

Sussex County Council Public/Media Packet

**MEETING:
April 13, 2021**

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**Sussex County Council
2 The Circle | PO Box 589
Georgetown, DE 19947
(302) 855-7743**

COUNTY COUNCIL

MICHAEL H. VINCENT, PRESIDENT
JOHN L. RIELEY, VICE PRESIDENT
CYNTHIA C. GREEN
DOUGLAS B. HUDSON
MARK G. SCHAEFFER



Sussex County

DELAWARE
sussexcountyde.gov
(302) 855-7743

SUSSEX COUNTY COUNCIL

A G E N D A

APRIL 13, 2021

9:00 A.M.

PLEASE NOTE THE EARLIER MEETING START TIME AND THAT THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION: ROOM 540, CARTER PARTNERSHIP CENTER AT DELAWARE TECHNICAL COMMUNITY COLLEGE, 21179 COLLEGE DRIVE, GEORGETOWN

PLEASE REVIEW MEETING INSTRUCTIONS AND PARTICIPATION INSTRUCTIONS AT THE BOTTOM OF THE AGENDA

Call to Order

Approval of Agenda

Executive Session – Pending Litigation and Land Acquisition pursuant to 29 Del.C.§10004(b)

Possible action on Executive Session items including pending litigation

Approval of Minutes – March 23, 2021

Reading of Correspondence

Public Comments

Consent Agenda

- 1. Use of Existing Wastewater Infrastructure Agreement, IUA-1103
Sweetbay Project, Johnson’s Corner Area**
- 2. Use of Existing Wastewater Infrastructure Agreement, IUA-S20-18
Destiny Apartments Project, West Rehoboth Area**
- 3. Use of Existing Wastewater Infrastructure Agreement, IUA-HMC1
Hosmane Medical Center Project, West Rehoboth Area**



Todd Lawson, County Administrator

1. Administrator's Report

John Ashman, Director of Utility Planning & Design Review

1. Request to prepare and post notices for the Roxanna Apartment Annexation into the Millville Area of the Sussex County Unified Sanitary Sewer District

Hans Medlarz, County Engineer

1. Herring Creek Sanitary Sewer District – North Gravity Sewer and Force Main, Project S20-07
 - A. Change Order No. 2
2. EMS 200/Medic 110 Station, Project C19-08
 - A. George, Miles & Buhr, LLC Amendment 3 – Additional Professional Services
 - B. The Whayland Company – Substantial Completion
3. Hollyville Road DelDOT Easement
4. Agricultural Farm Lease – Lease Award Recommendation for Parcel 430-16.00-31.00

Bill Pfaff, Director of Economic Development

1. Delaware Coastal Business Park Leases
 - A. Michael D. Rhodes and Ethan M. Rhodes, Builder Supply of Delmarva
 - B. PATS Aircraft, LLC, d/b/a ALOFT AeroArchitects
 - C. Great Outdoor Cottages, LLC

Grant Requests

1. Village Improvement Association for snow fence replacement along beach dunes
2. Rehoboth Beach Main Street to defray costs associated with sidewalk dining and retail
3. Fraternal Order of Police – Sussex County Lodge No. 2 for programs supporting disadvantaged youth, needy families, police officers, veterans, etc.
4. Stronger After Cancer for personal training for cancer survivors

5. Camp Arrowhead Diocesan Council for construction of a dining hall and community center
6. Delmarva Clergy United in Social Action Foundation for the Griffin Place (furniture, educational literature, transportation, etc.)

10:00 a.m. Public Hearings*

***Public hearings will begin immediately following the agenda items listed above and not before 10:00 a.m.**

Woodlands II Annexation into the Miller Creek Area of the Sussex County Unified Sanitary Sewer District

Conditional Use No. 2251 filed on behalf of Heimlich Solar Partners, LLC

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT AND AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A 35.4 ACRE SOLAR FIELD TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN NORTHWEST FORK HUNDRED, SUSSEX COUNTY, CONTAINING 142.80 ACRES, MORE OR LESS” (property lying on the east side of Mile Stretch Road (S.C.R. 590) approximately 0.49 mile southeast of Scott’s Store Road (Route 36) (Tax I.D. No. 530-13.00-10.00) (911 Address: None Available)

Recess

Conditional Use No. 2208 filed on behalf of Artesian Wastewater Management, Inc.

“AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO ALLOW FOR AN EXPANSION OF AND AMEND CONDITIONS OF APPROVAL FOR CONDITIONAL USE NO. 1724 TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BROADKILL HUNDRED, SUSSEX COUNTY, CONTAINING 127.37 ACRES, MORE OR LESS” (property lying on the east side of Isaacs Road, approximately 610 feet south of Reynolds Pond Road and on the southwest side of Reynolds Pond Road, approximately 635 feet east of Isaacs Road) (Tax I.D. No. 235-6.00-28.00 & 28.09) (911 Address: None Available)

Council Members’ Comments

Adjourn

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on April 6, 2021 at 4:00 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.

Further meeting access instructions are listed below.

-MEETING INSTRUCTIONS-

The Sussex County Council is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.

PLEASE NOTE: The meeting is to be held at the following location: **Room 540, Carter Partnership Center at Delaware Technical Community College, 21179 College Drive, Georgetown.**

The public is encouraged to view the meeting on-line. Any person attending in-person will be required to go through a wellness and security screening, including a no-touch temperature check. The public will be required to wear a facial mask.

Seating capacity is limited and seating assignments will be enforced.

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

The County is required to provide a dial-in telephone 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>.

If any member of the public would like to submit comments electronically, please feel free to send them to rgriffith@sussexcountyde.gov. All comments shall be submitted by 4:30 P.M. on Monday, April 12, 2021.

#

SUSSEX COUNTY COUNCIL - GEORGETOWN, DELAWARE, MARCH 23, 2021

A regularly scheduled meeting of the Sussex County Council was held on Tuesday, March 23, 2021, at 10:00 a.m., in Council Chambers, with the following present:

Michael H. Vincent	President
John L. Rieley	Vice President
Cynthia C. Green	Councilwoman
Mark G. Schaeffer	Councilman
Todd F. Lawson	County Administrator
Gina A. Jennings	Finance Director
J. Everett Moore, Jr.	County Attorney

The Invocation and Pledge of Allegiance were led by Mr. Vincent.

**Call to
Order**

Mr. Vincent called the meeting to order.

**M 100 21
Approve
Agenda**

A Motion was made by Mr. Rieley, seconded by Mr. Schaeffer, to approve the Agenda, as posted.

Motion Adopted: 4 Yeas, 1 Absent.

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;
Mr. Hudson, Absent; Mr. Rieley, Yea;
Mr. Vincent, Yea**

Minutes

The minutes of March 16, 2021 were approved by consent.

**Corre-
spondence**

Mr. Moore read correspondence from the following: Multiplying Good in appreciation of grant funding.

Comments

There were no public comments.

**LAB
Appoint-
ment**

Mr. Lawson noted a vacancy on the Library Advisory Board for District 2 (this appointment will fill out the term of the Board member that resigned in 2020).

**M 101 21
Library
Advisory
Board
Appoint-
ment**

A Motion was made by Mrs. Green, seconded by Mr. Schaeffer, that the Sussex County Council approves the appointment of James Westhoff to the Sussex County Library Advisory Board, effective immediately, until such time as the term expires in 2023.

Motion Adopted: 4 Yeas, 1 Absent.

M 101 21
(continued)
Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;
Mr. Hudson, Absent; Mr. Rieley, Yea;
Mr. Vincent, Yea

Pension

Fund Com.
Appt.

Mrs. Jennings noted a vacancy on the Pension Fund Committee.

M 102 21
Pension
Fund

A Motion was made by Mr. Rieley, seconded by Mr. Schaeffer, that the Sussex County Council appoints Kathleen Ryan to a four-year term on the County's Pension Committee.

Committee
Appointment

Motion Adopted: 4 Yeas, 1 Absent.

Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;
Mr. Hudson, Absent; Mr. Rieley, Yea;
Mr. Vincent, Yea

Adminis-
trator's
Report

Mr. Lawson read the following information in his Administrator's Report:

1. **Delaware State Police Activity Report**

The Delaware State Police year-to-date activity report for February 2021 is attached listing the number of violent crime and property crime arrests, as well as total traffic charges and corresponding arrests. In addition, DUI and total vehicle crashes investigated are listed. In total, there were 188 troopers assigned to Sussex County for the month of February.

2. **Holiday and Council Meeting Schedule**

A reminder that Council will not meet on Tuesday, March 30th, or Tuesday, April 6th. In addition, County Offices will be closed on Friday, April 2nd, to observe the Good Friday holiday. The next regularly scheduled Council meeting will be held on April 13th at 10:00 a.m. in Room 540, at the Carter Partnership Center at Delaware Technical Community College, 21179 College Drive, Georgetown, Delaware.

3. **Lynn Bullock**

It is with sadness that we note the passing of County pensioner Lynn Bullock on Thursday, March 18th. Mr. Bullock began his career with Sussex County in January 1990 where he worked in the Emergency Operations Center until July 2006 for a total of 16 years of service. We would like to extend our condolences to the Bullock family.

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

EOC Complex Design & Progress Update Robbie Murray, Director of EMS, and Morgan Helfrich with George Miles & Buhr presented an update on the design and progress of the Emergency Operations Center Complex – Sussex County Public Safety Building. Hans Medlarz, County Engineer, reported that it is anticipated that the project will go out to bid in approximately two months. The construction cost of the project will be included in the FY 2022 Budget.

Mobile Vaccine MOU/ EMS, Dept. of Libraries, and Beebe Healthcare Robbie Murray, Director of EMS, presented a proposal whereby Sussex County EMS and Department of Libraries will partner with Beebe Healthcare to utilize the County’s bookmobile as a mobile COVID-19 vaccination unit, providing vaccinations to the under-served communities in Sussex County. Also in attendance for the presentation were Kim Blanch, Beebe Healthcare’s Community Service Manager, and Kathy Graybeal, Sussex County Librarian.

M 103 21 Enter into MOU with Beebe Healthcare/ Mobile Vaccination Pods A Motion was made by Mr. Rieley, seconded by Mr. Schaeffer, that Sussex County, through the Library and EMS Departments, enter into a Memorandum of Understanding (MOU) with Beebe Healthcare to provide mobile vaccination pods through Calendar Year 2021 to residents of Sussex County.

Motion Adopted: 4 Yeas, 1 Absent.

Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea; Mr. Hudson, Absent; Mr. Rieley, Yea; Mr. Vincent, Yea

EMS Intravenous Infusion Pump RFP/ Bid Results Robert Schoonover, Manager of EMS Logistics, presented the bid results and bid recommendation for the EMS Intravenous Infusion Pump RFP (45 pumps for use by EMS paramedics). Two bids were received, one from Sovereign Medical, Inc. of Hillsborough, North Carolina, for \$107,869.69 and one from Master Medical Equipment, LLC of Jackson, Tennessee, for \$126,882.50. Mr. Schooner advised that, after a review by the Sussex County EMS Department, it is recommended that the bid be awarded to the lowest responsible bidder, Sovereign Medical, Inc.

M 104 21 Award Bid/ EMS Intravenous Infusion Pump RFP A Motion was made by Mr. Schaeffer, seconded by Mr. Rieley, that the Sussex County Council accepts from the lowest bidder, Sovereign Medical, Inc. of Hillsborough, North Carolina, the purchase of 45 intravenous pumps, cases, and stretcher mounts and 12 hours of train the trainer education in the amount of \$107,869.69.

Motion Adopted: 4 Yeas, 1 Absent.

Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea; Mr. Hudson, Absent; Mr. Rieley, Yea; Mr. Vincent, Yea

Banks Property Expansion of the SCUSSD/ Request to Post Notices

John Ashman, Director of Utility Planning & Design, presented a request to prepare and post notices for the Banks Property expansion of the Sussex County Unified Sanitary Sewer District (Dagsboro/Frankford Area) (includes Parcel No. 233-11.00-243.00 located along Dupont Blvd., Route 113). The Engineering Department received a request from Beacon Engineering, Inc. on behalf of Banks Properties, LLC, the owners/developers of the Banks property with a proposed use as a shopping center. The Banks property shopping center is anticipating 33 EDUs, but no tenants have yet been secured.

M 105 21 Authorize Posting of Notices/ Banks Property Expansion of the SCUSSD

A Motion was made by Mr. Rieley, seconded by Mr. Schaeffer, that the Sussex County Engineering Department is authorized to prepare and post notices for the Banks Property Expansion of the Sussex County Unified Sanitary Sewer District (Dagsboro-Frankford Area) to include Parcel No. 233-11.00-243.00 located along Dupont Blvd., Route 113, south of Nine Foot Road, as presented.

Motion Adopted: 4 Yeas, 1 Absent.

Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea; Mr. Hudson, Absent; Mr. Rieley, Yea; Mr. Vincent, Yea

Proposed Pintail Pointe Area of the SCUSSD/ Request to Post Notices

John Ashman, Director of Utility Planning & Design, presented a request to prepare and post notices for the Proposed Pintail Pointe Area of the Sussex County Unified Sanitary Sewer District (SCUSSD). Mr. Ashman reported that in early March, the Engineering Department received a list of petitioners requesting that Sussex County establish a sanitary sewer district area not limited to but including all lands known as Pintail Pointe in Milton, Delaware, for the preservation of public health. The County has been receiving interest lately from various residents and has had an inquiry from Council members. The distance to existing County infrastructure prompted the Engineering Department to direct them to a nearby private wastewater utility. A private wastewater utility has been contacted and has provided an estimated cost of the project. The impact to the residents is substantial due to the limited funding options available to the private wastewater utility.

Mr. Ashman reported that a sufficient number of valid petitions have been received (59), some being multiple petitions from legal voters in the same household. There are 39 residential lots in the community.

Mr. Ashman advised that the Engineering Department requests permission to prepare and post notices for a Public Hearing to establish a boundary. The Engineering Department will present a proposed boundary and explain the County's rate structure at a Public Hearing.

Hans Medlarz, County Engineer, stated that if the SCUSSD submits for funding to the SRF, this particular project is eligible for loan forgiveness; if

(continued) it is funneled through a private utility, it is not. Mr. Medlarz noted that an interim transition arrangement will be presented to Council for consideration.

M 106 21
Authorize
Posting of
Notices/
Proposed
Pintail
Pointe
Area
of the
SCUSSD

A Motion was made by Mr. Schaeffer, seconded by Mr. Rieley, based on the receipt of petitions submitted pursuant to 9 Del.C. §6503, the Sussex County Council hereby grants permission for the Sussex County Engineering Department to prepare and post notices for a Public Hearing to establish a boundary for the Proposed Pintail Pointe Area of the Sussex County Unified Sanitary Sewer District.

Motion Adopted: 4 Yeas, 1 Absent.

Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;
Mr. Hudson, Absent; Mr. Rieley, Yea;
Mr. Vincent, Yea

Pintail
Pointe HOA
Sewer
Service
Transition
Agreement

Hans Medlarz, County Engineer, discussed the Interim Sewer Operations & Transition Agreement that goes with the Motion adopted for Pintail Pointe. Mr. Medlarz referenced the history of how this came about, the next steps to be taken, and DNREC's requirements. It was noted that the request for the Interim Agreement came in from the Pintail Pointe Homeowners Association.

M 107 21
Approve
Interim
Sewer
Operations
and
Transition
Agreement/
Pintail
Pointe HOA

A Motion was made by Mr. Schaeffer, seconded by Mr. Rieley, based upon the recommendation of the Sussex County Engineering Department, that the Sussex County Council approves the Interim Sewer Operations and Transition Agreement with the Pintail Pointe Homeowners Association, as presented.

Motion Adopted: 4 Yeas, 1 Absent.

Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;
Mr. Hudson, Absent; Mr. Rieley, Yea;
Mr. Vincent, Yea

New Road
Estates
Pavement
Improve-
ments/
Recommend
Bid Award

Hans Medlarz, County Engineer, reported that on March 17, 2020, the Council authorized a Resolution accepting the New Road Estates Subdivision (containing 9 residential parcels) into the Chapter 96 program and established an election for the New Road Estates property owners to vote on the estimated project cost. Based on the affirmative election results and the Engineering Department's recommendation, the Council adopted the Resolution to perform the improvements and for the County Engineer and Finance Director to determine a uniform assessment rate for project billing after substantial completion. The Engineering Department advertised the project on February 26, 2021 and three bids were received: Jerry's, Inc. in the amount of \$36,349.37, ECM Corporation in the amount of \$46,760.00, and George & Lynch, Inc. in the amount of \$49,926.00.

New Road Estates Pavement Improvements/ Recommend Bid Award (continued)

Mr. Medlarz reported that the Engineering Department recommends the award of Project T21-08 for the New Road Estates Pavement Improvements, under the Chapter 96 Sussex Community Improvement Program, to the apparent low bidder, Jerry's, Inc., of Milford, for the contract amount bid. Additionally, the Department recommends that Council approve the proposed Change Order 1 for a design change, increasing the total contract value to \$38,191.87.

M 108 21 Award Bid/ New Road Estates Paving Improvements Project

A Motion was made by Mr. Schaeffer, seconded by Mr. Rieley, based upon the recommendation of the Sussex County Engineering Department, that Contract T21-08, New Road Estates Paving Improvements, a Chapter 96 Sussex Community Improvement Program Project, be awarded to Jerry's, Inc. of Milford, Delaware, at the bid amount of \$36,349.37 plus Change Order No. 1 in the amount of \$1,842.50, for a total contract value of \$38,191.87.

Motion Adopted: 4 Yeas, 1 Absent.

Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea; Mr. Hudson, Absent; Mr. Rieley, Yea; Mr. Vincent, Yea

Long Neck Communities Project/ Standalone Engineering Agreement

Hans Medlarz, County Engineer, presented a Base Owner-Engineer Professional Services Agreement for design and bidding services associated with the Long Neck Communities Sewer Expansion, Project S21-10, with an estimated total cost of \$310,868.00. The Engineering Department recommends authorization of the Agreement with George Miles & Buhr at the not-to-exceed amount of \$310,868.00.

