren Hooks
7119 Airport Road
Laurel, DE 19956

Site Location: Located on the north side of Airport Road (S.C.R. 494), approximately 600 feet east of Old Hickory Road (S.C.R. 497).

Current Zoning: Agricultural Residential (AR-1) Zoning District

Proposed Use: Mechanic Repair Business

Comprehensive Land
Use Plan Reference: Low Density

Councilmanic
District: District 1 - Mr. Lloyd

School District: Laurel School District

Fire District: Laurel Fire Department

Sewer: Private Septic

Water: Tidewater

Site Area: 4.29-acre(s) +/-

Tax Map ID.: 432-7.00-28.05 & 432-7.00-28.04 (P/O)





Memorandum

To: Sussex County Planning Commission Members
From: Ann Lepore, Planner I
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant
Date: August 26, 2026
RE: Staff Analysis for C/U 2529 Jaime & Darren Hooks

This memo is to provide background and analysis for the Planning Commission to consider as a part of Application C/U 2529 Jaime & Darren Hooks to be reviewed during the September 2, 2026, Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

Please note that the following staff analysis is for informational purposes only and does not prejudice any decision that the Sussex County Planning & Zoning Commission or Sussex County Council may wish to make as part of any Application submitted to the Department.

Tax Parcel ID: 432-7.00-28.05 & 28.04 (P/O)

Proposal: The request is for a Conditional Use for Tax Parcel 432-7.00-28.05 & 28.04 to allow for a Mechanic Repair Business, Office, Material and Equipment Storage to be located on parcels lying on the north side of Airport Road (S.C.R. 494), approximately 600 feet east of Old Hickory Road (S.C.R. 497). The parcel is comprised of 4.29 acres +/-.

Zoning: The Parcels are zoned Agricultural Residential (AR-1) District. The adjacent parcels to the east, north, west, and south are zoned Agricultural Residential (AR-1) District.

Future Land Use Map Designation w/in Comprehensive Plan: Low Density Area

Applicability to Comprehensive Plan: The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the subject property is designated as a Rural Area and has a land use designation of "Low Density Area." All surrounding properties to the north, south, east, and west of the subject site contain the Future Land Use Map designation of "Low Density Area".

As outlined in the 2018 Sussex County Comprehensive Plan, Low Density Areas are areas that the County envisions as "a predominantly rural landscape where farming co-exists with appropriate residential uses and permanently preserved property" (Sussex County Comprehensive Plan, 4-18).

The Plan also notes that commercial uses "should be limited in their location, size and hours of operation" and "more intense commercial uses should be avoided" and commercial uses "may be appropriate depending on surrounding uses" (Sussex County Comprehensive Plan, 4-19).

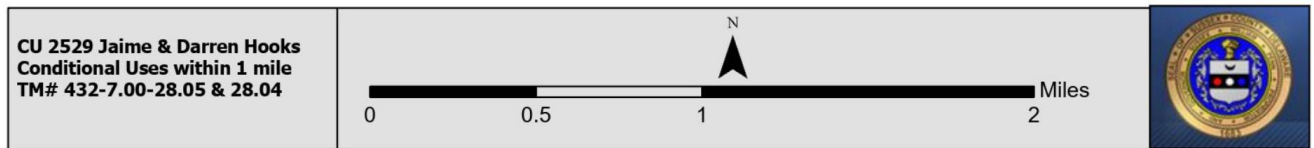
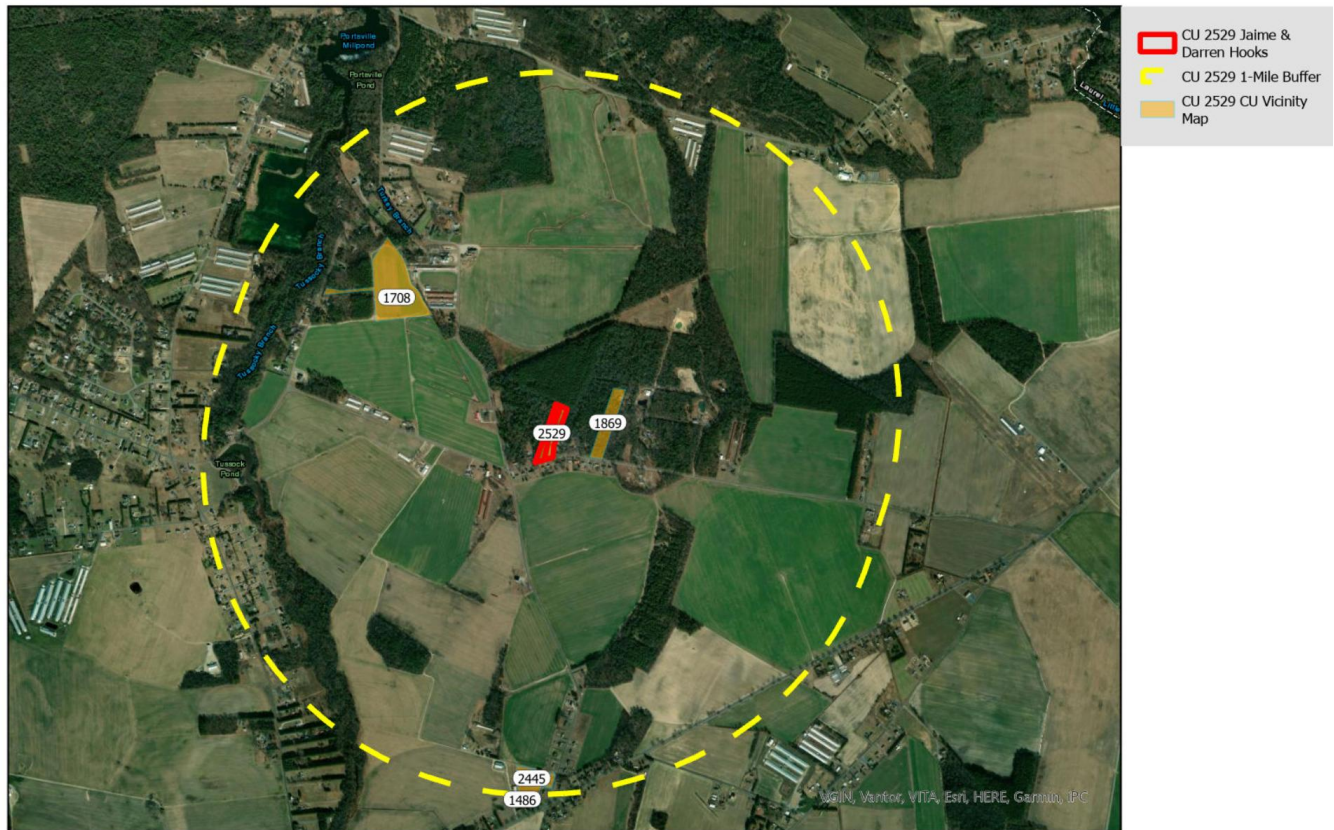
Further Site Considerations:

- **Density:** N/A
- **Open Space Provisions:** N/A
- **Agricultural Areas:** The site is within the vicinity of active agricultural lands.
- **Interconnectivity:** N/A
- **Transportation Improvement District (TID):** The parcels are not within the Henlopen Transportation Improvement District.
- **Forested Areas:** N/A
- **Wetlands Buffers/Waterways:** N/A
- **Other Site Considerations (ie: Flood Zones, Tax Ditches, Groundwater Recharge Potential, etc.):** N/A

Based on the analysis of the land use, surrounding zoning and uses, a Conditional Use Application to allow for a Mechanic Repair Business, Office, Material and Equipment Storage, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

Existing Conditional Uses within the Vicinity of the Subject Site: Since 1970, there have been five (5) Conditional Use applications within a 1-mile radius of the application site.

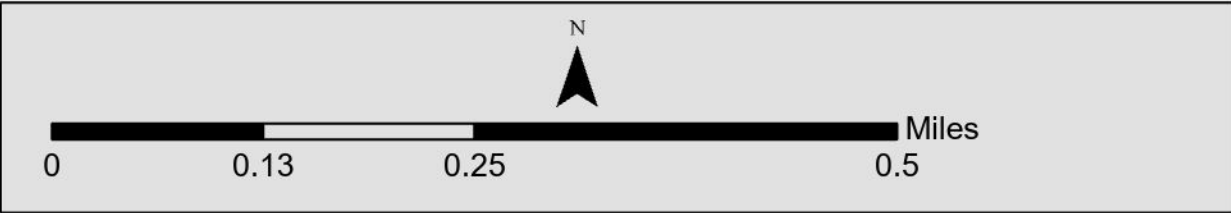
CU No.	APPLICANT	Tax Parcel #	Current Zoning	Proposed Use	CC Date	CC Decision
1486	Alton D. White	432-11.00-40.03	AR-1	Parts/frames for race cars	5/6/2003	Approved
1708	Lisa Phillips, Trustee	432-7.00-38.12	AR-1	Borrow Pit/Pond Reclamation	12/12/2007	Approved
1869	John & Nicole Scott	432-7.00-25.08	AR-1	Multi-family	1/17/2012	Denied
2445	Deihm's Trucking	432-11.00-40.03	AR-1	Truck Storage & Office	5/7/2024	Approved
2529	Jaime & Darren Hooks	432-7.00-28.05	AR-1	Mechanic Repair shop, Outdoor Equipment Storage, Office & Parking		Pending





 CU 2529 Jaime & Darren Hooks

CU 2529 Jaime & Darren Hooks
Aerial Map
Tax Map No. 432-7.00-28.05 & 28.04

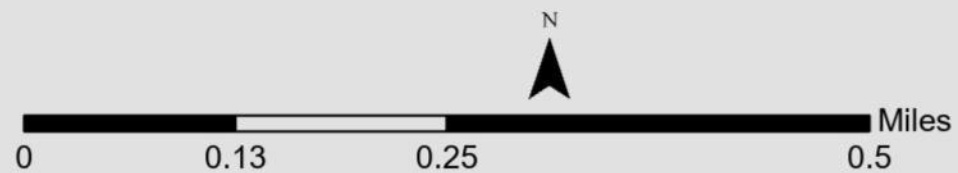




 CU 2529 Jaime &
Darren Hooks

Esri Community Maps Contributors, Delaware FirstMap, VGIN, © OpenStreetMap,
Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,
EPA, NPS, US Census Bureau, USDA, USFWS