M 109 21 Approve Engineering Services Agreement/ Long Neck Communities Project

A Motion was made by Mr. Rieley, seconded by Mrs. Green, based upon the recommendation of the Sussex County Engineering Department, that the Engineering Services Agreement with George, Miles & Buhr (GMB) be approved in the amount not to exceed \$310,868.00, for the design, permitting and bidding phases of Sussex County Project S21-10, Long Neck Communities Sewer District Expansion.

Motion Adopted: 4 Yeas, 1 Absent.

Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea; Mr. Hudson, Absent; Mr. Rieley, Yea; Mr. Vincent, Yea

EMS Headquarters Training Center Project/ Contract Amendment

Hans Medlarz, County Engineer, presented Amendment No. 1 to the Additional Professional Services Project (Project C19-04), EMS Headquarters Training Center Project. This amendment provides for a \$61,600.00 increase in the current contract amount, not to exceed without approval, and covers amending George, Miles & Buhr's current design contract to include permitting and bidding services; bidding phase services

(continued) shall consist of a pre-bid conference, review of RFI's and substitution requests, issuance of addenda, public bid opening and bid award.

M 110 21

**Approve
Contract
Amend-
ment/
EMS
Head-
quarters
Training
Center
Project**

A Motion was made by Mr. Rieley, seconded by Mrs. Green, based upon the recommendation of the Sussex County Engineering Department, that Amendment No. 1 to the Architectural Services Contract with George, Miles & Buhr for the EMS Headquarters Training Center, be approved in the amount not to exceed \$61,500.00 for permitting and bidding phases.

Motion Adopted: 4 Yeas, 1 Absent.

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;
Mr. Hudson, Absent; Mr. Rieley, Yea;
Mr. Vincent, Yea**

**Grant
Request**

Mrs. Jennings presented a grant request for Council's consideration.

**M 111 21
Council-
manic
Grant**

A Motion was made by Mrs. Green, seconded by Mr. Rieley, to give \$500.00 from Mrs. Green's Councilmanic Grant Account to the Friends of the Georgetown Public Library for the Annual 5K Race Fundraiser.

Motion Adopted: 4 Yeas, 1 Absent.

**Vote by Roll Call: Mrs. Green, Yea; Mr. Schaeffer, Yea;
Mr. Hudson, Absent; Mr. Rieley, Yea;
Mr. Vincent, Yea**

**Introduction
of Proposed
Zoning
Ordinances**

Mr. Rieley introduced the Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A GR GENERAL RESIDENTIAL DISTRICT FOR AN AUTO GLASS TINTING SHOP TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN LITTLE CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 1.021 ACRES, MORE OR LESS" (Conditional Use No. 2254) filed on behalf of Richard L., Jr. & Kelsey R. Dickerson Tilghman (Tax I.D. 532-19.00-52.00) (911 Address: 8227 W. Line Rd., Delmar).

Mr. Rieley introduced the Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR THE SALE, RENTING, STORAGE, AND REPAIR OF BICYCLES AND RELATED ACCESSORIES TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 2.9 ACRES, MORE OR LESS" (Conditional Use No. 2255) filed on behalf of John Sommers (Tax I.D. No. 134-15.00-95.03) (911 Address: 32650 Roxana Road, Frankford).

Mr. Rieley introduced the Proposed Ordinance entitled "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN A MR MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT FOR MULTI-FAMILY

Introduction of Proposed Zoning Ordinances (continued)

DWELLING UNITS (30 UNITS) TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 11.96 ACRES, MORE OR LESS” (Conditional Use No. 2259) filed on behalf of The Evergreen Companies, LLC c/o Tim Naughton (Tax I.D. No. 134-13.00-72.02) (911 Address: None Available).

Mrs. Green introduced the Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR GUNSMITHING TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN NANTICOKE HUNDRED, SUSSEX COUNTY, CONTAINING 0.96 ACRE, MORE OR LESS” (Conditional Use No. 2260) filed on behalf of Ronald Lee Wisseman II (Tax I.D. No. 430-11.00-70.00) (911 Address: 10213 Fawn Road, Greenwood).

Mr. Vincent introduced the Proposed Ordinance entitled “AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR TRACTOR TRAILER PARKING TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN SEAFORD HUNDRED, SUSSEX COUNTY, CONTAINING 2.17 ACRES, MORE OR LESS” (Conditional Use No. 2269) filed on behalf of Dennis Nelson, Jr. (Tax I.D. No. 531-12.00-129.00) (911 Address: 26147 Craigs Mill Rd., Seaford).

Mr. Rieley introduced the Proposed Ordinance entitled “AN ORDINANCE TO AMEND THE COMPREHENSIVE ZONING MAP OF SUSSEX COUNTY FROM A C-1 GENERAL COMMERCIAL DISTRICT, CR-1 COMMERCIAL RESIDENTIAL DISTRICT AND GR GENERAL RESIDENTIAL DISTRICT TO A GR-RPC GENERAL RESIDENTIAL DISTRICT – RESIDENTIAL PLANNED COMMUNITY FOR A CERTAIN PARCEL OF LAND LYING AND BEING IN BALTIMORE HUNDRED, SUSSEX COUNTY, CONTAINING 64.32 ACRES, MORE OR LESS” (Change of Zone No. 1942) filed on behalf of Bay Developers, LLC (Twin Cedars, LLC) (Tax I.D. No. 533-11.00-42.00) (911 Address: None Available).

The Proposed Ordinances will be advertised for Public Hearing.

Council Members’ Comments

Council Members’ Comments

Mrs. Green commented on the Meals on Wheels program.

Mr. Rieley commented on “National Ag Week”.

M 112 21 Go Into Executive Session

At 11:14 a.m., a Motion was made by Mr. Schaeffer, seconded by Mrs. Green, to recess the Regular Session and go into Executive Session to discuss matters relating to land acquisition and pending litigation.

Motion Adopted: 4 Yeas, 1 Absent.

**M 112 21
(continued)** **Vote by Roll Call:** **Mrs. Green, Yea; Mr. Schaeffer, Yea;
Mr. Hudson, Absent; Mr. Rieley, Yea;
Mr. Vincent, Yea**

Executive Session **At 11:24 a.m., an Executive Session of the Sussex County Council was held in the Basement Caucus Room for the purpose of discussing matters relating to land acquisition and pending litigation. The Executive Session concluded at 2:00 p.m.**

**M 113 21
Reconvene
Regular
Session** **At 2:05 p.m., a Motion was made by Mr. Schaeffer, seconded by Mr. Rieley, to come out of Executive Session and reconvene the Regular Session.**

Motion Adopted: **4 Yeas, 1 Absent.**

Vote by Roll Call: **Mrs. Green, Yea; Mr. Schaeffer, Yea;
Mr. Hudson, Absent; Mr. Rieley, Yea;
Mr. Vincent, Yea**

E/S Action **There was no action on Executive Session matters.**

**M 114 21
Adjourn** **At 2:06 p.m., a Motion was made by Mr. Rieley, seconded by Mr. Schaeffer, to adjourn.**

Motion Adopted: **4 Yeas, 1 Absent.**

Vote by Roll Call: **Mrs. Green, Yea; Mr. Schaeffer, Yea;
Mr. Hudson, Absent; Mr. Rieley, Yea;
Mr. Vincent, Yea**

Respectfully submitted,

**Robin A. Griffith
Clerk of the Council**

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

Consent Agenda

Sweetbay Project

Existing Sewer Infrastructure Use Agreement – IUA-1103

Sweetbay Fenwick, LLC to pay \$58,123.00 for 65.00 EDUs

Johnson's Corner Area

Destiny Apartments Project

Existing Sewer Infrastructure Use Agreement – IUA-S20-18

Destiny, LLC to pay \$9,049.00 for 7.63 EDUs

West Rehoboth Area

Hosmane Medical Center Project

Existing Sewer Infrastructure Use Agreement – IUA-HMC1

Karwar Partnership, LLC to pay \$8,703.00 for 9.58 EDUs

West Rehoboth Area

ENGINEERING DEPARTMENT

ADMINISTRATION (302) 855-7718
AIRPORT & INDUSTRIAL PARK (302) 855-7774
ENVIRONMENTAL SERVICES (302) 855-7730
PUBLIC WORKS (302) 855-7703
RECORDS MANAGEMENT (302) 854-5033
UTILITY ENGINEERING (302) 855-7717
UTILITY PERMITS (302) 855-7719
UTILITY PLANNING (302) 855-1299
FAX (302) 855-7799




Sussex County

DELAWARE
sussexcountyde.gov
HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

JOHN J. ASHMAN
DIRECTOR OF UTILITY PLANNING

Memorandum

TO: Sussex County Council
The Honorable Michael H. Vincent, President
The Honorable John L. Rieley, Vice President
The Honorable Douglas B. Hudson
The Honorable Cynthia C. Green
The Honorable Mark G. Schaeffer

FROM: John J. Ashman 
Director of Utility Planning

RE: ***Existing Wastewater Infrastructure Use Agreement
Sweetbay
File: OM 9.01***

DATE: April 13, 2021

The Existing Wastewater Infrastructure Use Agreement is an arrangement that collects financial contributions based on development built out flows for available capacity in the existing wastewater transmission infrastructure previously funded by the County while at the same time eliminating the granting of "oversizing" credits.

The Engineering Department requests approval of an agreement for the existing wastewater infrastructure use with **Sweetbay Fenwick, LLC** for the **Sweetbay** project in the Johnson's Corner Area. Such an arrangement does not modify the underlying land use decision in any form. However, it allows the wastewater originating from the approved project to be conveyed through the existing transmission system previously constructed by the County.

Under the proposed arrangement, the **Sweetbay** project will connect to the existing County owned wastewater infrastructure. In return for utilization of said infrastructure **Sweetbay Fenwick, LLC** will contribute **\$58,123.00.00** for the financial catch-up contribution of the existing infrastructure to serve **65.00** Equivalent Dwelling Units. Payment will be required prior to receiving a building permit. System Connection Charges in place at the time of building permit request will still apply.



Use of Existing Infrastructure Sweetbay

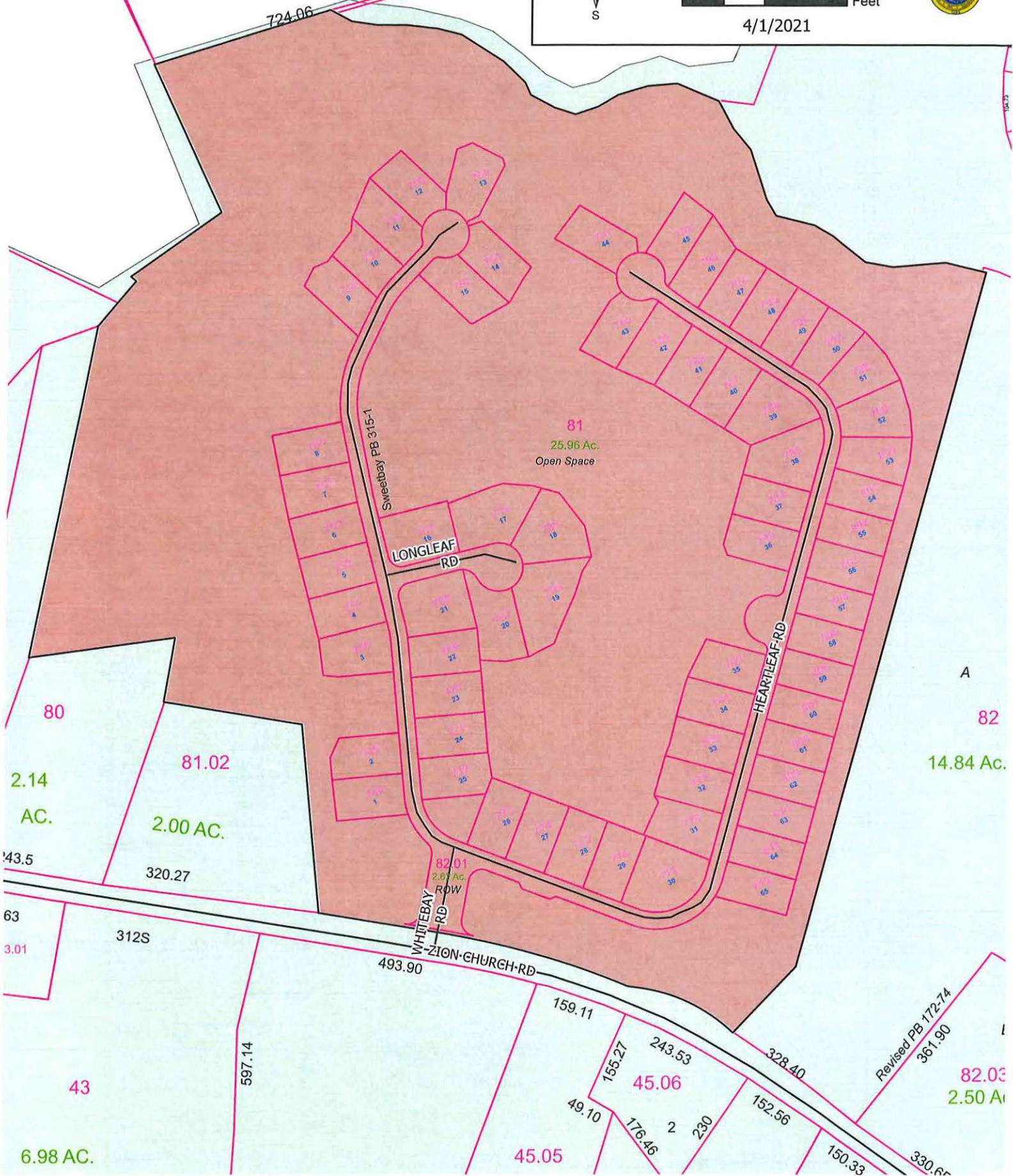
Sweetbay Existing SSD



0 70 140 280
Feet



4/1/2021



ENGINEERING DEPARTMENT

ADMINISTRATION (302) 855-7718
AIRPORT & INDUSTRIAL PARK (302) 855-7774
ENVIRONMENTAL SERVICES (302) 855-7730
PUBLIC WORKS (302) 855-7703
RECORDS MANAGEMENT (302) 854-5033
UTILITY ENGINEERING (302) 855-7717
UTILITY PERMITS (302) 855-7719
UTILITY PLANNING (302) 855-1299
FAX (302) 855-7799



Sussex County


DELAWARE
sussexcountyde.gov

HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

JOHN J. ASHMAN
DIRECTOR OF UTILITY PLANNING

Memorandum

TO: Sussex County Council
The Honorable Michael H. Vincent, President
The Honorable John L. Rieley, Vice President
The Honorable Douglas B. Hudson
The Honorable Cynthia C. Green
The Honorable Mark G. Schaeffer

FROM: John J. Ashman 
Director of Utility Planning

RE: *Existing Wastewater Infrastructure Use Agreement
Destiny Apartments
File: OM 9.01*

DATE: April 13, 2021

The Existing Wastewater Infrastructure Use Agreement is an arrangement that collects financial contributions based on development built out flows for available capacity in the existing wastewater transmission infrastructure previously funded by the County while at the same time eliminating the granting of "oversizing" credits.

The Engineering Department requests approval of an agreement for the existing wastewater infrastructure use with **Destiny, LLC** for the **Destiny Apartments** project in the West Rehoboth Area. Such an arrangement does not modify the underlying land use decision in any form. However, it allows the wastewater originating from the approved project to be conveyed through the existing transmission system previously constructed by the County.

Under the proposed arrangement, the **Destiny Apartments** project will connect to the existing County owned wastewater infrastructure. In return for utilization of said infrastructure **Destiny, LLC** will contribute **\$9,049.00.00** for the financial catch-up contribution of the existing infrastructure to serve **7.63** Equivalent Dwelling Units. Payment will be required prior to receiving a building permit. System Connection Charges in place at the time of building permit request will still apply.



Use of Existing Infrastructure Destiny Apartments

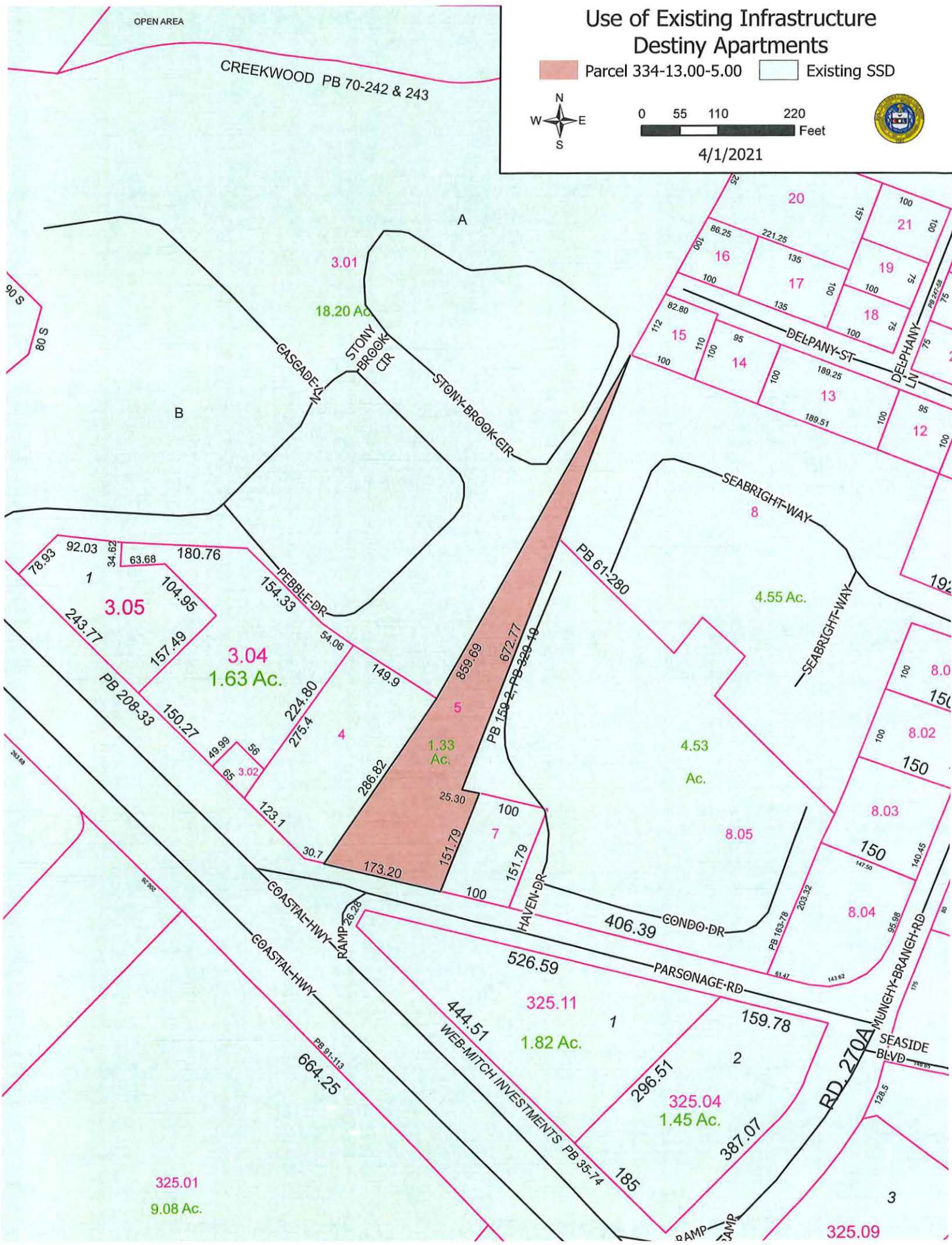
Parcel 334-13.00-5.00 Existing SSD



0 55 110 220 Feet



4/1/2021



ENGINEERING DEPARTMENT

ADMINISTRATION (302) 855-7718
AIRPORT & INDUSTRIAL PARK (302) 855-7774
ENVIRONMENTAL SERVICES (302) 855-7730
PUBLIC WORKS (302) 855-7703
RECORDS MANAGEMENT (302) 854-5033
UTILITY ENGINEERING (302) 855-7717
UTILITY PERMITS (302) 855-7719
UTILITY PLANNING (302) 855-1299
FAX (302) 855-7799



Sussex County


DELAWARE
sussexcountye.gov

HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

JOHN J. ASHMAN
DIRECTOR OF UTILITY PLANNING

Memorandum

TO: Sussex County Council
The Honorable Michael H. Vincent, President
The Honorable John L. Rieley, Vice President
The Honorable Douglas B. Hudson
The Honorable Cynthia C. Green
The Honorable Mark G. Schaeffer

FROM: John J. Ashman 
Director of Utility Planning

RE: *Existing Wastewater Infrastructure Use Agreement
Hosmane Medical Center
File: OM 9.01*

DATE: April 13, 2021

The Existing Wastewater Infrastructure Use Agreement is an arrangement that collects financial contributions based on development built out flows for available capacity in the existing wastewater transmission infrastructure previously funded by the County while at the same time eliminating the granting of "oversizing" credits.

The Engineering Department requests approval of an agreement for the existing wastewater infrastructure use with **Karwar Partnership, LLC** for the **Hosmane Medical Center** project in the West Rehoboth Area. Such an arrangement does not modify the underlying land use decision in any form. However, it allows the wastewater originating from the approved project to be conveyed through the existing transmission system previously constructed by the County.

Under the proposed arrangement, the **Hosmane Medical Center** project will connect to the existing County owned wastewater infrastructure. In return for utilization of said infrastructure **Karwar Partnership, LLC** will contribute **\$8,703.00.00** for the financial catch-up contribution of the existing infrastructure to serve **9.58** Equivalent Dwelling Units. Payment will be required prior to receiving a building permit. System Connection Charges in place at the time of building permit request will still apply.



Use of Existing Infrastructure Hosmane Medical Center

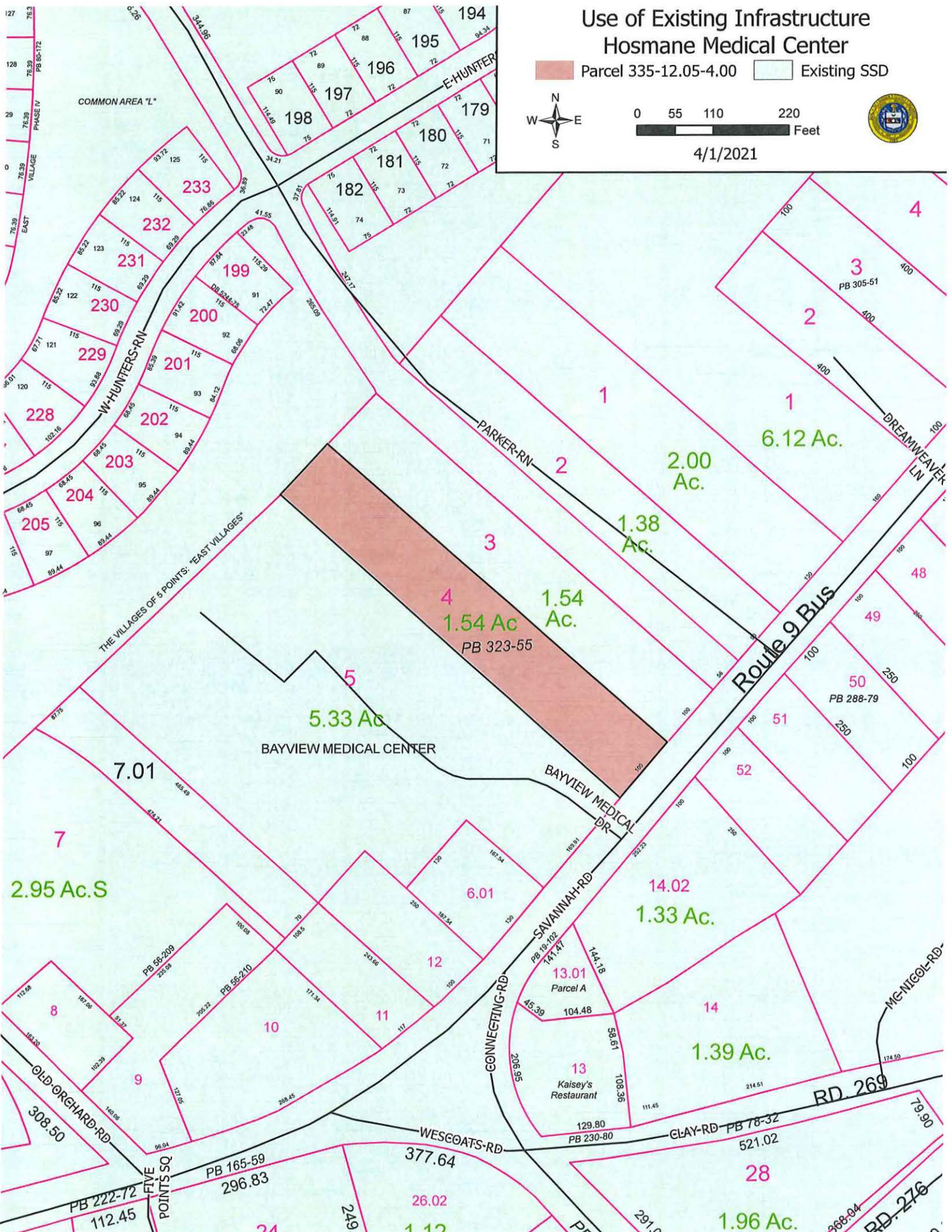
Parcel 335-12.05-4.00 Existing SSD



0 55 110 220 Feet



4/1/2021



ENGINEERING DEPARTMENT

ADMINISTRATION	(302) 855-7718
AIRPORT & INDUSTRIAL PARK	(302) 855-7774
ENVIRONMENTAL SERVICES	(302) 855-7730
PUBLIC WORKS	(302) 855-7703
RECORDS MANAGEMENT	(302) 854-5033
UTILITY ENGINEERING	(302) 855-7717
UTILITY PERMITS	(302) 855-7719
UTILITY PLANNING	(302) 855-1299
FAX	(302) 855-7799



Sussex County

DELAWARE
sussexcountyde.gov

HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

JOHN J. ASHMAN
DIRECTOR OF UTILITY PLANNING

Proposed Roxana Apartments Expansion of the Sussex County Unified Sanitary Sewer District

PERMISSION TO POST FACT SHEET

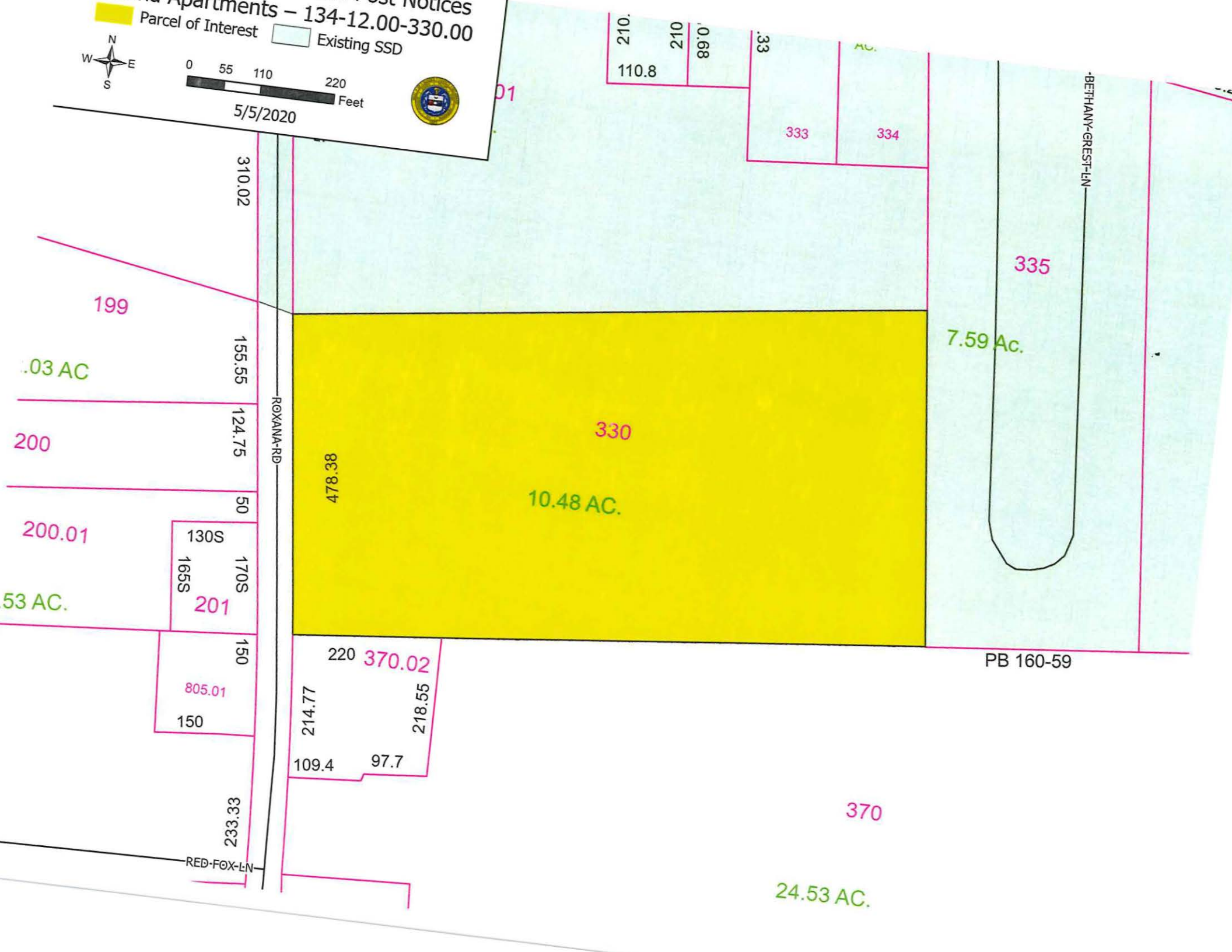
- Expansion of the Sussex County Unified Sanitary Sewer District (Millville Area)
- Includes parcel 134-12.00-330.00 located along Roxana Road (Route 17).
- The Engineering Department has received a request from Morris & Ritchie Associates, Inc. on behalf of their client Peak Management, LLC the owners/developers of the proposed Roxana Apartments with a proposed use as a shopping center.
- The Roxana Apartments is a proposed 126-unit apartment complex with pool and pool house.
- The Engineering Department would like to request permission to prepare and post notices for a Public Hearing on the annexation of the area at this time with a Public Hearing date proposed for May 25, 2021.



Parcel of Interest 134-12.00-330.00



5/5/2020



199

.03 AC

200

200.01

53 AC

130S

165S

201

150

805.01

150

333.33

RED-FOX-LN

310.02

155.55

124.75

50

170S

150

ROXANA RD

478.38

220

214.77

109.4

370.02

97.7

218.55

10.48 AC

330

210

110.8

210

89.0

.33

333

AC

334

335

7.59 AC

BETHANY-GREST-LN

PB 160-59

370

24.53 AC

ENGINEERING DEPARTMENT

HANS M. MEDLARZ
COUNTY ENGINEER

(302) 855-7370 T
(302) 854-5391 F

hans.medlarz@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov

Memorandum

TO: Sussex County Council
The Honorable Michael H. Vincent, President
The Honorable John L. Rieley, Vice President
The Honorable Cynthia C. Green
The Honorable Douglas B. Hudson
The Honorable Mark G. Schaeffer

FROM: Hans Medlarz, P.E., County Engineer

RE: ***Herring Creek Sanitary Sewer District: North Gravity Sewer and Force Main, Project S20-07***
A. Change Order Nos. 2 & 3

DATE: April 13, 2021

On August 2, 2016, County Council created the Herring Creek Area Expansion of the Sussex County Unified Sewer District. On October 2, 2018, County Council approved WRA Associates, Inc.'s professional services Amendment No. 1 under the Herring Creek base contract for the final design followed by an approval on November 19, 2019 for the contract administration and inspection of Project S20-06 exclusively. The Department is still in negotiations with the consultants on the scope of services required during construction for Project S20-07.

On March 20, 2017, the Finance Department filed an overall funding application for approximately \$20,500,000 with USDA/Rural Development, Rural Utility Service. Ultimately USDA funding was obligated over three (3) funding cycles. Due to the size of the project USDA requested a phasing plan. Phase 1 encompasses the pump stations and pressure mains, Phase 2 provides the sewer collection system off Sloan Road, Phase 3 provides the collection system for all minor and major subdivisions off Banks Road and Phase 4 includes the collection system in the Winding Creek Village subdivision.

On October 8, 2019, the Herring Creek Sanitary Sewer District Phase I project was awarded to Chesapeake Turf, LLC in the amount of \$5,256,760.00.

On June 25, 2020, bids for the North Gravity Sewer and Force Main, Project S20-07 were publicly advertised, forwarded directly to contractors and made available on the County website. On July 23, 2020, eight (8) bids were received. JJID, Inc, of Bear, Delaware submitted the low base bid of \$5,091,000.00. The low bid was within the pre-bid cost estimate



and the overall project cost numbers were adjusted accordingly. All four Herring Creek projects phases have some built in contingencies, but most likely some supplemental federal funding will be required for the final phase. On August 11, 2020 County Council awarded the project to JJID, Inc. in the amount of \$5,091,000.00, contingent upon USDA concurrence. Said concurrence was issued by the agency on October 14, 2020 and the project is now well under construction.

Herring Creek Sanitary Sewer District, South Gravity Sewer & Force Main, Project S20-08 in the Banks Road area had been delayed due to extensive DelDOT interaction with regards to the restoration in the State maintained Banks Road. This component of the project was broken out separately for DelDOT permitting which is now in hand. This project also included the directionally drilled forcemain under Hopkins Prong which ties to a manhole included in the North Gravity Sewer & Force Main, Project S20-07. In order to bring the sequencing back in line, County Council approved Change Order No. 1 on December 15, 2020 in the amount of \$259,900.00 for the directional drilling work and \$1,500.00 for the cost of appraisal necessary for easements within the work area.

The Department had been holding on to a number of smaller cost items to combine them into Change Order No. 2. The first item is the requirement to use American Iron & Steel in this contract. The casing under RET-24 had an American mill certification but was purchased from a distributor rather than the mill making it impossible to obtain the USDA required certification. The County paid for 50% of the material cost directly to the subcontractor while JJID, Inc. offered a 100% credit. The second item was the switch to 6-inch forcemain valves which did not have a unit cost bid item. The third and last item was the construction of a portable noise reduction enclosure around the dewatering pump. This benefitted the citizens and the contractor. Therefore, JJID, Inc waived the allowed mark-ups. The Engineering Department is requesting County Council's concurrence to issuance of Change Order No. 2 in the net amount of \$2,273.11.

Recently JJID, Inc. encountered a deteriorated stormdrain pipe on Mariners Way near the intersection of Dolphin Drive in Herring Creek Estates. The pipe condition was not conducive to crossing under it with the sewer main and the field decision was made to replace it on a time and material basis. The contract has contingent replacement pricing for pipe 18-inch in diameter or less, but this was an elliptical type, more expensive reinforced concrete pipe which led to the T&M approach. JJID estimates one day of crew time plus material costs and mark-up not to exceed \$7200.00. The Engineering Department is requesting County Council's concurrence to issuance of time & material Change Order No. 3 in the not to exceed amount of \$7,200.00.