CU 2529 Jaime & Darren Hooks
Street Map
Tax Map No. 432-7.00-28.05 & 28.04





- CU 2529 Jaime & Darren Hooks**
- Zoning**
- Agricultural Residential - AR-1
 - Agricultural Residential - AR-2
 - Medium Residential - MR
 - General Residential - GR
 - High Density Residential - HR-1
 - High Density Residential - HR-2
 - Vacation, Retire, Resident - VRP
 - Commercial Residential - CR-1
 - Institutional - I-1
 - Marine - M
 - Limited Industrial - LI-1
 - Light Industrial - LI-2
 - Heavy Industrial - HI-1
 - C1: General Commercial
 - C2: Medium Commercial
 - C3: Heavy Commercial
 - C4: Planned Commercial
 - C5: Service/Limited Manufacturing
 - B-1: Neighborhood Business
 - B-2: Business Community District
 - B-3: Business Research

CU 2529 Jaime & Darren Hooks
Zoning Map
Tax Map No. 432-7.00-28.05 & 28.04



Introduced: 2/11/25

**Council District 1: Mr. Lloyd
Tax I.D. No.: 432-7.00-28.05
911 Address: 7119 Airport Road, Laurel**

ORDINANCE NO. ____

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A MECHANIC REPAIR BUSINESS, OFFICE, AND MATERIAL STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LITTLE CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 2.25 ACRES, MORE OR LESS

WHEREAS, on the 2nd day of May 2024, a Conditional Use application, denominated Conditional Use No. 2529 was filed on behalf of Jaime & Darren Hooks; and

WHEREAS, on the ____ day of _____ 2025, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and said Planning and Zoning Commission recommended that Conditional Use No. 2529 be _____; and

WHEREAS, on the ____ day of _____ 2025, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County determined, based on the findings of facts, that said conditional use is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County, and that the conditional use is for the general convenience and welfare of the inhabitants of Sussex County.

NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. That Chapter 115, Article IV, Subsections 115-22, Code of Sussex County, be amended by adding the designation of Conditional Use No. 2529 as it applies to the property hereinafter described.

Section 2. The subject property is described as follows:

ALL that certain tract, piece, or parcel of land, lying and being situate in Little Creek Hundred, Sussex County, Delaware, and lying on the north side of Airport Road (S.C.R. 494), approximately 600 feet east of Old Hickory Road (S.C.R. 497), and being more particularly described in the attached legal description prepared by Moore & Rutt, P.A. said parcel containing 2.25 acres, more or less.

This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.



Memorandum

To: Sussex County Council
The Honorable Douglas B. Hudson
The Honorable Jane Gruenebaum
The Honorable Matt Lloyd
The Honorable Steve McCarron
The Honorable John L. Rieley

From: Jamie Whitehouse, AICP, Director of Planning & Zoning

CC: Everett Moore, County Attorney

Date: October 9, 2026

RE: County Council Report for C/U 2573 filed on behalf of Total Landscaping, Inc.

The Planning and Zoning Department received an application (C/U 2573 filed on behalf of Total Landscaping, Inc.) for a landscaping business with employee parking and equipment storage in an AR-1 Agricultural Residential Zoning District at Tax Parcel 234-2.00-2.01. The property is located at 19024 Beaver Dam Road, Lewes. The parcel size is 1.16 ac. +/-

The Planning & Zoning Commission held a Public Hearing on the application on September 2, 2026. At the meeting of September 16, 2026, the Planning & Zoning Commission recommended approval of the application for the 7 reasons of approval and subject to the 13 recommended conditions of approval as outlined within the motion (copied below).

Below are the minutes from the Planning & Zoning Commission meeting on September 2, 2026, and September 16, 2026.

Minutes of the September 2, 2026, Planning & Zoning Commission Meeting

C/U 2573 Total Package Landscaping, Inc.

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A LANDSCAPING BUSINESS WITH EMPLOYEE PARKING AND EQUIPMENT STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 1.16 ACRES, MORE OR LESS. The property lying on the west side of Beaver Dam Road (Rt. 23), approximately 0.14-mile north of Kendale Road (S.C.R. 287). 911 Address: 19024 Beaver Dam Road, Lewes. Tax Map Parcel: 234-2.00-2.01.



Mr. Whitehouse advised the Commission that submitted into the record were the Conditional Use Site Plan, the Applicant's photographs and exhibits, the Staff Analysis Report, the DelDOT Service Level Evaluation Response Letter, and letter received from the Sussex County Engineering Department's Utility Planning Division. Mr. Whitehouse advised the Commission that one written public comment letter had been received regarding the application.

The Commission found that Mr. Christopher Jefferis, property owner, spoke on behalf of his application. Mr. Jefferis stated that he used to reside at the property, but it was no longer his primary residence; that his business, Total Package Landscaping, remained located on the site, and the Conditional Use was requesting permission to keep his business at the site.

Madam Chair Wingate questioned what type of operation is performed on the site, what the hours of operation were, whether snow removal was provided, and the number of employees.

Mr. Jefferis stated that the hours of operation were Monday through Friday; that they arrive to the site at 7:00 a.m. and leave roughly within a half hour; that they returned to the site between 5:00 p.m. and 6:00 p.m., that he requested that the same hours be permitted for Saturdays for overtime; that no snow removal services were provided, and that he had five employees.