Date of Issuance: 3/12/2021	Effective Date: 3/12/2021
Owner: Sussex County	Owner's Contract No.: S20-07
Contractor: JJID, Inc	Contractor's Project No.: 1367
Engineer: Whitman, Requardt & Associates	Engineer's Project No.: 14256.036
Project: Herring Creek Sanitary Sewer District: North Gravity Sewer and Force Main	Contract Name:

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

Addition of 6" Isolation Valves
Construction of Dewatering Pump Enclosure
Removal of Steel Casing Pipe

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ 5,091,000	Original Contract Times: Substantial Completion: <u>11/8/21</u> Ready for Final Payment: _____ 365 calendar days
Increase from previously approved Change Orders No. <u>1</u> to No. <u>NA</u> : \$ 259,900	Increase from previously approved Change Orders No. <u>1</u> to No. <u>NA</u> : Substantial Completion: <u>11/8/21</u> Ready for Final Payment: _____ 365 calendar days
Contract Price prior to this Change Order: \$ 5,350,900.00	Contract Times prior to this Change Order: Substantial Completion: <u>11/8/21</u> Ready for Final Payment: _____ 365 calendar days
Increase of this Change Order: \$ 2,273.11	[Increase] [Decrease] of this Change Order: 0 days Substantial Completion: <u>11/8/21</u> Ready for Final Payment: _____ 365 calendar days
Contract Price incorporating this Change Order: \$ 5,353,173.11	Contract Times with all approved Change Orders: Substantial Completion: <u>11/8/21</u> Ready for Final Payment: _____ 365 calendar days

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: <u>Will F. King</u>	By: _____	By: <u>Jim Martin</u>
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: <u>Vice President</u>	Title _____	Title <u>President</u>
Date: <u>3/12/2021</u>	Date _____	Date <u>3/29/21</u>

Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____

Change Order Summary

Original Contract Price \$5,091,000.00

Description	Change Order Amount	New Contract Value
Change Order #1	\$259,900.00	\$5,350,900.00
Change Order #2 (PCO#2, #3 & #4)		
PCO#2 - Valves	\$4,654.42	
PCO#3- Casing Pipe Deduct	-\$5,407.20	
PCO#4- Well Pump Enclosure	\$3,025.89	
Change Order #2 Total	\$2,273.11	\$5,353,173.11

Change Order Request Form

Subcontractor Name: JJID, Inc

Request Description: Added 6" Gate Valves
Job 1367-Herring Creek

Labor Breakdown

Description of Work (i.e. foreman, laborer)	Cost / Hr	# of Hrs this Change	Total
Foreman	74.50	8.00	\$ 596.00
Laborers	45.50	16.00	\$ 728.00
Operator	61.00	0.00	\$ -
Truck Driver	48.50		\$ -
Total Labor Cost for Change			\$ 1,324.00

Equipment Breakdown

List of All Materials Changed	Cost / Unit	# of Hrs this Change	Total
Excavator	\$175.00	0.00	\$ -
Loader	\$86.50	0.00	\$ -
Foreman Truck w/Tool Allowance	\$35.00	0.00	\$ -
Roller	\$60.00	0.00	\$ -
Back Hoe	\$75.00	8.00	\$ 600.00
Mack Dump Truck	\$65.00	0.00	\$ -
Total Equipment Cost for Change			\$ 600.00

Material Breakdown

List of All Materials Changed	Cost / Unit	Quantity of Material	Total
6" Gate Valves	\$838.00	2.00	\$ 1,676.00
Valve Box Bottom Dome	\$64.42	2.00	\$ 128.84
Valve Box Top Section	\$54.80	2.00	\$ 109.60
Valve Box Lid	\$17.50	2.00	\$ 35.00
ACC/Pack	\$43.47	4.00	\$ 173.88
Total Material Cost for Change			\$ 2,123.32

Subcontractor Breakdown

Description of Sub Work	Cost / Unit	Quantity of Material	Total
	\$0.00	0.00	\$ -
	\$0.00	0.00	\$ -
Total Subcontractor Cost for Change			\$ -

Total Labor/Equipment Cost =	\$	1,924.00
Total Material Cost =	\$	2,123.32
Total Subcontractor Cost =	\$	-
15% Overhead & Profit	\$	607.10
10% Subcontractor	\$	-
Total Change Order Request		\$4,654.42



INVOICE

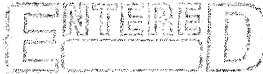
Invoice # **N342420**
 Invoice Date **11/16/20**
 Account # **094447**
 Sales Rep **KEVIN REICHHOLD**
 Phone # **302-684-3054**
 Branch # **273** **Milton, DE**
 Total Amount Due **\$2,120.56**

1830 Craig Park Court
 St. Louis, MO 63146

Remit To:
 CORE & MAIN LP
 PO BOX 28330
 ST LOUIS, MO 63146

319 1 MB 0.439 E0303X 10474 06849053009 S2 P7840485 0001:0001

JJID INC
 100 JULIAN LN
 BEAR DE 19701-2274



Shipped to:
 Blackberry Lane and Cedar Lane
 Harbeson, DE

CUSTOMER JOB- **HERRING Herring Creek**

Thank you for the opportunity to serve you! We appreciate your prompt payment.

Date Ordered	Date Shipped	Customer PO #	Job Name	Job #	Bill of Lading	Shipped Via	Invoice #
11/12/20	11/13/20	11792	Herring Creek	HERRING		CORE & MAIN LP	N342420

Product Code	Description	Quantity		B/O	Price	UM	Extended Price
		Ordered	Shipped				
51067571LA	6 7571 MJ RW GV DI OL ON L/ACC GATE VALVE,DI COMPACT BODY	2	2	PO	838.62000	EA	1,677.24
21AMF7061500CAU	UFR1500-CA-6-U RET C900 W/ACC C900 OD 6.63-6.90 DOMESTIC	4	4	Line 39	43.47000	EA	173.88
59VT16USA	6850-60 16T TOP SECT THRD USA DOMESTIC	2	2	Line 110	54.80000	EA	109.60
59VB562SD	562-S 24B VLV BOX BOTTOM DOM	2	2	Line 111	62.42000	EA	124.84
59VLSUSA	5-1/4 VB LID MRKD SEWER USA	2	2	Line 112	17.50000	EA	35.00

Vendor #	GL Period	Status
11341		
	NOV 20	
1047		

Visit coreandmain.com
 for a current W-9 form



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 ADVANTAGE

- Pay Online
- Paperless Billing
- Invoice Reprints
- Signed Delivery Receipts

Remit payment to the address shown on this invoice or access your account in Online Advantage to pay online.

Freight Delivery Handling Restock Misc.

Subtotal: **2,120.56**
 Other: **0.00**
 Tax: **0.00**
 Invoice Total: **\$2,120.56**

Terms: NET 30

Ordered By: PR

This transaction is governed by and subject to CORE & MAIN's standard terms and conditions, which are incorporated by reference and accepted. To review these terms and conditions, please visit: <http://tandc.coreandmain.com/>.

Change Order Request Form

Subcontractor Name: JJID, Inc

Request Description: Added Pump Enclosure
Job 1367-Herring Creek

Labor Breakdown

Description of Work (i.e. foreman, laborer)	Cost / Hr	# of Hrs this Change	Total
Foreman	74.50	2.00	\$ 149.00
Laborers	45.50	23.00	\$ 1,046.50
Operator	61.00	0.00	\$ -
Truck Driver	48.50		\$ -
Total Labor Cost for Change			\$ 1,195.50

Equipment Breakdown

List of All Materials Changed	Cost / Unit	# of Hrs this Change	Total
Excavator	\$175.00	0.00	\$ -
Loader	\$86.50	0.00	\$ -
Foreman Truck w/Tool Allowance	\$35.00	0.00	\$ -
Roller	\$60.00	0.00	\$ -
Back Hoe	\$75.00	0.00	\$ -
Mack Dump Truck	\$65.00	0.00	\$ -
Total Equipment Cost for Change			\$ -

Material Breakdown

List of All Materials Changed	Cost / Unit	Quantity of Material	Total
Lowes Materials Lumber ETC	\$1,830.39	1.00	\$ 1,830.39
	\$0.00	0.00	\$ -
	\$0.00	0.00	\$ -
	\$0.00	0.00	\$ -
	\$0.00	0.00	\$ -
Total Material Cost for Change			\$ 1,830.39

Subcontractor Breakdown

Description of Sub Work	Cost / Unit	Quantity of Material	Total
	\$0.00	0.00	\$ -
	\$0.00	0.00	\$ -
Total Subcontractor Cost for Change			\$ -

Total Labor/Equipment Cost =	\$	1,195.50
Total Material Cost =	\$	1,830.39
Total Subcontractor Cost =	\$	-
15% Overhead & Profit	\$	-
10% Subcontractor	\$	-
Total Change Order Request		\$3,025.89

PAYMENT ADDRESS

Lowe's
P.O. Box 530954
Atlanta, GA 30353

Invoice # 968736

Account Number: XXXXXXX4725
Company Name: JJID INC

Transaction #: 315318404 PO#: 1367 Update
Sale Date: 12/31/2020 Store: 0658
Authorization: 001668 Register #:
Due Date: 03/15/2021



SKU	Description	Qty	Unit	Price	Ex Price
000000002560548	DIXON SAFETYGREEN 10CT CA	1	EA	\$2.83	\$2.83
000000000078819	IRWIN 50-CT BI-METAL UTIL	1	EA	\$14.23	\$14.23
000000001323367	DW 12V MAX XTREME BL SCRE	1	EA	\$113.05	\$113.05
000000000401153	DW 7-1/4-IN CIRC SAW W/BR	1	EA	\$132.05	\$132.05
000000000013620	12-FL OZ BIG GAP FILLER F	1	EA	\$4.74	\$4.74
000000000098175	24-FT FG ET LDR 300-LB CP	1	EA	\$274.55	\$274.55
000000000432481	2-4-12 TOP CHOICE KD FIR	8	EA	\$8.18	\$65.44
000000000432480	2-4-10 TOP CHOICE KD FIR	8	EA	\$7.39	\$59.12
000000000006005	2-4-8 KD WW SELECT STUD	24	EA	\$5.20	\$124.80
000000000012242	19/32 CAT RATED SHEATHING	15	PC	\$33.04	\$495.60
000000000304090	2-INX4-FTX8-FT SQ EDGE GG	15	EA	\$28.38	\$425.70
000000000155670	PROMOTIONAL DISCOUNT APPL	1	EA	\$0.00	\$0.00
	SALES TAX	1	EA	\$0.00	\$0.00
000000001061180	CFT 48IN I-BEAM LEVEL	1	EA	\$15.18	\$15.18
000000000954434	5-GAL LOWES BUCKET-UNITED	1	EA	\$3.31	\$3.31
000000000118095	SWANSON 8-IN SPEEDLITE SQ	1	EA	\$4.73	\$4.73
000000000753547	WORKPRO 16-OZ WOOD CURVED	1	EA	\$5.68	\$5.68
000000000922447	1LB FINE DRYWALL 1-5/8 IN	1	EA	\$5.68	\$5.68
000000000308985	GH 4-3/4-IN ZINC SCREEN D	2	EA	\$3.02	\$6.04
000000000111741	5LB FINE DRYWALL 2-1/2 IN	1	EA	\$18.98	\$18.98
000000000309003	JH 4-IN ZINC HVY DTY BARL	4	EA	\$5.68	\$22.72
000000000308889	3-IN 1/4R STN NCKL DOOR H	4	EA	\$2.83	\$11.32
000000000777354	DW FT DRIVE GUIDE W/2 BIT	1	EA	\$6.63	\$6.63
000000000112599	1LB CRSE DRW SCR PH HD 1-	1	EA	\$5.68	\$5.68
000000001072146	CFT 10-IN MINI SAW(-48770	1	EA	\$12.33	\$12.33

Subtotal: \$1830.39

Tax: \$0.00

Total Invoice: \$1830.39

Jacob E Bailiff

Pay Invoice Print Invoice Download Download PDF Close

Vendor #	GL Period	Status	PM App
<i>130075</i>			<i>[initials]</i>

Jacob Bailiff

Job	Task	CT	GL #
<i>1207</i>	<i>roof</i>		

Change Order Request Form

Subcontractor Name: JJID, Inc

Request Description: PCO Casing Pipe Credit
Job 1367-Herring Creek

Labor Breakdown

Description of Work (i.e. foreman, laborer)	Cost / Hr	# of Hrs this Change	Total
Foreman	74.50	0.00	\$ -
Laborers	45.50	0.00	\$ -
Operator	61.00	0.00	\$ -
Truck Driver	48.50		\$ -
Total Labor Cost for Change			\$ -

Equipment Breakdown

List of All Materials Changed	Cost / Unit	# of Hrs this Change	Total
Excavator w/ Hammer	\$175.00	0.00	\$ -
Loader	\$86.50	0.00	\$ -
Foreman Truck w/Tool Allowance	\$35.00	0.00	\$ -
Roller	\$60.00	0.00	\$ -
Back Hoe	\$75.00	0.00	\$ -
Mack Dump Truck	\$65.00	0.00	\$ -
Total Equipment Cost for Change			\$ -

Material Breakdown

List of All Materials Changed	Cost / Unit	Quantity of Material	Total
	\$0.00	0.00	\$ -
	\$0.00	0.00	\$ -
	\$0.00	0.00	\$ -
	\$0.00	0.00	\$ -
	\$0.00	0.00	\$ -
Total Material Cost for Change			\$ -

Subcontractor Breakdown

Description of Sub Work	Cost / Unit	Quantity of Material	Total
Credit for Casing Pipe	-\$5,407.20	1.00	\$ (5,407.20)
	\$0.00	0.00	\$ -
Total Subcontractor Cost for Change			\$ (5,407.20)

Total Labor/Equipment Cost =	\$	-
Total Material Cost =	\$	-
Total Subcontractor Cost =	\$	(5,407.20)
15% Overhead & Profit	\$	-
10% Subcontractor	\$	-
Total Change Order Request		-\$5,407.20

Date of Issuance: 4/7/2021	Effective Date: 4/7/2021
Owner: Sussex County	Owner's Contract No.: S20-07
Contractor: JJID, Inc	Contractor's Project No.: 1367
Engineer: Whitman, Requardt & Associates	Engineer's Project No.: 14256.036
Project: Herring Creek Sanitary Sewer District: North Gravity Sewer and Force Main	Contract Name:

The Contract is modified as follows upon execution of this Change Order:
Replace 64 L.F. of 18-inch x 30-inch elliptical storm RCP storm drain pipe.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: \$ 5,091,000	Original Contract Times: Substantial Completion: <u>11/8/21</u> Ready for Final Payment: _____ 365 calendar days
Increase from previously approved Change Orders No. <u>1</u> to No. <u>2</u> : \$ 262,173.11	Increase from previously approved Change Orders No. <u>1</u> to No. <u>2</u> : Substantial Completion: <u>11/8/21</u> Ready for Final Payment: _____ 365 calendar days
Contract Price prior to this Change Order: \$ 5,353,173.11	Contract Times prior to this Change Order: Substantial Completion: <u>11/8/21</u> Ready for Final Payment: _____ 365 calendar days
Increase of this Change Order: \$ 7,200.00 (Not to exceed based on T&M)	[Increase] [Decrease] of this Change Order: 0 days Substantial Completion: <u>11/8/21</u> Ready for Final Payment: _____ 365 calendar days
Contract Price incorporating this Change Order: \$ 5,360,373.11	Contract Times with all approved Change Orders: Substantial Completion: <u>11/8/21</u> Ready for Final Payment: _____ 365 calendar days

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: <u>Neil S. King</u> Engineer (if required)	By: _____ Owner (Authorized Signature)	By: <u>[Signature]</u> Contractor (Authorized Signature)
Title: <u>Vice President</u>	Title: _____	Title: <u>President</u>
Date: <u>4/7/2021</u>	Date: _____	Date: <u>4/7/21</u>
Approved by Funding Agency (if applicable)		
By: _____	Date: _____	
Title: _____		

Jim J. Julian

From: Jim J. Julian
Sent: Wednesday, April 07, 2021 11:53 AM
To: Jim J. Julian
Subject: FW: 1367 Storm Drain Extra \$7200 : 18in Ellip Pipe 64 LF Labor

Labor

32 man hours(Foreman, operator laborer truck driver) at \$40/cost per hour or \$1200 without markup

Jim Julian/JJID

Jim J. Julian

From: Linda Massey <linda.massey@rinkerpipe.com>
Sent: Friday, April 02, 2021 2:04 PM
To: Patrick Russell; Bob Perrone
Cc: Dave Loudon; Joe Volk; Jim J. Julian
Subject: RE: [EXTERNAL] 1367 Herring Creek

Pat,
Yes we have some in stock.
Price is \$48.32 LF for Customer Pick Up
Price is \$49.77 LF Plus delivery charge of \$520.00 for Sussex Co. for a LTL

Thanks
Linda

From: Patrick Russell <prussell@JJID.com>
Sent: Friday, April 2, 2021 1:52 PM
To: Linda Massey <linda.massey@rinkerpipe.com>; Bob Perrone <bob.perrone@rinkerpipe.com>
Cc: Dave Loudon <dloudon@JJID.com>; Joe Volk <jvolk@jjid.com>; Jim J. Julian <jjjulian@JJID.com>
Subject: RE: [EXTERNAL] 1367 Herring Creek

Class 4

RTE 24 & Mariners Way Harbeson DE

Pat Russell
JJID, Inc Project Manager
Office 302-836-0414 Ext 113
Cell 302-518-2541

From: Linda Massey <linda.massey@rinkerpipe.com>
Sent: Friday, April 2, 2021 1:43 PM
To: Patrick Russell <prussell@JJID.com>; Bob Perrone <bob.perrone@rinkerpipe.com>
Cc: Dave Loudon <dloudon@JJID.com>; Joe Volk <jvolk@jjid.com>; Jim J. Julian <jjjulian@JJID.com>
Subject: RE: [EXTERNAL] 1367 Herring Creek

Pat,
I need to know what Class it is and if you are picking up or where the job is located before I can price it.

Thanks
Linda

From: Patrick Russell <prussell@JJID.com>
Sent: Friday, April 2, 2021 1:38 PM
To: Bob Perrone <bob.perrone@rinkerpipe.com>
Cc: Linda Massey <linda.massey@rinkerpipe.com>; Dave Loudon <dloudon@JJID.com>; Joe Volk <jvolk@jjid.com>; Jim J. Julian <jjjulian@JJID.com>
Subject: [EXTERNAL] 1367 Herring Creek

CAUTION: This email originated from outside of the organization. Exercise caution when opening attachments or clicking links, especially from *UNKNOWN* senders.

Bobby

I need 8 Sticks of 18" Elliptical RCP.

Do you have any made and can I get a Price

Pat Russell
JJID, Inc Project Manager
Office 302-836-0414 Ext 113
Cell 302-518-2541



Quotation

Quote # QUO-442554-C1N2K8					
Date	04/07/2021	Account Name	JJID INC	Reply-To	
Quote #	QUO-442554-C1N2K8	Contact Name	Matt Armiger	Account Manager	Bob Perrone
Revision #	0	Contact Phone	(302) 836-0414	Address	800 Industrial Drive, Middletown, DE 19709
Project Name	HERRING CREEK	Contact Fax	(302) 836-3955	Phone	302-378-8920
Project #		Contact Email	marmiger@JJID.com	Fax	302-378-8923
Project Address	Lewes, DE 19958			Email	Bob.Perrone@Rinkerpipe.com

Rinker Materials' offer to sell the products described in this quotation is expressly conditioned upon Buyer's assent to the Rinker Materials' Standard Terms and Conditions ("Rinker Materials STCs") viewable at www.rinkerpipe.com. A valid tax exemption certificate must be issued to Rinker Materials or sales tax will be added.

Item #	Description	Part #	Quantity	Unit	Extended Unit Price	Unit Total
10	14x23x8' CL4 PF HERCP	1290632	64.00	FT	\$49.78	\$3,185.92
20	14x23 GASKET PF ISO	1346416	8.00	EA	\$0.00	\$0.00
30	#711 Lubricant 8LB	1181891	1.00	EA	\$0.00	\$0.00
40	SERVICE DELIVERY CHARGE TAXABLE	1154164	1.00	EA	\$520.00	\$520.00
					Total	\$3,705.92
					(Tax not included)	Net Total \$3,705.92

PAYMENT TERMS ARE NET10[™] PROX, WITHOUT RETENTION OR SETOFF. THIS OFFER IS SUBJECT TO CREDIT APPROVAL. PRICES QUOTED APPLY ONLY TO THE REFERENCED PROJECT AND ARE IN EFFECT FOR 30 DAYS FROM THE DATE OF QUOTATION. PRICES ARE BASED ON THE QUANTITIES SHOWN. IF A DIFFERENT QUANTITY IS PURCHASED, RINKER MATERIALS RESERVES THE RIGHT TO ADJUST THE PRICES. THIS QUOTATION CONTAINS THE ENTIRE AGREEMENT WITH RESPECT TO PURCHASE AND SALE OF PRODUCTS DESCRIBED AND SUPERSEDES ALL PREVIOUS COMMUNICATIONS. BUYER'S SIGNATURE BELOW, DIRECTION TO MANUFACTURE, OR ACCEPTANCE OF DELIVERY OF GOODS DESCRIBED ABOVE, SHALL BE DEEMED AN ACCEPTANCE OF THE RINKER MATERIALS STCS. SELLER EXPRESSLY REJECTS ANY OTHER TERMS AND CONDITIONS. PRICES ARE F.O.B. ORIGIN (UNLESS OTHERWISE SPECIFIED IN THE STANDARD NOTES) WITH UNLOADING BY OTHERS AT A TRUCK ACCESSIBLE LOCATION. THIS QUOTATION IS ISSUED BY HYDRO CONDUIT, LLC D/B/A RINKER MATERIALS CONCRETE PIPE DIVISION.

Acceptance			
I WARRANT AND REPRESENT THAT I HAVE AUTHORITY TO ENTER INTO THIS AGREEMENT ON BEHALF OF THE BUYER. WE HEREBY ORDER THE DESCRIBED MATERIAL SUBJECT TO ALL TERMS AND CONDITIONS OF THIS QUOTATION AND IN THE RINKER MATERIALS STCS VIEWABLE AT www.rinkerpipe.com .		By	Bob Perrone
Company		(O)	302-378-8920
By		(F)	302-378-8923
Title		(Cell)	302-275-3708
Date		Title	Account Manager

ENGINEERING DEPARTMENT

HANS M. MEDLARZ
COUNTY ENGINEER

(302) 855-7370 T
(302) 854-5391 F

hans.medlarz@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov

Memorandum

TO: Sussex County Council
The Honorable Michael H. Vincent, President
The Honorable John L. Rieley, Vice President
The Honorable Cynthia C. Green
The Honorable Douglas B. Hudson
The Honorable Mark G. Schaeffer

FROM: Hans Medlarz, P.E., County Engineer

RE: ***EMS 200/Medic 110 Station, Project C19-08***
A. George, Miles & Buhr, LLC Amendment 3 – Add. Professional Services
B. The Whyland Company – Granting of Substantial Completion

DATE: April 13, 2021

The new Medic 110/EMS 200 Station was programmed north of Seaford to replace the current location in Blades as a capital project in FYs 2019 & 2020. In June of 2018 Council approved the purchase of the new site formerly known as “Old Pet Emporium”.

After a publicly advertised request for proposal process, Council awarded the EMS Department’s - Architectural Consulting Services base contract to George, Miles and Buhr, Inc. (GMB) for a five (5) year term on July 17, 2018. One of the first two task orders was the North Seaford Medic Station 110. The intent was to match the Rehoboth/Lewes station design. However, the State’s fire prevention code had changed since then, now requiring a fire suppression sprinkler system.

By the end of May 2019 all permits were in hand, in June of 2019 a building permit was issued and on July 15, 2019, four (4) bids were received. The station cost was significantly higher than the last station built, with the main drivers being the on-site fire suppression system and the DelDOT entrance/site improvements. On August 20, 2019, Council rejected all bids and authorized a rebid with a modified scope.

On August 20, 2019, Council also approved GMB’s architectural Amendment No.1 covering rebidding, contract administration and inspection services not to exceed \$104,400.00. Prior to start of the redesign effort, the Council President and the local State Representative requested an investigation of the peak hour traffic on Swain Road. The resulting traffic operational analysis revealed a warrant for a right turn lane. The Team discussed this modified approach with DelDOT on January 20, 2020 and the Department concurred and invited a new entrance



design submittal. GMB's Amendment No.2 covered the cost for the traffic analysis, the site entrance redesign and site design modifications. On February 18, 2020, Council also approved GMB's architectural Amendment No.2 in the not to exceed amount of \$25,000.00.

The availability of public water would result in a better overall project with significantly less maintenance responsibility by the County. Therefore, the EMS and Engineering Departments had reached out to the City of Seaford to discuss an extension of public water service to the site in exchange for a \$200,000 one-time capital contribution by the County. On October 22, 2019, Council gave final approval of the Utility Service Agreement providing capital as well as maintenance cost savings in comparison to the stand-alone fire protection option.

During the fall of 2019 the Team developed revised contract documents including a dedicated turn lane on Swain Road and an Opticom controlled safety warning system on Route13. The Invitations to Bid were re-advertised and on June 4, 2020, twelve (12) bids were received. County Council awarded the project on June 23, 2020 to The Whayland Company, LLC for the base bid and add alternate 3 covering the County's portion of the safety warning system in the overall amount of \$1,406,000.00.

The project progressed with most minor construction scope differences being resolved without change orders. The exception being the request for inclusion of a cathedral ceiling in the kitchen/break room, an undocumented modification to the Lewes/Rehoboth station, which was not reflected in either the design or the as-builts documents. To resolve the issue the Engineering Department obtained the original quotations from the supplier Concord Truss dated before the bid as well as the final invoice received on October 29, 2020. The Whayland Company agreed to resolve all other identified scope discrepancies without compensation. On December 1, 2020 County Council issued Change Order No.1 to The Whayland Company in the documented net difference of \$5,326.84 without general contractor mark-up or profit.

Since then the project progressed satisfactorily with the Fire Marshall granting final approval on March 30, 2021. On April 6 the Architects and the County representative conducted a final project punch out resulting in the attached punch list. It should be completed by the stipulated contract completion date. Therefore, the Engineering Department requests County Council's concurrence in issuance of Substantial completion of Project C19-08 effective April 13, 2021 and the release of all retainage upon punch list completion.

GMB's Amendment No.1 for construction phase services was based on 196 days. The contractual time as bid was 257 days plus 23 weather related days for a total of 280 days. The anticipated completion date was April 16, 2021 and the contractor finished one week early but still longer than anticipated under GMB's amendment. Therefore, the Engineering Department recommends approval GMB's amendment No.3 in the not to exceed amount of \$21,500.00 to cover the longer than anticipated construction time.

EMS 200/Medic 110 Station, Project C19-08

A. George, Miles & Buhr, LLC Amendment 3 – Add. Professional Services

B. The Whayland Company – Granting of Substantial Completion

April 13, 2021



AIA Document G802™ – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*
North Seaford Paramedic Station
22410 Sussex Highway
Seaford, Delaware 19973

AGREEMENT INFORMATION:
Date: July 25, 2018

AMENDMENT INFORMATION:
Amendment Number: 003
Date: March 8, 2021

OWNER: *(name and address)*
Sussex Co. Engineering Department
PO Box 589
Georgetown, DE 19947

ARCHITECT: *(name and address)*
George, Miles & Buhr LLC (GMB)
206 West Main Street
Salisbury, Maryland 21801

The Owner and Architect amend the Agreement as follows:

This amendment covers extensions of time and fee increases to GMB's existing Construction Administration contract due to actual construction time exceeding our contr and recovery of additional reimbursable charges apprvped and billed under original contract value. The breakdown of these costs is as follows:

CA Contract extension = \$19,451.50
Reimbursable Expenses = \$3,958.30

Subtotal = \$23,409.80
Discount = \$1,909.80
Total = \$21,500.00

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

This amendment provides for a \$21,500.00 increase in the Construction Administration contract amount, not to exceed without approval.

Schedule Adjustment:

GMB's Construction Administration contract time will be increased by 84 calendar days.

SIGNATURES:

GMB _____

Sussex County, Delaware _____

ARCHITECT *(Firm name)*.

OWNER *(Firm name)*



SIGNATURE

SIGNATURE

Morgan H. Helfrich, AIA LEED AP
Vice President

Michael H. Vincent
President

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

February 15, 2021

DATE

DATE



NORTH SEAFORD EMS 200/ MEDIC 110 STATION

SEAFORD, DELAWARE

GMB PROJECT NO. 180174-A

On April 6, 2021 GMB performed an architectural punch list of the North Seaford EMS 200/Medic 110 Station building. GMB was joined by RMF to punch MEP systems. This punch list denotes conditions that need to be corrected but cannot be considered a complete and comprehensive list of all conditions and therefore does not relieve the contractor from its responsibility to fix items that may not be reflected on this list. Whayland shall address the items below and provide status of execution and date for each to the Owner and GMB for record. GMB's Civil punchlist walk-thru was performed on April 5, 2021 are also included on this list. General items such as cleaning, painting, scuff marks, nail pops, etc. shall be fixed throughout even if they aren't specifically mentioned below.

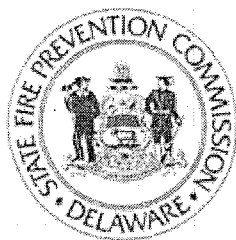
PUNCH LIST				
No.	Item	Status	Date	Photos
Civil				
1	<i>Straighten and anchor all concrete bumpers in parking spaces.</i>			No Pic
2	<i>Grade and rake all soil areas front, back and sides of the building</i>			No Pic
3	<i>Establish grass front, back and sides of the building</i>			1 & 2
4	<i>Roof drain cleanouts need to be cut to grade</i>			No Pic
5	<i>Installation of irrigation heads need to be completed.</i>			3
6	<i>Construction entrance from Swain Road needs to be removed.</i>			No Pic
7	<i>Fire hydrant base needs to be painted to match upper half of hydrant</i>			4
Building				
Foyer 100:				
8	<i>Touch up I.T. Door and Frame</i>			5 & 6
9	<i>Touch up paint door 111A and frame to Medic Area</i>			7
Crew Area 111:				
10	<i>Fill and touch up paint chip in window sill</i>			8
11	<i>Clean paint off rubber base.</i>			9
Corridor 104:				
12	<i>Straighten base installation</i>			10
13	<i>Clean paint off base and flooring</i>			No Pic
14	<i>Sand and touch up paint wall blemish</i>			No Pic
15	<i>Fix dent in door 104A and touch up paint frame</i>			11
16	<i>Touch up paint smudges on wall</i>			12
Supervisor's Office 113:				
17	<i>Fix rubber base bulge at corner</i>			13
18	<i>Clean paint off outlet cover</i>			14
Supervisor's Bunk 114:				
19	<i>Sand crack in door trim and repaint (Door 113B)</i>			15
20	<i>Clean paint off switch, data and outlet covers (multiple locations)</i>			16 thru 19
21	<i>Clean paint and spackle off electrical panel frame</i>			20
22	<i>Clean paint off door 114A trim and threshold and scuffs off kick plate</i>			21

PUNCH LIST

No.	Item	Status	Date	Photos
23	<i>Sand smooth and refill nail holes in door frame 114A and touch up paint</i>			22
	Bath 107:			
24	<i>Clean floor drain</i>			No Pic
25	<i>Clean paint and spackle off light switch cover</i>			23
26	<i>Clean paint off fire alarm</i>			24
27	<i>Fix door 107A door lock. Will not lock when closed.</i>			25
28	<i>Sand smooth and paint nail pop wall and ceiling.</i>			26 & 27
	Kitchen 108:			
29	<i>Provide stove as specified</i>			No Pic
30	<i>Touch up paint closet doors and trim</i>			28
31	<i>Top shelf of north lazy susan needs to be adjusted so it comes to rest in proper position and doesn't interfere with door.</i>			29
32	<i>Clean paint off outlet covers (multiple locations)</i>			30
	Medic Area 102:			
33	<i>Touch up paint door 102A</i>			31
34	<i>Touch up paint door 112A and frame</i>			32 & 33
35	<i>Clean scuff marks off rubber base</i>			34
36	<i>Fix and repaint nail pop.</i>			34
37	<i>Clean top of rubber base</i>			35
	Corridor 110:			
38	<i>Fix and repaint chips in door frame at kitchen opening</i>			36
39	<i>Clean paint off outlet covers (multiple locations)</i>			37
	Laundry 115:			
40	<i>Clean paint off switch cover</i>			38
	Bunk Room 106:			
41	<i>Clean paint off door 106A kick plate and threshold</i>			39
42	<i>Sand wall blemish and repaint</i>			40
43	<i>Clean paint off outlet covers (multiple locations)</i>			41 & 42
	ADA Bath 116:			
44	<i>Fix shower. Not working at time of walk-thru</i>			No Pic
45	<i>Fix door blemish. Repaint as necessary</i>			43
	Garage 117:			
46	<i>Clean and touch up paint around sprinkler piping.</i>			44
47	<i>Touch up paint around outlets</i>			45 & 46
	Storage 120:			
48	<i>Clean and/or touch up paint wall smug</i>			47
	Storage 119:			
49	<i>Sand and touch up paint base of wall</i>			No Pic
	Srinkler Room 121:			
50	<i>Install receptacle and cover at open electric box</i>			48
51	<i>Clean and touch up paint door frame</i>			49

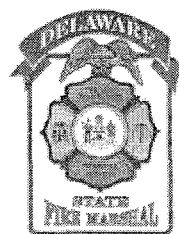
PUNCH LIST

No.	Item	Status	Date	Photos
52	<i>Fix and paint wall base</i>			50
	Outside:			
53	<i>Fill in nail holes in exterior trim and paint as required (multiple locations)</i>			51
54	<i>Clean window trim at Bunk Room 106</i>			52
55	<i>Clean trim at northeast corner behind downspout</i>			53
56	<i>Install Signage by owner</i>			54
57	<i>Clean/paint trim at southeast corner</i>			55
58	<i>Clean window trim at Supervisor's Office 113</i>			56
59	<i>Fill and plug screw holes at grinder pump switch.</i>			57
60	<i>Clean door trim at door 117C and adjust "J" Trim</i>			58
Electrical				
61	<i>Lighting controls missing (Foyer 100)</i>			No Pic
62	<i>No floor receptacles (Crew 111)</i>			No Pic
63	<i>Adjust occupancy sensor, light didn't turn on until manual button pushed (Laundry 115)</i>			No Pic
64	<i>Adjust occupancy sensor, light didn't turn on until manual button pushed (Storage 119)</i>			No Pic
65	<i>Adjust occupancy sensor, light didn't turn on until manual button pushed (Storage 120)</i>			No Pic
66	<i>Panel LR2 panel schedule is imcomplete (Supervisor Bunk 114)</i>			No Pic
Plumbing and HVAC				
67	<i>Range was not installed</i>			No Pic
68	<i>Clothes washer doesn't work (They have a call in for repair)</i>			No Pic
69	<i>ADA shower doesn't work, cartridge is on order to be replaced</i>			No Pic
70	<i>Gas piping should be identified by pipe markers or painted yellow</i>			No Pic
71	<i>AHU's should have nameplates as well as the corresponding thermostat</i>			No Pic
72	<i>Water heater was unplugged, potentially for safety due to the epoxy flooring installation. We were not able to verify hot water.</i>			No Pic



**OFFICE OF THE STATE FIRE MARSHAL
Technical Services**

22705 Park Avenue
Georgetown, DE 19947



FIRE PROTECTION FINAL APPROVAL

Plan Review Number: 2020-04-203623-MJS-01

Tax Parcel Number: 331-4.00-145.00

Status: Final Passed

Date: 03/30/2021

Project	
Medic 110 Station Medic 110 Station Sussex County EMS #110	22410 Sussex Hwy Seaford DE 19973

Scope of Project	
Number of Stories: 1 Square Footage: 5220 Construction Class: V (000) Wood Frame Fire District: 87 - Seaford Volunteer Fire Dept Inc	Occupant Load Inside: Occupancy Code: 9607

Applicant	
Judy Schwartz 400 High Street Seaford, DE 19973	

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

A final inspection has been completed by this agency. However, code compliance is required of any errors or omissions at the time of final inspection.