Mr. Collins questioned whether Mr. Jefferis intended to expand in the future with additional employees, if material was stored on the site, if so, how was the material stored, whether any chemicals or fuel were stored on the site, what type of vehicles were stored on the site and whether a business sign was being requested.

Mr. Jefferis stated that he planned to downsize the business, requesting to stay at five employees; that in the past he did paver work and used to have pavers delivered to the job sites; that if there were pavers left over, that material would come back to the site; that left over pavers are the material currently stored on the site; that otherwise, he purchased material at a supplier to use; that he did not store goods was ; that he was not a retailer; that no chemicals or fuel were stored on the site; that he had six dump trucks, five trailers; that all equipment was stored in the detached pole building or garages, and stated that a business sign was not being requested.

Mr. Pettyjohn questioned whether the leftover materials were brought back by Mr. Jefferis' employees or whether the materials were brought back by delivery.

Mr. Jefferis stated that if any material was left over, his employees would clean up and bring back the leftover material, and that he had no intention of having anything delivered from a second source.

Mr. Passwaters questioned whether debris, such as mulch or trimmings, were ever brought back from the site or were they dropped off at a waste yard.

Mr. Jefferis stated that he had dump trucks, which would fill up through the course of the day; that if the trucks were not full, the debris would remain in the truck until they were full, and that once the trucks were full, the debris would be dropped off to a waste facility.

Mr. Allen questioned whether retail sales were provided to customers for the leftover material.

Mr. Jefferis stated that he did not have retail sales on the site, and he would have a yard sale for excess products or would take it to Clean Cut, as they have a concrete disposal there.

Madam Chair Wingate questioned whether there were any other existing businesses within the area, whether maintenance of the trucks was performed on the site and whether fuel was stored on the site.

Mr. Jefferis stated that he did not know of any other businesses within the surrounding area and that no maintenance of vehicles was carried out on the site, as he had a mechanic and that no fuel was stored on the site.

The Commission found that there was no one present who wished to speak in support of the application, and one person present who wished to speak in opposition to the application.

Mr. Charles Mitchell, adjacent neighbor and Board Member of the Cardinal Grove Homeowners Association, spoke in opposition to the application with concerns regarding air quality, the unpleasant smell of exhaust fumes, potential negative impacts on the water quality from spills of gasoline or chemicals, the hazard that negative water quality would play on the nearby residents and animals, the potential load of the existing private septic system that could potentially contribute to bacteria, and the potential for larger buildings to be constructed, which could interfere with sight lines.

Mr. Jefferis spoke as part of his permitted five-minute rebuttal period. Mr. Jefferies stated that he tried to keep the trucks closest to the house as possible; that he recognized there was a community behind the site; that he did his best to avoid any spills, however he was not proposing a mechanic shop; that he was attempting to place a privacy fence; that he attempted not to run his truck for long periods of time, and he had a plug-in for the trucks to stay warm during the wintertime.

Mr. Collins questioned whether the existing home was being used for office space or being rented.

Mr. Jefferis stated that he had owned the property for 21 years; that he lived there for a short period, but no one had resided there in approximately 18 to 20 years.

Mr. Robertson questioned whether anyone would be using the bathroom facilities on the site and requested more information about the fence to the rear of the property.

Mr. Jefferis stated that his employees use the restroom at Wawa; that they are not on the site long enough to use the bathroom facility; that the dwelling had been winterized; that he did not use the property for residential purposes at all; that the fence was comprised of solid white vinyl; that it was about 6.5 feet in height; that it was installed for about 3/4th of the property, and then they implanted a buffer throughout the property when they found out the community was coming.

Upon there being no further questions, Madam Chair Wingate closed the public hearing.

At the conclusion of the public hearing, the Commission discussed the Application.

In relation to C/U 2573 Total Package Landscaping, Inc. Motion by Mr. Collins to defer action for further consideration, seconded by Mr. Pettyjohn and carried unanimously. Motion carried 5-0.

Minutes of the September 16, 2026, Planning & Zoning Commission Meeting

The Commission discussed the public hearing which had been deferred since September 2, 2026.

Mr. Collins moved that the Commission recommend approval of Conditional Use No. 2573 for Total Package Landscaping, Inc. for a landscaping business with employee parking and equipment storage based on the record made during the public hearing and for the following reasons:

1. The property is a 1.16-acre parcel of land. The conditional use area is primarily used for equipment storage and employee parking. The actual landscaping work occurs off site. There is very little storage of landscaping materials on the site. The Applicant has also stated that no deliveries will be made to the site, and no retail sales will occur at the site.
2. The site is located within the Coastal Area according to the Sussex County Comprehensive Plan. This type of use is appropriate within this Area.
3. The property is zoned AR-1 Agricultural Residential. The use of the property as a landscaping business is consistent with the underlying agricultural zoning of the property.
4. The use will not adversely affect area roadways or neighboring properties. DelDOT has stated that the traffic generated by this use will be “diminutive”.
5. This use will be a small landscaping company that provides a service to a variety of Sussex County residents and businesses. The use has a public or semi-public character that will benefit the residents and businesses of Sussex County.
6. Although there were concerns raised by a nearby resident about the business, there is no evidence that it will be disruptive to the use and enjoyment of neighboring property owners and residents. For example, concerns raised about diesel exhaust are largely coming from nearby roadways and intersections and not the limited use of this property.
7. Although the Applicant has stated that the home on the site is currently vacant, it will not be part of this use, so the property’s septic system is not affected by the use.
8. This recommendation is subject to the following conditions:
 - A. This use shall be limited to a landscaping business that performs off-site landscaping work. Equipment storage and parking related to that use shall be permitted.
 - B. No manufacturing shall occur on the site. This prohibition includes the shredding or grinding of any materials and also includes the dyeing of mulch or similar materials.
 - C. As stated by the Applicant, there shall not be any retail sales occurring from the site.
 - D. One unlighted sign, not to exceed 32 square feet per side, shall be permitted.
 - E. The hours of operation shall be limited to 7:00 a.m. through 6:00 p.m., Monday through Saturday. There shall not be any Sunday hours. The Applicant shall be able to operate beyond these hours on an as-needed basis for limited situations such as storm damage, cleanup and similar activities.
 - F. The Applicant shall comply with all DelDOT requirements, including any entrance or roadway improvements.

- G. As stated by the Applicant, a solid vinyl fence shall be installed or retained along the rear perimeter of the property along with a landscaped buffer. The location of both of these shall be shown on the Final Site Plan.
- H. No more than five (5) dump trucks and five (5) utility trailers shall be stored on the site at any one time. The Final Site Plan shall clearly show all areas for vehicle and equipment storage and parking, and these areas shall be clearly marked on the site itself. There shall not be any parking or storage within the property's setbacks.
- I. No vehicle repairs shall occur on the site.
- J. All materials associated with the use shall be stored in enclosed bins. The location of these bins shall be shown on the Final Site Plan.
- K. Any dumpsters associated with the use shall be screened so that they are not visible from nearby properties or roadways. The location of any dumpsters shall be shown on the Final Site Plan.
- L. Failure to comply with any of these conditions may be grounds for termination of the Conditional Use approval.
- M. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.

Motion by Mr. Collins, seconded by Mr. Passwaters and carried unanimously to recommend approval of C/U 2573 Total Package Landscaping, Inc. for the reasons and the conditions stated in the motion. Motion carried 5-0.

Vote by roll call: Mr. Prettyman – yea, Mr. Collins – yea, Mr. Passwaters – yea, Mr. Allen – yea, Madam Chair Wingate - yea

PLANNING & ZONING COMMISSION

HOLLY J. WINGATE, CHAIR
JEFF ALLEN
G. SCOTT COLLINS
JOHN PASSWATERS
DAVID PETTYJOHN



Sussex County

DELAWARE
SUSSEXCOUNTYDE.GOV
302-855-7878

JAMIE WHITEHOUSE, AICP MRTPI
PLANNING & ZONING DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: September 2, 2026

Sussex County Council Public Hearing Date: October 13, 2026

Application: CU 2573 Total Package Landscaping Inc.

Applicant: Total Package Landscaping Inc
19024 Beaver Dam Road
Lewes, DE 19958

Owner: Christopher D. Jefferis
26861 Johnson Road
Georgetown, DE 19947

Site Location: Located on the west side of Beaver Dam Road (S.C.R. 285)
approximately 0.14 mile north of Kendale Road (S.C.R. 287).

Current Zoning: Agricultural Residential (AR-1) Zoning District

Proposed Use: Landscaping Business

Comprehensive Land
Use Plan Reference: Low Density Area

Councilmanic
District: District 5 – Mr. Rieley

School District: Cape Henlopen School District

Fire District: Indian River Fire Company

Sewer: Private Septic

Water: Private Well

Site Area: 1.16-acre(s) +/-

Tax Map ID.: 234-2.00-2.01





Memorandum

To: Sussex County Planning Commission Members
From: Ms. Ann Lepore, Planner I
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant
Date: August 26, 2026
RE: Staff Analysis for C/U 2573 Total Package Landscaping Inc.

This memo is to provide background and analysis for the Planning Commission to consider as a part of Application C/U 2573 Total Package Landscaping Inc. to be reviewed during the September 2, 2026, Planning Commission Meeting. This analysis should be included in the record of this Application and is subject to comments and information that may be presented during the Public Hearing.

Please note that the following Staff Analysis is for informational purposes only and does not prejudice any decision that the Sussex County Planning & Zoning Commission or Sussex County Council may wish to make as part of any Application submitted to the Department.

Tax Parcel ID: 234-2.00-2.01

Proposal: The request is for a Conditional Use for Tax Parcel 234-2.00-2.01 to allow for a landscaping business to be located in an Agricultural Residential (AR-1) District. The property is lying on the west side of Beaver Dam Road (Rt. 23), approximately 0.14-mile north of Kendale Road (S.C.R. 287). The Parcel consists of 1.16 acres +/-.

Zoning: The Parcel is zoned Agricultural Residential (AR-1) District. The adjacent parcels to the east, north, west, and south are zoned Agricultural Residential (AR-1) District.

Future Land Use Map Designation w/in Comprehensive Plan: The subject property is located within the "Low Density Area" as outlined in the Sussex County's 2018 Comprehensive Plan.