This Plan Review Project was prepared by:



 John Colpo
 Fire Protection Specialist

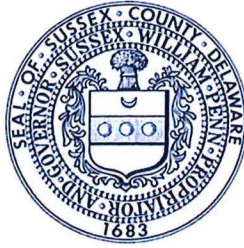


ENGINEERING DEPARTMENT

HANS M. MEDLARZ
COUNTY ENGINEER

(302) 855-7370 T
(302) 854-5391 F

hans.medlarz@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov

Memorandum

TO: Sussex County Council
The Honorable Michael H. Vincent, President
The Honorable John L. Rieley, Vice President
The Honorable Cynthia C. Green
The Honorable Douglas B. Hudson
The Honorable Mark G. Schaeffer

FROM: Hans Medlarz, P.E., County Engineer

RE: ***Hollyville Road, Approval of DelDOT Easement Request***

DATE: April 13, 2021

Sussex County has a well-established relationship of cooperation with the Department of Transportation. The Department has required drainage improvements along Hollyville Road as part of their approval of the entrance to the Liberty Subdivision located off the same road. Part of these improvements affect the County owned parcel no. 234-16.00-28.00 which was recently acquired by Sussex County. The attached easement agreement delineates the requested area the area required for the construction of said improvements totaling 1,612 square feet.

The Engineering Department calculated the compensation based on the area encumbered, the price per square foot paid by the County and the discount for easements versus fee simple acquisitions. The Department recommends the granting of the easement to the State of Delaware in exchange for payment of \$600.00 which has been paid by Fernmoor Homes, the owner of the Liberty Subdivision.



fernmoor HOMES

732-719-5000. x 40 – Telephone
skessler@fernmoorhomes.com

Stephen M. Kessler, Esq.
General Counsel

VIA FEDERAL EXPRESS

April 2, 2021

Hans M. Medlarz, P.E.
Sussex County Engineer
2 The Circle | PO Box 589
Georgetown, DE 19947
hans.medlarz@sussexcountyde.gov
(302) 855-7728

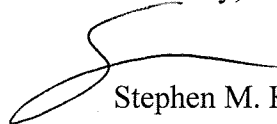
Re: *Hollyville Road – Millsboro, Delaware – DelDOT Taking*

Dear Mr. Meldarz:

Enclosed please find a check in the amount of \$600.00 in exchange for the grant of an easement along Hollyville Road for purposes of DelDOT road work and drainage remediation our company will be undertaking. Please hold this check in escrow until the easement conveyance is approved by the Sussex County Council.

If you have any questions or comments, please reach out at your convenience.

Sincerely,



Stephen M. Kessler

SCTP No.: 234-16.00-28.00

Prepared by:
Davis, Bowen, & Friedel, Inc.
1 Park Avenue
Milford, DE 19963

Return to:
State of Delaware, Department of Transportation Real Estate Section
800 Bay Road, Box 778
Dover, Delaware 19903

PERMANENT EASEMENT AGREEMENT

This Permanent Easement Agreement is made and entered into this ____ day of _____ 2021, by and between SUSSEX COUNTY (hereinafter referred to as the "GRANTOR"), and THE STATE OF DELAWARE, by and through the Department of Transportation, with an address of 800 S. Bay Road, Dover, Delaware 19901 (hereinafter referred to as the "GRANTEE").

WHEREAS, the GRANTOR is the legal and equitable owner of all that certain tract, piece, or parcel of real property situated on the southernly side of Hollyville Road, and being located in Indian River Hundred, Sussex County and the State of Delaware, as more particularly described in that certain Deed of record in the Office of the Recorder of Deeds in and for Sussex County, Georgetown, Delaware, in Deed Book 5111, Page 18 (hereinafter referred to as the "Property"); and

WHEREAS, the GRANTEE is desirous of obtaining a permanent easement over, under, and across part of the Property;

NOW THEREFORE WITNESSETH that in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the GRANTOR does by these presents, grant, bargain, sell, convey, and confirm unto the GRANTEE and/or its successors, a Permanent Easement, for any and all highway related purposes, including the right of GRANTEE to grant a public utility franchise, permit, or easement to install and maintain its facilities in, over, or across the following lands and premises which are part of the Property, in connection with the widening and storm water improvements to be made to Hollyville Road:

ALL that strip, piece or parcel of land situate, lying and being on the southernly side of Hollyville Road (SCR 305), and being located in Indian River Hundred, Sussex County, Delaware, said strip, piece or parcel of land being more particularly described on Exhibit A attached hereto and made a part hereof.

FURTHER, the GRANTOR shall not use the easement area in any way that will interfere with or be detrimental to the present or future use of the easement area by the GRANTEE; and

FURTHER, should this easement ever be abandoned by the GRANTEE or by mutual agreement, then this easement shall terminate, be null and void, and will no longer encumber said land, and such action shall be evidenced by a recorded release of easement.

FURTHER, the GRANTEE agrees to handle construction and maintenance within the easement area within industry standards to the best of its ability and will restore any disturbance to the easement area as a result of GRANTEE's activities to a condition as close as reasonably possible to the condition of the easement area as it existed before such disturbance.

SUBJECT TO other covenants, conditions, restrictions, plans and easements of record with respect to the property described above, this reference to which shall not be construed to reimpose any such covenants, conditions, restrictions, plans and easements of record which have otherwise lapsed, expired or have otherwise been terminated in accordance with their terms or otherwise as applicable.

BEING over and through a portion of the lands and premises conveyed unto Sussex County by Deed dated August 26, 2019, and recorded in the Office of the Recorder of Deeds in and for Sussex County, Georgetown, Delaware, in Deed Book 5111, Page 18.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the said GRANTOR has caused his name to be hereunto set under seal, effective as of the day and year first above written.

Signed, sealed, and delivered
in the presence of:

GRANTOR:

SUSSEX COUNTY

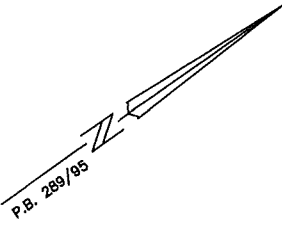
STATE OF DELAWARE :
:SS
SUSSEX COUNTY :

BE IT REMEMBERED that on this _____ day of _____ 2021
personally came before me, the Subscriber, a Notary Public for the State and County aforesaid,
_____, the _____ of Sussex County, party to the foregoing instrument,
known to me personally to be such and acknowledged said instrument to be his voluntary act and
deed.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

[Notary Seal]

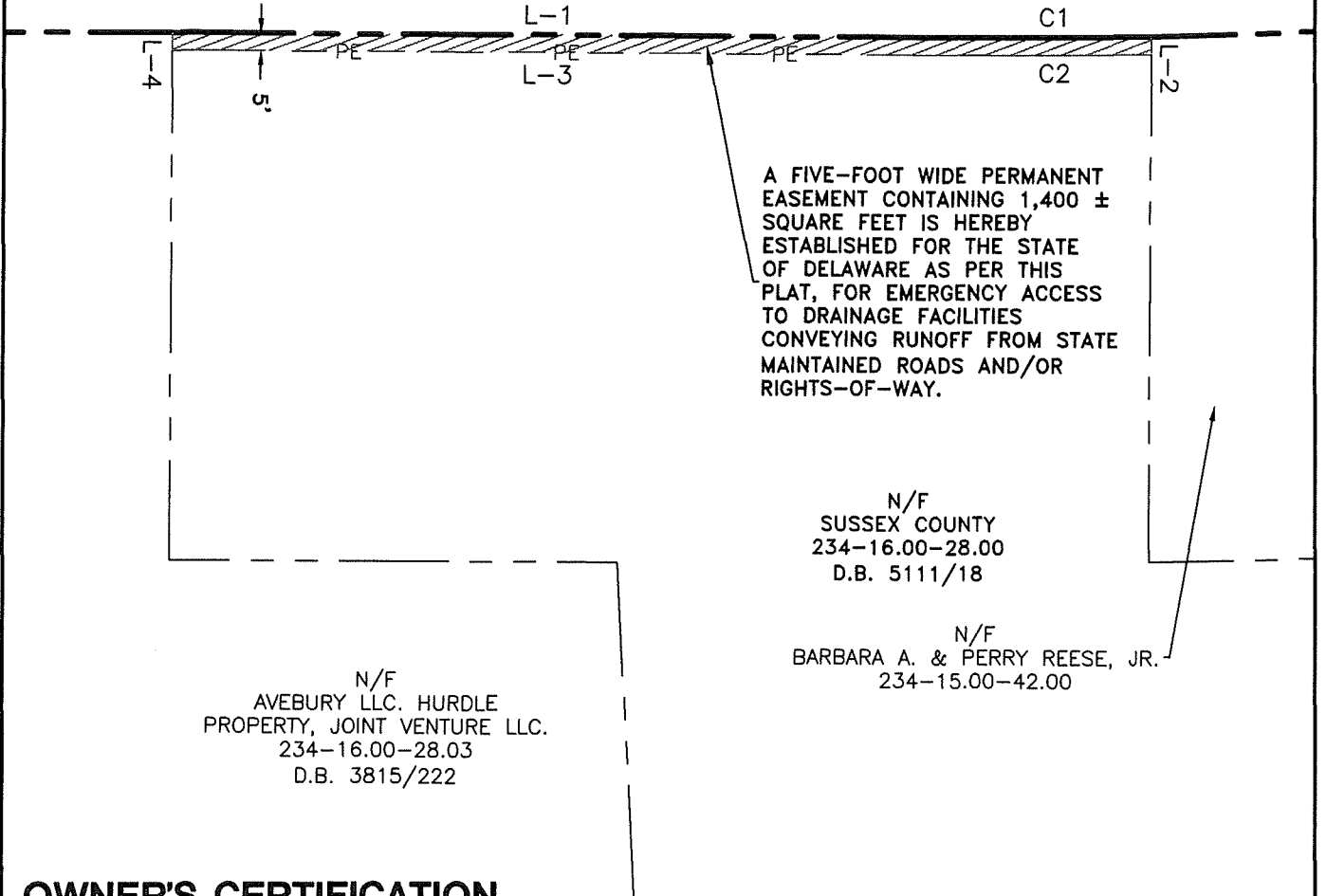
Notary Public
Name:
My Commission Expires:



LINE	BEARING	DISTANCE
L-1	N 35°41'51" E	225.20'
L-2	S 54°30'50" E	5.00'
L-3	S 35°41'51" W	225.17'
L-4	N 54°38'55" W	5.00'

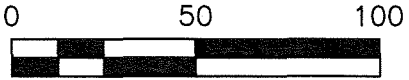
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3001.69'	55.02'	N 35°10'23" E	55.02'
C2	3006.69'	55.04'	S 35°10'23" W	55.04'

HOLLYVILLE ROAD
(SCR 305 - 60' R.O.W.)



OWNER'S CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAN, THAT I APPROVE THE DESCRIBED EASEMENTS SHOWN ON THIS PLAN.

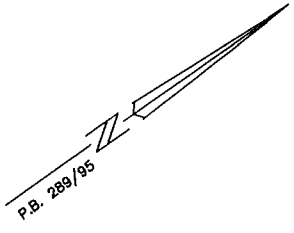


NAME _____ DATE _____

dbf DAVIS, BOWEN & FRIEDEL, INC. ARCHITECTS ENGINEERS SURVEYORS
 SALISBURY, MARYLAND (410) 543-9091
 MILFORD, DELAWARE (302) 424-1441
 EASTON, MARYLAND (410) 770-4744

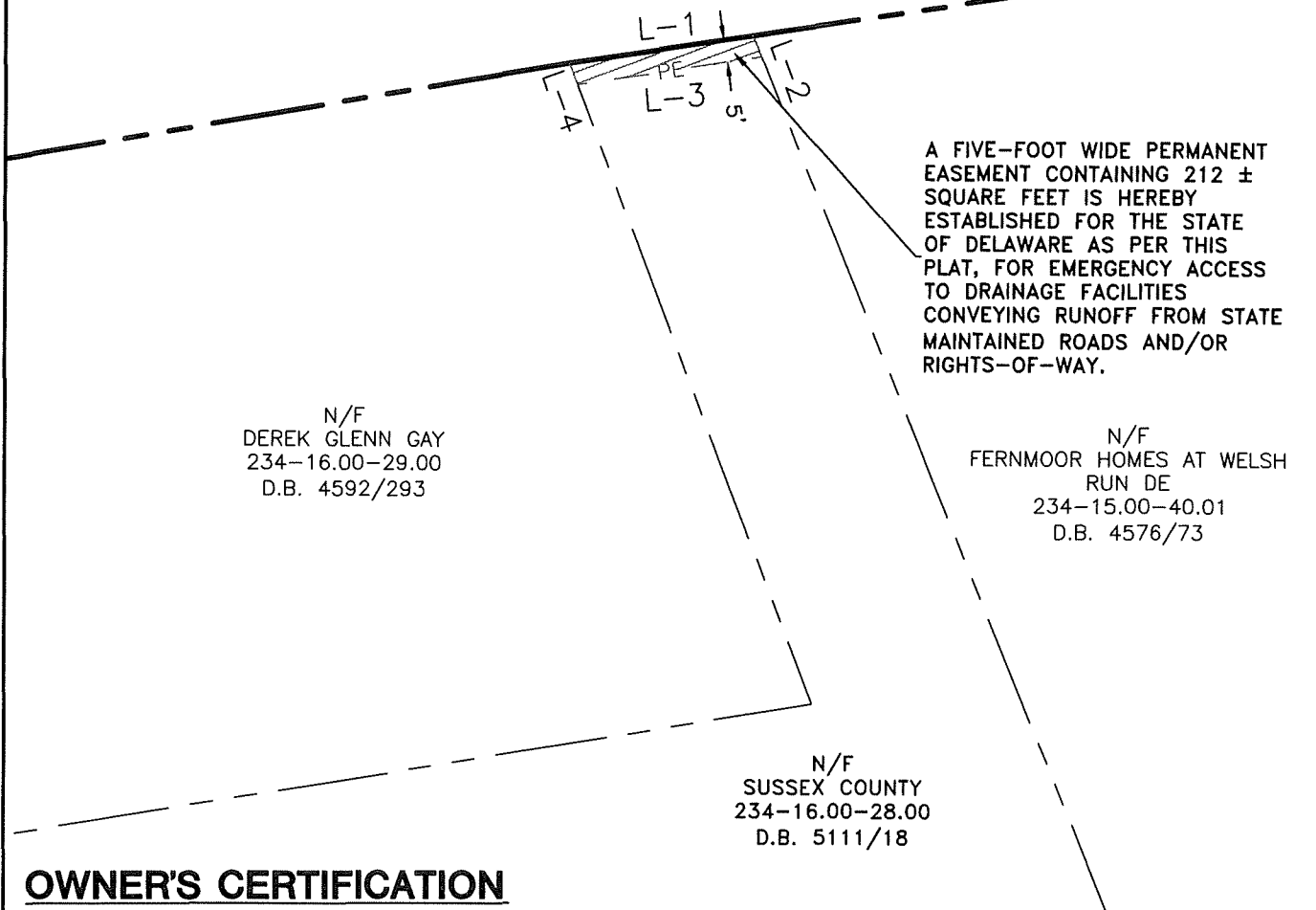
EASEMENT EXHIBIT "A"
 on the Lands of
SUSSEX COUNTY
 INDIAN RIVER HUNDRED
 SUSSEX COUNTY, DELAWARE

Date: 2/23/2021 Scale: 1"=50' Proj.No.: 2467C002



LINE	BEARING	DISTANCE
L-1	N 26°55'21" E	42.29'
L-2	S 76°54'41" E	5.15'
L-3	S 26°55'21" W	42.39'
L-4	N 75°44'15" W	5.13'

HOLLYVILLE ROAD
(SCR 305 - 60' R.O.W.)



A FIVE-FOOT WIDE PERMANENT EASEMENT CONTAINING 212 ± SQUARE FEET IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT, FOR EMERGENCY ACCESS TO DRAINAGE FACILITIES CONVEYING RUNOFF FROM STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY.

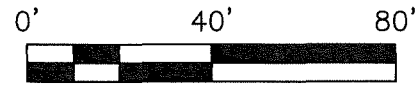
N/F
DEREK GLENN GAY
234-16.00-29.00
D.B. 4592/293

N/F
FERNMOOR HOMES AT WELSH
RUN DE
234-15.00-40.01
D.B. 4576/73

N/F
SUSSEX COUNTY
234-16.00-28.00
D.B. 5111/18

OWNER'S CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAN, THAT I APPROVE THE DESCRIBED EASEMENTS SHOWN ON THIS PLAN.



NAME _____ DATE _____



DAVIS,
BOWEN &
FRIEDEL, INC. ARCHITECTS ENGINEERS SURVEYORS

SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

EASEMENT EXHIBIT "O"

on the Lands of
SUSSEX COUNTY
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

Date: 2/23/2021 Scale: 1"=40' Proj.No.: 2467C002

ENGINEERING DEPARTMENT

ADMINISTRATION	(302) 855-7718
AIRPORT & INDUSTRIAL PARK	(302) 855-7774
ENVIRONMENTAL SERVICES	(302) 855-7730
PUBLIC WORKS	(302) 855-7703
RECORDS MANAGEMENT	(302) 854-5033
UTILITY ENGINEERING	(302) 855-7717
UTILITY PERMITS	(302) 855-7719
UTILITY PLANNING	(302) 855-1299
FAX	(302) 853-5881



Sussex County

DELAWARE
sussexcountyde.gov

HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

Memorandum

TO: Sussex County Council
The Honorable Michael H. Vincent, President
The Honorable John L. Rieley, Vice President
The Honorable Cynthia Green
The Honorable Douglas B. Hudson
The Honorable Mark G. Schaeffer

FROM: Hans Medlarz, P.E., County Engineer

RE: *Agricultural Farm Leases*
Lease Award Recommendation for Parcel No. 430-16.00-31.00

DATE: April 13, 2021

As per the Transition Agreement with the Town of Bridgeville, the County controls agricultural farmland known as Parcel No. 430-16.00-31.00 located off Oak Road in Bridgeville. The Engineering Department publicly advertised the lease under a request for proposals (RFP) for a five (5)-crop season term beginning on the date of execution and terminating on December 15, 2025.

In addition to the RFP, one addendum was issued on March 22, 2021. The bid package and addendum were also directly emailed to the interested farmers. On March 29, 2021, five (5) bids were received and a copy of the bid results is attached.

The lease contains a stipulation that the property can be used to spread aerobically digested Class A bio-solids throughout the duration. The tenants must have a crop rotation for the spring and summer season and a winter cover crop must also be planted and established. The tenant must supply a record of all site management activities undertaken the previous year, such as planting, reseeding, harvesting of crops, commercial fertilizer and chemical additions. This information and the proposed Nutrient Management Plan are to be submitted to Environmental Services.

The Sussex County Engineering Department recommends awarding the agricultural farmland lease to the highest lease offer submitted by Hill Farms, Inc.



Bridgeville Agricultural Lease 430-16.00-31.00

Bid Opening Date March 29, 2021

	<u>Year 1</u>	<u>Acres</u>	<u>Year 1 Total</u>	<u>Annually</u> <u>Years 2 - 5</u>	<u>Acres</u>	<u>Annually</u> <u>Years 2 - 5</u>	<u>Years 2-5 Total</u>	<u>Total Revenue over all 5 years</u>
Sayre Baldwin, Inc.	\$ 47.00	95	\$ 4,465.00	\$ 95.00	95	\$ 9,025.00	\$ 36,100.00	\$ 40,565.00
Hill Farms, Inc.	\$127.00	95	\$ 12,065.00	\$ 309.00	95	\$ 29,355.00	\$ 117,420.00	\$ 129,485.00
Stafford Farms	\$ -	95	\$ -	\$ 115.00	95	\$ 10,925.00	\$ 43,700.00	\$ 43,700.00
C. Magee Farms, LLC	\$ 50.00	95	\$ 4,750.00	\$ 177.00	95	\$ 16,815.00	\$ 67,260.00	\$ 72,010.00
Briar Reynolds	\$ 187.00	95	\$ 17,765.00	\$ 227.00	95	\$ 21,565.00	\$ 86,260.00	\$ 104,025.00

The highest lease offer is from Hill Farms, Inc. with a total revenue of \$129,485.00 over the term of the lease.

WILLIAM PFAFF
ECONOMIC DEVELOPMENT DIRECTOR
(302) 855-7700 T
(302) 854-5383 F
william.pfaff@sussexcountyde.gov



Sussex County
DELAWARE
sussexcountyde.gov

Memorandum

TO: Sussex County Council
The Honorable Michael H. Vincent, President
The Honorable John L. Rieley, Vice President
The Honorable Douglas B. Hudson
The Honorable Cynthia C. Green
The Honorable Mark G. Schaeffer

FROM: William Pfaff
Economic Development

RE: **Delaware Coastal Business Park Leases**

DATE: April 7, 2021

On the agenda Tuesday the following leases will be presented for approval in the Delaware Coastal Business Park:

- **Michael D. Rhodes and Ethan M. Rhodes (BSD)** located at 21528 Baltimore Ave., Georgetown, DE 19947
- **PATS Aircraft, LLC, d/b/a/ ALOFT** located at 21652 Nanticoke Ave., Georgetown, DE 19947
- **Great Outdoor Cottages, LLC** located at 12498 Baltimore Ave., Georgetown, DE 19947

I am providing you this memorandum as background on the companies.



Builder Supply of Delmarva (BSD)

Addendum – After 2034 the Lessee shall have the option to renew current lease four (4) additional five (5) year terms. Sussex County shall conduct a market rent analysis to establish the rental value of acreage in the Delaware Coastal Business Park (“the New Market Base Rent”).

WHO WE ARE:

BSD is a family business established in 1986 by Michael Rhodes, a builder, contractor, and supplier of Andersen Windows and Doors®. From the beginning, it was our mission to provide the best quality of both services and products quickly and affordably. Over the years our commitment to excellence never wavered, and we grew into not only the largest Andersen supplier on the Eastern Shore but a comprehensive home building supply destination.

Serving Sussex County and Beyond Since 1986

Now owned and operated by Michael’s son, Ethan, BSD is the largest supplier of building materials in Eastern Sussex County. We’re a team of reputable professionals with a wide array of industry knowledge and practical skills. No project is too small or large, and we give every job the time and attention it deserves. Whether you’re a builder, contractor, architect, or homeowner, BSD has you covered from inspiration to installation.

BSD takes pride in providing a full range of great service to all its customers. Our staff is here to offer you professional, reliable assistance however small or large your project. Whether you’re beginning a new house or finalizing a renovation, our knowledge can help you make the right, lasting decisions. Whether you need building materials on a commercial or residential scale, we’re ready to provide quick, affordable supply solutions.

The best and brightest working toward one goal: making your dream home a reality.

In addition to our office staff, BSD has a qualified outside sales force. We’re happy to talk you through our showroom or meet you onsite to review our catalog and answer any questions you may have. Our sales team is eager to offer creative design advice, assist in takeoffs from blueprints, price-out your material

needs and more. Their warehouse and distribution center are in the Delaware Coastal Business Park in Georgetown, Delaware.

Number of current employees -15

PATS Aircraft, LLC, d/b/a/ ALOFT

The term of this lease shall be five (5) years and 12 days with two (2) additional five (5) years, with CPI adjustment every five (5) years.

WHO WE ARE:

A Single Campus Footprint

All the experts you need in one FACILITY for optimal efficiency

Located at the Delaware Coastal Airport and Business Park in Georgetown, Delaware, our facility includes 4 hangars capable of housing up to 7 mid-range, narrow body aircraft as well as full back shop capability of over 42,000 sq. ft. We also have more than 35,000 sq. ft. of dedicated manufacturing space, over 90,000 sq. ft of ramp space, and dedicated training and engineering & ODA facilities. We are centrally positioned along the East Coast close to Washington, DC, Philadelphia and New York City.

Their ability to bring unique thinking and solutions to aviation challenges attracts a diverse range of top talent from around the country. As a result, we are proud to have a team of dedicated and passionate professionals with an average tenure of 14 years' experience. With ALOFT's broad array of capabilities, clients, services, and our customer-centric approach, we cultivate a collaborative environment second to none. Over our more than 40-year history, we have received numerous accolades and awards, and have been recognized for quality and regulatory distinctions, including receiving the FAA Diamond Award for Excellence nine years running.

Number of current employees - - 201 plus 22 contractors. They currently have 12 openings.

Great Outdoor Cottages, LLC

The term of this lease shall be thirty (30) years with four (4) additional five (5) years, with CPI rent adjustment every five (5) years.

WHO WE ARE:

At Great Outdoor Cottages, LLC, we will be manufacturing RV Park model Cottages, a unique trailer-type that looks more like a small home than a RV and designed for more long-term stays. That makes them ideal for people who enjoy spending time away from home for a getaway or to be closer to family. People also enjoy the convenience of park model Cottages, as they can be used for a second home away from home.

We plan to start with 60+ employees and hope to grow to 150 within the first 2 years.

Hudson
~~_____~~

Council Grant Form

Legal Name of Agency/Organization **Village Improvement Association of ~~Rehoboth Beach~~, Delaware Inc.**

Project Name **Snow Fence Replacement on Beach Dunes**

Federal Tax ID **51-0258539 *OK***

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 Village Improvement Association, often referred to as the VIA, is a non-profit 501(C)3 organization established in 1909. The VIA's mission is to improve and increase the intellectual culture, educational advancement, and continued moral development of its members, and to further promote interests and progress in Rehoboth Beach by performing charitable and civic work in Rehoboth Beach and surroundings areas.**

Address **PO Box 144**

Address 2 **415 N Boardwalk and Grenoble**

City **Rehoboth Beach**

State **DE**

Zip Code **19958**

Contact Person **Melynda Peet**

Contact Title	Landscape Chair
Contact Phone Number	302-745-1949
Contact Email Address	<u>peet41@comcast.net</u>
Total Funding Request	\$2500.00
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	Snow Fence along beach dunes
Primary Beneficiary Category	Other

Beneficiary Category	Protection along beach dunes
Other	
Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program	0
Scope	<p>Eight years ago, we received a generous grant from the Sussex County Council for the replacement of approximately twenty-five (25) linear feet of snow fencing. Councilman George Cole assisted in the Village Improvement Association's receipt of that grant. The installation of that fence has proven to be extremely helpful in the protection of the beach dunes located on the property adjacent to the VIA's property. The VIA wishes to extend the length of the existing fence and to replace sections of the fencing that is worn and weathered.</p>
Religious Components	
Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)	0.00
Description	Snow Fence 3' @ 150' linear and 4x4 posts
Amount	1,000.00
Description	Labor

Date	03/12/2021
Affidavit	Yes
Acknowledgement	

Mark as Spam in D3 Forms. Please do not mark as spam in your email client, as it will result in you no longer receiving D3 Forms notifications. Feel free to email info@d3forms.com with any questions.

Hudson
OK

Council Grant Form	
Legal Name of Agency/Organization	Rehoboth Beach Main Street, Inc.
Project Name	Support for sidewalk dining and retail in Rehoboth Beach as the COVID emergency continues during the summer of 2021
Federal Tax ID	51-0368973
Non-Profit	Yes
Does your organization or its parent organization have a religious affiliation? (If yes, fill out Section 3B.)	No
Organization's Mission	<p>Rehoboth Beach Main Street works to promote downtown Rehoboth Beach as a year-round beach town with a vibrant commercial area, attractive signage and storefronts, a full calendar of events, and economic programs benefiting the business and residential community.</p> <p>RBMS is dedicated to creating partnerships to support our downtown small businesses, continue downtown beautification efforts, and fill the Rehoboth Beach calendar with year-around events that bring the local community, Sussex County communities, and tourists to downtown Rehoboth Beach. We KNOW it's the small businesses that provide Rehoboth Beach with its unique appeal.</p>
Address	509 Rehoboth avenue

Address 2	PO Box 50
City	Rehoboth Beach
State	DE
Zip Code	19971
Contact Person	Dan Slagle
Contact Title	Executive Director
Contact Phone Number	302-227-2772 or 302-249-6525 cell
Contact Email Address	<u>dan@downtownRB.com</u>
Total Funding Request	\$5900.00 <i>\$2000.00 per email 3/16/21</i>
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	17

project's funding does the Council grant represent?

Program Category (choose all that apply) Other

Program Category Other Economic development and COVID response

Primary Beneficiary Category Other

Beneficiary Category Other Economic Development and Sustainability

Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program 100

Scope

Rehoboth Beach Main Street is seeking partial funding for a fund-raising project that will help defray costs associated with leasing jersey-wall barriers to create safe outdoor dining and shopping areas, with pedestrian walkways, for the downtown merchants. Restaurants and shops have suffered greatly during the pandemic as their indoor dining and shopping areas have been limited to (currently) 50% of fire occupancy requirements. Additionally, there is a limit to the number of customers served at tables in restaurants (e.g., only customers from the same household may share a table, and tables are limited to parties of six persons, consisting of no more than four adults). This has significantly affected business

volume and with it revenue and seasonal employment. The Rehoboth Beach Board of Commissioners has stated that jersey-wall barriers will be necessary to create safe outdoor dining and shopping during the continued COVID emergency. In the summer of 2020, the town of Rehoboth Beach paid for the installation of jersey-wall barriers, but the Board of Commissioners has directed that this summer (2021), local merchants must pay for the installation and leasing of the barriers if they want them — estimating a cost of \$60,000 for all businesses. Our in-town merchants—the lifeblood of Rehoboth’s local economy, and seasonally, a significant component of the eastern Sussex County economy—are already strained by the impacts of the pandemic on tourism and need assistance to sustain their businesses as we come through the COVID emergency; businesses that attract visitors and make Rehoboth Beach a vibrant place to live, visit, and work in. Rehoboth Beach Main Street plans to cover as much of the cost of the barriers to the city on behalf of our member merchants as possible with this fund-raising effort for the Spring-Summer season. More diners and shoppers = more business and jobs. RBMS is asking Sussex County for partial funding for this project. Two grant proposals have already been submitted to other organizations seeking similar partial support. On February 16th, we opened a funding request page on Facebook which has raised over \$1,000 in 24 hours. Other donations at the time of this submission total more than \$1,500. This will be followed by an outreach to realtors and developers as well as restaurant wholesalers within a week. Other actions and negotiations are underway to help fund this initiative.

Religious Components

Please enter the current support your organization receives	2,900.00
---	----------

for this project (not
entire organization
revenue if not
applicable to request)

Description	Partial reimbursement to City of Rehoboth Beach for jersey-wall barrier leasing
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Amount	30,000.00
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Description	
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Amount	
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Description	
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Description	
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Amount	
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Description	
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Amount

TOTAL EXPENDITURES **30,000.00**

TOTAL DEFICIT FOR PROJECT OR ORGANIZATION **-27,100.00**

Name of Organization **Rehoboth Beach Main Street, Inc.**

Applicant/Authorized Official **Gerald J Filbin, RBMS Board Secretary**

Date **02/17/2021**

Affidavit Acknowledgement **Yes**

Mark as Spam in D3 Forms. Please do not mark as spam in your email client, as it will result in you no longer receiving D3 Forms notifications. Feel free to email info@d3forms.com with any questions.

Hudson
3/23/21

Council Grant Form	
Legal Name of Agency/Organization	Fraternal Order of Police - Sussex County Lodge No. 2 Inc. Sussex County Fraternal Order of Police Lodge 2
Project Name	1) Sharing a Thanksgiving dinner to a needy family. 2) Share Christmas to a needy family. 3) Support C.O.P.s, etc.
Federal Tax ID	51-0255625 DR
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 support the communities poor and police survivors (C.O.P.S.), Share Your Christmas, Support Toys for Tots, Camp Barnes, Georgetown PD's Summer Youth Academy, Home of the Brave Veteran's Home, Hardship Family Assistance/Scholarships, Health and Welfare Fund, Thanksgiving Dinners for Hospice Families. As we do a yearly benefit golf tournament but due to COVID-19 restrictions this was not held in 2020. This severely restricted our charitable donations and actually put us at a deficit approximately \$1,488.52, as we tried to honor as many of the commitments we have to the needy. We also assisted an associate member having difficulty in employment due to COVID-19, Contributed to repair the police memorial in Dover that was vandalized, donated to Carey's Camp Church in honor of a member who died.
Address	36 Autumnwood Way

Address 2	Chapel Green
City	Lewes
State	Delaware
Zip Code	19958
Contact Person	Jerry E. Gibson
Contact Title	Treasurer
Contact Phone Number	Cell: 302-381-5595 / Land Line: 302-945-0990
Contact Email Address	<u>jegibson7@aol.com</u>
Total Funding Request	\$3,000.
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?	0.00
Are you seeking other sources of funding other than Sussex County Council?	Yes
If YES, approximately what percentage of the project's funding does	30

the Council grant represent?

Program Category Other
(choose all that apply)

Program Category Community Service
Other

Primary Beneficiary Category Disability & Special Needs

Beneficiary Category
Other

Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program 450

Scope We support programs that aid disadvantaged youth programs, assist poor families (especially at Christmas and Thanksgiving, Police Survivors, Military Veterans, our Health and Welfare fund to furnish needed aid to officers when other sources are not available.

Religious Components N/A

Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request) 0.00

Description	Concerns of Police Survivors (C.O.P.S.) - \$500
Amount	500.00
Description	Share the Christmas (with a needy family) \$750.
Amount	750.00
Description	Camp Barnes Youth Camp \$500.
Amount	500.00
Description	Georgetown PD Summer Youth Academy \$200.
Amount	200.00
Description	Home of the Brave (Veterans Home) \$250.
Amount	250.00
Description	Hardship Family Student Scholarship \$500.
Amount	500.00
Description	Health and Welfare Fund \$1,500.
Amount	1,500.00
Description	Thanksgiving Dinner (Hospice Family) \$250.
Amount	250.00
TOTAL	4,450.00
EXPENDITURES	

TOTAL DEFICIT FOR -4,450.00
PROJECT OR
ORGANIZATION

Name of Organization Sussex FOP Lodge 2

Applicant/Authorized Jerry E. Gibson
Official

Date 03/08/2021

Affidavit Yes
Acknowledgement

Mark as Spam in D3 Forms. Please do not mark as spam in your email client, as it will result in you no longer receiving D3 Forms notifications. Feel free to email info@d3forms.com with any questions.

Hudson
OK

Council Grant Form

Legal Name of Agency/Organization Stronger After Cancer, Inc.

Project Name FREE Personal Training for Cancer Survivors

Federal Tax ID 84-2702316 *JK*

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 provide free personal training to Cancer survivors.

Address 101 EWING ROAD

Address 2

City OCEAN VIEW

State DE

Zip Code 19970

Contact Person WILLIAM WISOR

Contact Title

Contact Phone Number 4438804959

Contact Email Address Billwisor@yahoo.com

Total Funding Request \$1,000

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? 5

Program Category Health and Human Services
(choose all that apply)

Program Category
Other

Primary Beneficiary Category Other

Beneficiary Category Cancer Survivors
Other

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

2

Scope

After cancer patients finish their chemotherapy and/or radiation treatments, they may be weak, tired, sore, and in need of dietary advice. Unfortunately, many are also in debt and can't afford personal training. We offer them 10 totally free one hour sessions. We pay the certified personal trainer \$50 per session, which is far below the national average. Patients had great results in 2020 (despite the pandemic) gaining strength, endurance, and confidence.

Religious Components

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

0.00

Description

Paying a certified personal trainer for 20 sessions @ \$50 each.

Amount

1,000.00

Description

Amount

Description

Affidavit

Yes

Acknowledgement

Mark as Spam in D3 Forms. Please do not mark as spam in your email client, as it will result in you no longer receiving D3 Forms notifications. Feel free to email info@d3forms.com with any questions.