Applicability to Comprehensive Plan: The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the subject property is designated as a Rural Area and has a land use designation of "Low Density Area." All adjacent properties to the north, south, and west of the subject site contain the Future Land Use Map designation of "Low Density Area" and the property to the east of the subject site on the opposite side of Beaver Dam Road contain the Future Land Use Map designation of "Coastal Area".

As outlined in the 2018 Sussex County Comprehensive Plan, Low Density Areas are areas that the County envisions as “a predominantly rural landscape where farming co-exists with appropriate residential uses and permanently preserved property” (Sussex County Comprehensive Plan, 4-18). The Plan also notes that commercial uses “should be limited in their location, size and hours of operation” and “more intense commercial uses should be avoided” and commercial uses “may be appropriate depending on surrounding uses” (Sussex County Comprehensive Plan, 4-19).

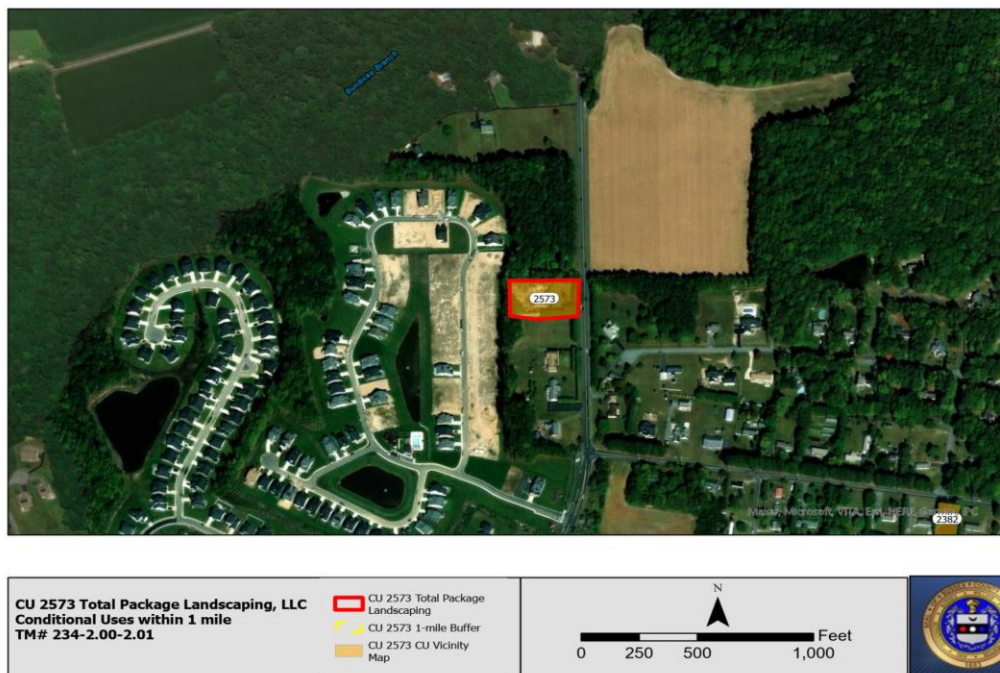
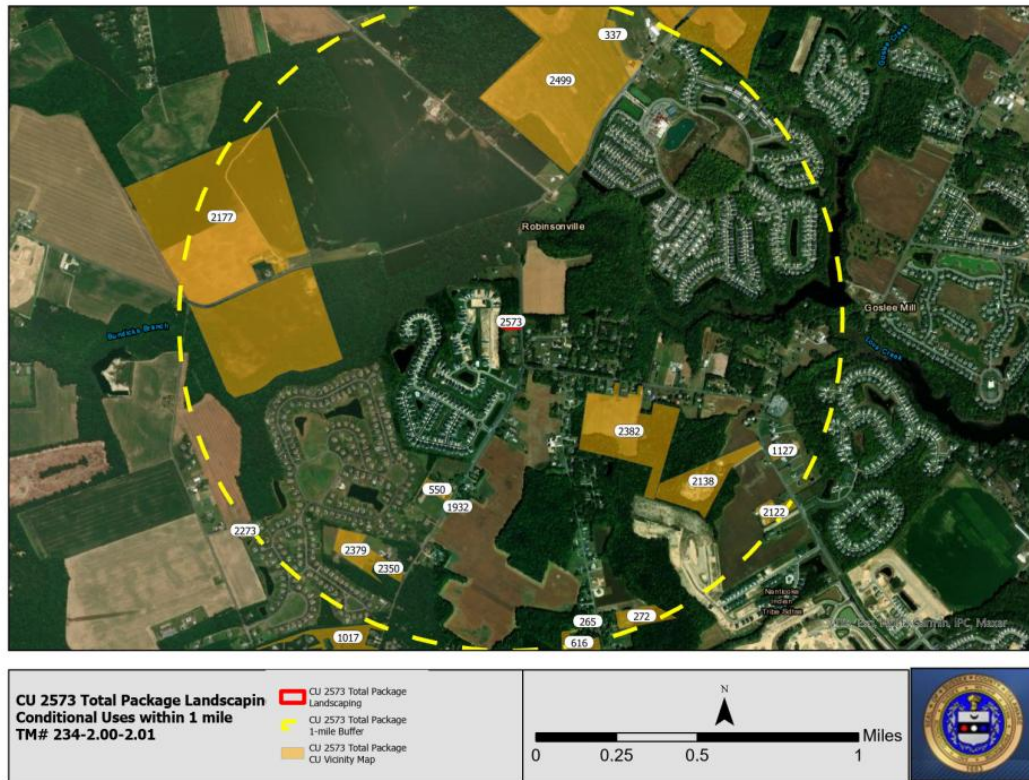
Further Site Considerations:

- **Density:** N/A
- **Open Space Provisions:** N/A
- **Agricultural Areas:** The site is within the vicinity of active agricultural lands.
- **Interconnectivity:** N/A
- **Transportation Improvement District (TID):** N/A
- **Forested Areas:** N/A
- **Wetlands Buffers/Waterways:** N/A
- **Other Site Considerations (ie: Flood Zones, Tax Ditches, Groundwater Recharge Potential, etc.):** The site is not located in a Wellhead Protection Area.

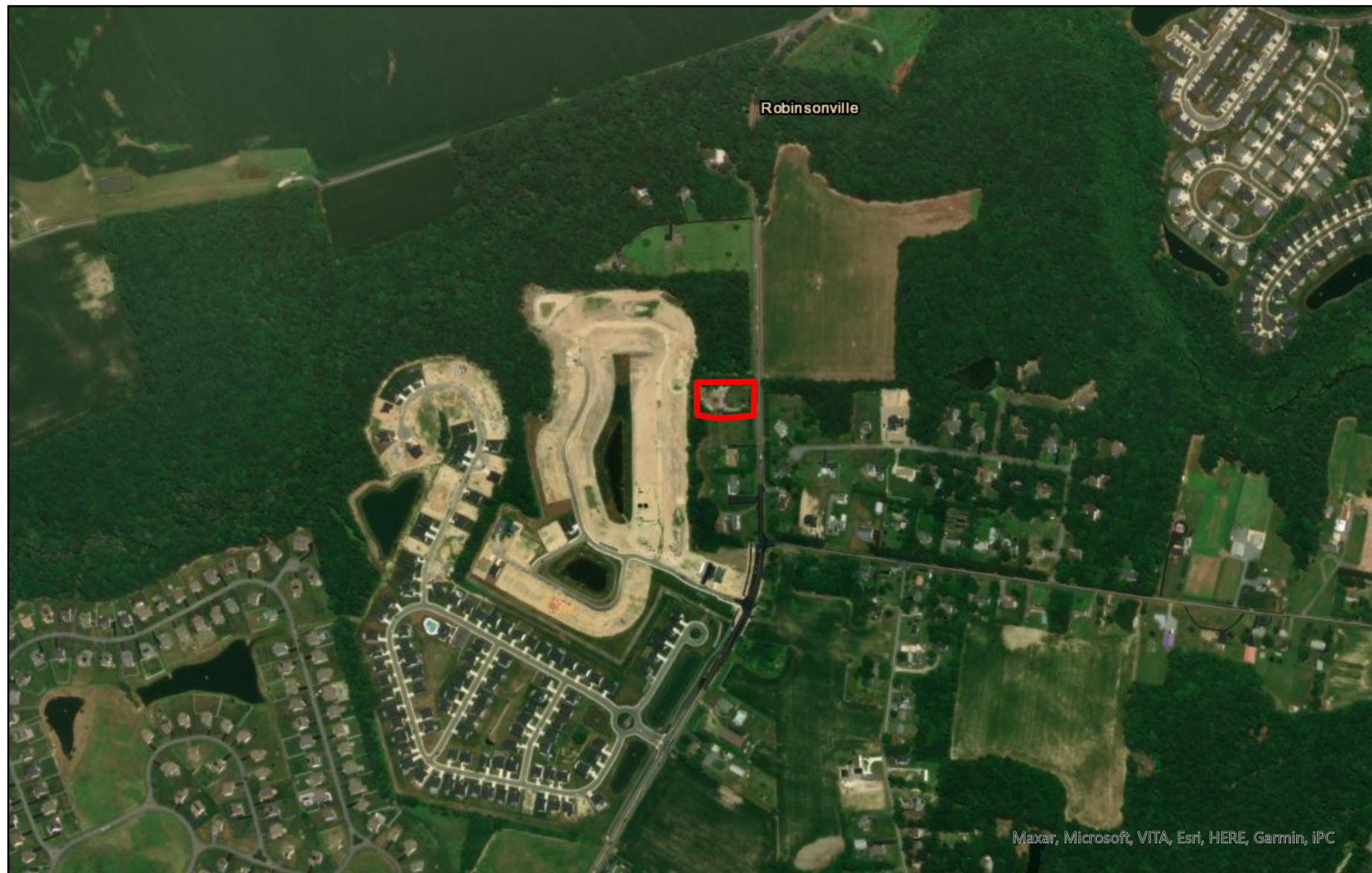
Existing Conditional Uses within the Vicinity of the Subject Site: A Data Table and Supplemental Map have been supplied which provide further background regarding the approval status of Applications in the area, including the location of all other Conditional Use Applications that are less than 1 mile distance from the subject site.

Since 1970, there have been seventeen (17) Conditional Use Applications within a 1-mile radius of the Application Site.

CU No.	APPLICANT	Tax Parcel #	Zoning	Proposed Use	CC Date	CC Decision	Ord. No.
265	Leroy Lucas	234-6.00-59.01	AR-1	Manufactured Home Park	4/29/1975	Approved	N/A
272	Melvin Gollub & Ada	234-6.00-59.07	AR-1/GR	FM radio station & tower	6/10/1975	Approved	N/A
337	Cape Henlopen Elks Lodge #2540	334-11.00-2.01	AR-1	Private club	4/27/1976	Approved	N/A
550	John & Barbara Clark	234-6.00-3.00	GR	Upholstery shop/antique & used furniture sales	10/16/1979	Approved	N/A
616	John R. Metcalf	234-6.00-59.01	GR/AR-1	Manufactured Home Park		Withdrawn	
1017	Townsend Inc.	234-5.00-45.01	AR-1	Sludge Application to Forested Land	10/13/1992	Withdrawn	
1127	Delaware Electric Cooperative, Inc.	234-6.00-90.00	AR-1	Electrical substation	8/29/1995	Approved	1045
1932	Tanya Gibbs & Kimwuan Gibbs	234-6.00-13.00	GR	Automotive Sales Lot	1/15/2013	Denied	
2122	Richard Thurman Jr. (Arbor Care)	234-6.00-88.01	AR-1	Plant, tree and lawn care diagnostic center	4/17/2018	Approved	2573
2138	Walker Construction Inc.	234-2.00-23.03	AR-1	Site contracting excavating services, with storage, i	8/21/2018	Approved	2596
2177	Ingrid Hopkins	334-10.00-53.00	AR-1	Events venue	7/30/2019	Approved	2670
2273	Michael Parsons	234-5.00-49.00	AR-1	Delivery of Commercial Part for Off-Site Sales	11/30/2021	Approved	2815
2350	Anton Balakin	234-6.00-6.02	AR-1	Multi-Family	12/12/2023	Approved	2967
2379	Lewes Saddle Ridge Solar 1, LLC	234-6.00-6.01	AR-1	Solar Farm	12/12/2023	Approved	2968
2382	Consolidated Edison Development, Inc.	234-2.00-18.00	AR-1/GR	Solar Farm	2/6/2024	Approved	2981
2499	Northstar Property, LLC	334-5.00-175.00	AR-1	Multi-family	5/20/2025	Approved	
2573	Total Package Landscaping, Inc.	234-2.00-2.01	AR-1	Landscaping Business		Pending	



Based on the analysis of the land use, surrounding zoning and uses, a Conditional Use Application to allow for a landscaping business and associated site improvements, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.



CU 2573 Total Package Landscaping
Aerial Map
TM# 234-2.00-2.01

 CU 2573 Total Package
Landscaping



0 250 500 1,000 Feet





CU 2573 Total Package Landscaping
Street Map
TM# 234-2.00-2.01

 CU 2573 Total Package Landscaping



0 250 500 1,000 Feet





Zoning

-  Agricultural Residential - AR-1
-  Agricultural Residential - AR-2
-  Medium Residential - MR
-  General Residential - GR
-  High Density Residential - HR-1
-  High Density Residential - HR-2
-  Vacation, Retire, Resident - VRP
-  Commercial Residential - CR-1
-  Institutional - I-1
-  Marine - M
-  Limited Industrial - LI-1
-  Heavy Industrial - HI-1
-  C1: General Commercial
-  C2: Medium Commercial
-  C3: Heavy Commercial
-  C4: Planned Commercial
-  C5: Service/Limited Manufacturing
-  B-1: Neighborhood Business
-  B-2: Business Community District
-  B-3: Business Research

CU 2573 Total Package Landscaping, Inc.
Zoning Map
TM# 234-2.00-2.01

 CU 2573 Total Package Landscaping



0 250 500 1,000 Feet



Introduced: 8/11/26

Council District 5: Mr. Rieley

Tax I.D. No.: 234-2.00-2.01

911 Address: 19024 Beaver Dam Road, Lewes

ORDINANCE NO. ____

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR LANDSCAPE BUSINESS WITH EMPLOYEE PARKING AND EQUIPMENT STORAGE TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SUSSEX COUNTY, CONTAINING 1.16 ACRES, MORE OR LESS

WHEREAS, on the 22nd day of January 2025, a Conditional Use application, denominated Conditional Use No. 2573 was filed on behalf of Total Package Landscaping, Inc.; and

WHEREAS, on the ____ day of _____ 2026, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County, and said Planning and Zoning Commission recommended that Conditional Use No. 2573 be _____; and

WHEREAS, on the ____ day of _____ 2026, a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County determined, based on the findings of facts, that said conditional use is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County, and that the conditional use is for the general convenience and welfare of the inhabitants of Sussex County.

NOW, THEREFORE, THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. That Chapter 115, Article IV, Subsections 115-22, Code of Sussex County, be amended by adding the designation of Conditional Use No. 2573 as it applies to the property hereinafter described.

Section 2. The subject property is described as follows:

ALL that certain tract, piece, or parcel of land, lying and being situate in Sussex County, Delaware, and lying on the west side of Beaver Dam Road (Rt. 23), approximately 0.14-mile north of Kendale Road (S.C.R. 287), and being more particularly described in the attached legal description prepared by Superior Title Corporation, P.C. said parcel containing 1.16 acres, more or less.

This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.