Hudson

Council Grant Form	
Legal Name of Agency/Organization	Diocesan Council Inc. Camp Arrowhead
Project Name	Jane Clifton Ashford Dining Hall and Community Center
Federal Tax ID	51 0065734 JK
Non-Profit	Yes
Does your organization or its parent organization have a religious affiliation? (If yes, fill out Section 3B.)	Yes
Organization's Mission	<p>Vision Our vision for Camp Arrowhead is to be a sacred place for building community, nurturing all people, and spreading love in the world.</p> <p>Mission We are a unique camp, educational, and retreat center, consisting of a diverse group of people of faith, that provides a safe natural environment to learn about self, community and nature.</p>
Address	35143 Homestead Way
Address 2	
City	Lewes
State	DE
Zip Code	19958

Contact Person	Walt Lafontaine
Contact Title	Executive Director
Contact Phone Number	302-945-0610
Contact Email Address	<u>wlafontaine@camparrowhead.net</u>
Total Funding Request	\$50,000
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?	.01
Program Category (choose all that apply)	Cultural, Educational
Program Category	Other

Primary Beneficiary Category	Youth
Beneficiary Category Other	
Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program	5000
Scope	<p>Arrowhead has been part of the Sussex County community since 1954 although the site has been a camp since 1928. Over the years we have served thousands of children and retreat guests from all social/economic backgrounds throughout the county as well and the State and beyond. We are the largest children's residential/day camp in the state and partner with many local organizations including public and private schools, DNREC, Inland Bays, Boys/Girl's scouting and AA groups. We have been in continued partnership with the State via a conservation easement on our entire property. The current dining hall was a Morton Steel building built in 1964. Originally it was partly heated allowing us to feed 40 to 50 during the winter months. About 20 years ago, we needed more room to feed summer campers, so the decision was made to remove the wall separating the heated space allowing one large room to seat children, eliminating the ability to feed guests during the winter. The building has a open air kitchen with a number of regulations needing to be addressed, and the roof was patched 4 years ago with the understanding it would serve about 5. We spent two years in design and discernment, and decided to build a center which would not only serve the summer program, but would also be an asset for the community for a unique gathering space. Although we continue to offer its use to</p>

our non profit community friends such as Surf Gimp, our business plan is to use income generated from weddings and cooperate rentals to support our program scholarship for disadvantaged and disenfranchised youth.

Religious Components

All familiar with Arrowhead, our mission and policies know our summer program is uniquely decentralized and centers on children and staff living in inclusive community. We warmly welcome campers, staff and retreat clients of all ages, regardless of race, color, gender, religion, national origin, disability, political beliefs, sexual orientation, or gender identity. We are also an equal opportunity employer. (Please note that we continue to work on ADA compliance for the site, and this building will go a long way to make this happen) We provided over \$60,000 to any child asking for scholarship our last season and did not turn one family away. Some of the foundations supporting this project include: The Welfare Foundation, Crystal Trust, Ellise and Roas McDonald, Fair Play and Carl M Freeman. We will be applying to the DCF and Longwood foundations in the spring. Finally the building is being named after Jane Clifton Ashford who did some amazing philanthropic work for so many in need.

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

3,600,000.00

Description

Building Cost for the Jane Ashford Center

Amount

4,000,000.00

Description

Program funding for disadvantaged and disenfranchised youth and retreat use

Date	02/09/2021
Affidavit	Yes
Acknowledgement	

Mark as Spam in D3 Forms. Please do not mark as spam in your email client, as it will result in you no longer receiving D3 Forms notifications. Feel free to email info@d3forms.com with any questions.

Green

Council Grant Form

Legal Name of Agency/Organization Delmarva Clergy United In Social Action Foundation *OK*

Project Name Griffin Place of DCUSA

Federal Tax ID 22-533018
22-5330018

Non-Profit Yes

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

Organization's Mission DCUSA FOUNDATION MISSION

This proposal is toward providing a mean for residents in local low-income communities to move from dependence towards independence. Delmarva Clergy United in Social Action Foundation, for over a three decades, has provided service to single adolescent parents, youth at risk for negative life outcomes including pregnancy, disease, crime, poverty, homeless and education deprived. DCUSA will be a catalyst in which persons in the community will be able to acquire their education and everyday life skills from our programs. The goals are listed below:

- To improve self-esteem in the community
- To decrease illiteracy
- To help decrease child abuse
- To increase the knowledge and technology skills
- To decrease juvenile crime, alcohol and drugs within the area
- To curtail those individuals that is of low-income and

disadvantaged and improves or enhance the lives of others

The Delmarva Clergy United in Social Action Foundation, is a group of people from all ages and religious affiliations that strive to develop and cultivate the human potential of self-esteem and dignity of all people. We practice the principles of love, caring inclusiveness, justice and peace and to enhance the emotional physical and social well-being of individuals and families in our communities.

The DCUSA Educational Program services Board of Directors believes that there is many factors that are not at work simultaneously that are the root of low-income families and dysfunction in "Ellendale". Poverty is one of the main contributing factors of observed antisocial behavior. Further, they believe these programs as detailed in this proposal, are needed to confront each of these concerns to give people avenues in which they can become independent and further their education gain about themselves and their families.

OBJECTIVES

- Improving their education/persons will improve their present skills through GED classes, Computer and Typing classes
- Effective Parenting Seminars for parents and children to improve their interpersonal relationship
- Participants will attend GED program

- Transport individuals to designated Educational Facility

METHODS

- Increasing the educational opportunities for people in targeting areas to enable them to escape poverty by:

**Providing GED classes
Tutorial Program for school age children
Provide Computer and Typing classes to increase their job
opportunity skills
Provide childcare services for all participants while
attending classes
Provide transportation for persons to get to the
educational facility
Recent dropouts (encouraging them to go back to school
and obtain their GED or High School Diploma)**

JOB TRAINING

**• To enhance and motivate individuals to get trained to get
qualified job skills by:**

**Developing Resume
Positive Attitude
Counseling
Speakers**

• Reducing substance and alcohol abuse by:

**Outreach to substance abusers to them in the program
Counseling**

Address 13726 South Old State Road

Address 2

City Ellendale

State Delaware

Zip Code 19941

Contact Person Kristy Gibbs

Contact Title	Program Director
Contact Phone Number	3029432180
Contact Email Address	kgibbs@dcusafoundation.org
Total Funding Request	3500
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?	2500
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?	50
Program Category (choose all that apply)	Health and Human Services
Program Category Other	
Primary Beneficiary Category	Homeless

Beneficiary Category
Other

Approximately the total number of Sussex County Beneficiaries served, or expected to be served, annually by this program **75**

Scope

NARRATIVE

For hundreds of people who suffer from homelessness in Delaware each year, their days are filled with apprehension and uncertainty. Most of them lack education, have little or no savings, few job skills and no form of private transportation. They are unprepared to take the necessary steps to live completely on their own.

Griffin Place is a 14 bed facility that provides individuals, the opportunity to enhance their independent living skills before moving and living on their own. Griffin Place offers safe and affordable housing for adults of all ages, who suffers from mental health illness. Life Skills Specialists are on site providing essential life skills training.

Individuals experience living on their own in a dorm like setting with highly trained staff available to assist with independent living skills, educational needs and hands on life skills training. PARTNERSHIPS with community agencies allow the residents at Griffin Place access to legal services, substance abuse and prevention programs and mental health services. Community partnerships, volunteers and mentors help individuals achieve emotional well being and self-reliance.

To qualify for transitional housing individuals must be homeless, at least 18 years of age, be willing to attend school, group, as needed alcohol & drug counseling

sessions and routine doctor visits in every area of need. Individuals can be referred by their case manager, social worker or IL specialist. Everyone will need to participate in an intake interview.

Since the Griffin Place open for business October of 2015, "serving all of Sussex County" we have housed a total of 285 individuals. We don't doubt that with more space, so many more people could have been served from this population.

Currently the Griffin Place is in need of funding to assist with minor furniture replacement such as: beds, chairs for seating in both our kitchen in living room area, educational literature, transportation to & from doctor's appointments, covid testing kits, cosmetics, food and bed linen. We would be more than grateful if you could assist us with these needs this year. Thank you in advance for all of your help and support!

Religious Components

Please enter the current support your organization receives for this project (not entire organization revenue if not applicable to request)	60,000.00
---	-----------

Description	PERSONNEL
--------------------	------------------

Amount	69,705.00
--------	-----------

Description

Amount

Description

Amount	
Description	
Amount	
Description	
Amount	
Description	
Amount	
Description	
Amount	
Description	
Amount	
Amount	
TOTAL	69,705.00
EXPENDITURES	
TOTAL DEFICIT FOR	-9,705.00
PROJECT OR	
ORGANIZATION	
Name of Organization	Delmarva Clergy United In Social Action Foundation
Applicant/Authorized	Bishop Major Foster
Official	
Date	03/11/2021

Affidavit

Yes

Acknowledgement

Mark as Spam in D3 Forms. Please do not mark as spam in your email client, as it will result in you no longer receiving D3 Forms notifications. Feel free to email info@d3forms.com with any questions.

ENGINEERING DEPARTMENT

ADMINISTRATION	(302) 855-7718
AIRPORT & INDUSTRIAL PARK	(302) 855-7774
ENVIRONMENTAL SERVICES	(302) 855-7730
PUBLIC WORKS	(302) 855-7703
RECORDS MANAGEMENT	(302) 854-5033
UTILITY ENGINEERING	(302) 855-7717
UTILITY PERMITS	(302) 855-7719
UTILITY PLANNING	(302) 855-1299
FAX	(302) 855-7799



Sussex County

DELAWARE
sussexcountyde.gov

HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

JOHN J. ASHMAN
DIRECTOR OF UTILITY PLANNING

Proposed Woodlands II Expansion of the Sussex County Unified Sanitary Sewer District

PUBLIC HEARING FACT SHEET

- County Council granted permission to prepare and post notices for the Woodlands II Expansion of the Sussex County Unified Sanitary Sewer District (Miller Creek Area) on March 9, 2021
- Includes parcel 134-19.00-23.00.
- The Engineering Department had received a request from Civil Engineering Associates on behalf of their client Gulfstream Development, LLC the owners/developers of the proposed Woodlands II subdivision.
- The original Woodlands was annexed in February 2008 as part of the Bayard annexation.
- Woodlands II is a proposed 33 lot subdivision.
- The Engineering Department posted notices on March 22, 2021 and advertised the week of March 31 and April 7th.



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

PUBLIC NOTICE

PROPOSED WOODLANDS II EXPANSION OF THE SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT (MILLER CREEK AREA)

NOTICE IS HEREBY GIVEN that the Sussex County Council voted on **March 9, 2021** to consider extending the boundary of the Sussex County Unified Sanitary Sewer District (SCUSSD), Miller Creek Area, to include the Woodlands II subdivision on Bayard Road, being situate in Baltimore Hundred, Sussex County, Delaware.

This action is in conformity with 9 Del.C §6502.

A description of the area, which is contiguous to and to be added to the SCUSSD is described as follows:

Beginning at a point, said point being on the SCUSSD (Miller Creek Area) boundary, said point also being on the easterly Right of Way (ROW) of Bayard Road (SCR 84), said point also being the northwesternmost property corner of The Woodlands subdivision; thence leaving said SCUSSD boundary and proceeding by and with said subdivision boundary, the following courses and distances, (1) North 14° 15' West a distance of 646.5 feet to a point, (2) North 21° 33' East 113.8 feet to a point, (3) North 53° 28' East a distance of 284.6 feet to a concrete monument, (4) South 57° 03' East a distance of 650 feet to a point, (5) South 65° 00' East a distance of 324 feet to a point (6) South 87° 37' East a distance of 355.7 feet to a concrete monument, (7) South 10° 00' East a distance of 197 feet to a concrete monument, (8) South 81° 24' West a distance of 1355.2 feet to a point, said point being that of the **BEGINNING**.

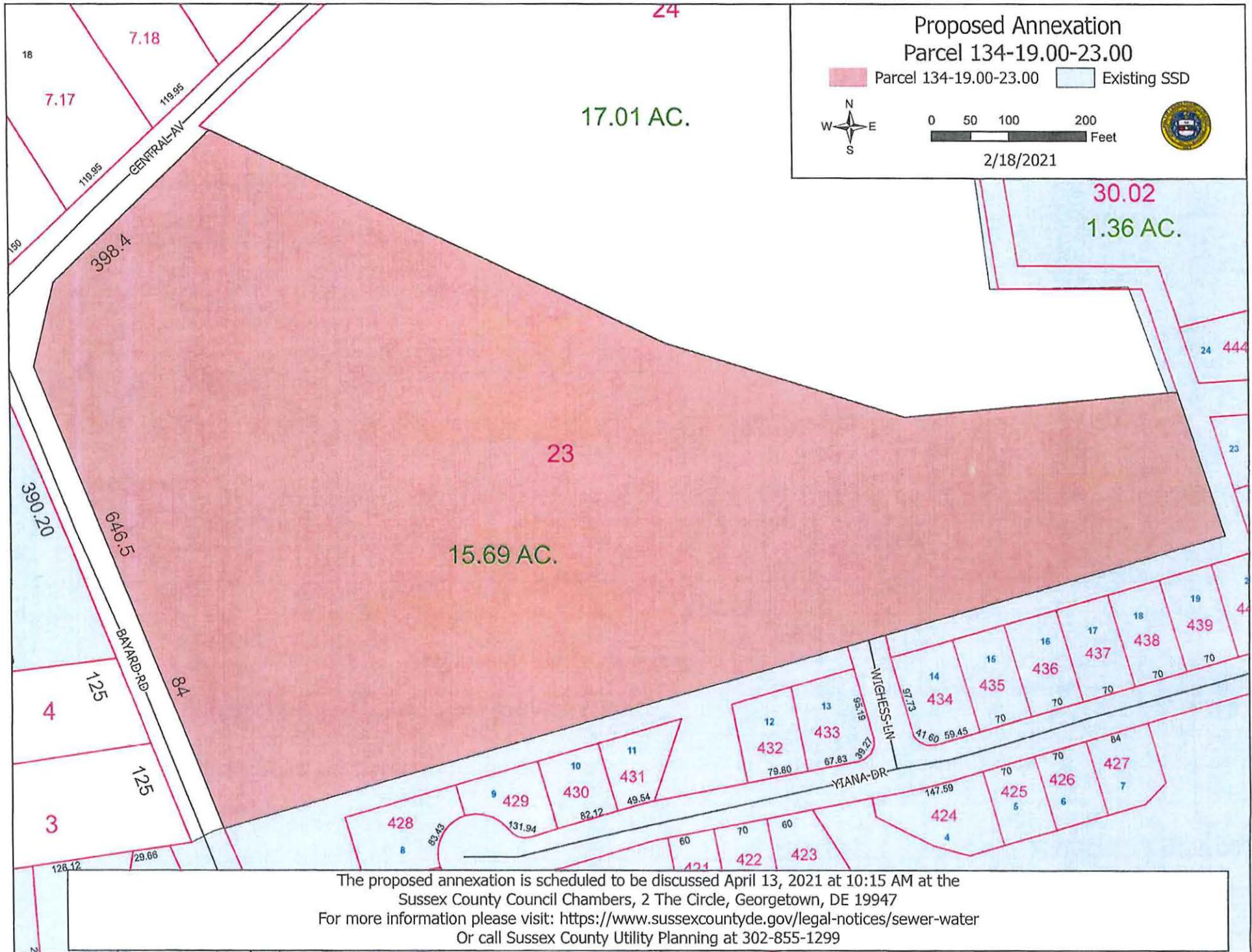
NOTE: The above description has been prepared using Sussex County Tax Map 134-19.00 and Sussex County property assessment records. The annexation contains 15.69 acres more or less.

A map outlining and describing the extension of the SCUSSD is attached. The area involved is crosshatched.

The public hearing will be held on this issue at 10:15 a.m. on April 13, 2021 in the Sussex County Council Chambers, 2 The Circle, Georgetown, Delaware 19947. All interested persons, officials, residents, voters, taxpayers, property owners, or corporations in any way affected by this boundary extension are welcome to attend. There will be an opportunity for questions and answers. The Sussex County Council following the hearing, at one of their regularly scheduled meetings, will make the final decision on the boundary extension.

For further information, please call or write the Sussex County Engineering Department, 2 The Circle, Post Office Box 589, Georgetown, DE 19947 – (302) 855-1299).

Hans M. Medlarz, P.E.
County Engineer



Proposed Annexation Parcel 134-19.00-23.00

Parcel 134-19.00-23.00 Existing SSD



0 50 100 200 Feet



2/18/2021

17.01 AC.

30.02
1.36 AC.

15.69 AC.

The proposed annexation is scheduled to be discussed April 13, 2021 at 10:15 AM at the Sussex County Council Chambers, 2 The Circle, Georgetown, DE 19947
For more information please visit: <https://www.sussexcountyde.gov/legal-notice/ sewer-water>
Or call Sussex County Utility Planning at 302-855-1299

RESOLUTION

A RESOLUTION TO EXTEND THE BOUNDARY OF THE SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT (SCUSSD) MILLER CREEK AREA, TO INCLUDE ONE PARCEL OF LAND ALONG THE EAST SIDE OF BAYARD ROAD LOCATED IN THE BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR SUSSEX COUNTY, DELAWARE.

WHEREAS, Sussex County has established the Sussex County Unified Sanitary Sewer Sanitary Sewer District (SCUSSD); and

WHEREAS, in the best interests of the present district and to enhance the general health and welfare of that portion of Sussex County in the vicinity of the Bayard area, the inclusion of this area will be beneficial; and

WHEREAS, in accordance with 9 Del.C., Section 6502 (a), the Sussex County Council may, upon request of the County Engineer, revise the boundary of an established sewer district when 50 or more houses have been connected by posting a public notice in four public places in the district describing the new or revised boundary; and

WHEREAS, the Sussex County Council has caused to be posted a public notice in at least four public places in the district, as verified by the affidavit of Phillip C. Calio, a copy of which affidavit and public notice is attached hereto and made a part hereof; and

WHEREAS, in accordance with 9 Del.C., Section 6502 (b), the Sussex County Council shall, within ninety days after posting the public notices pass a formal resolution establishing the new boundary of the district;

NOW, THEREFORE, BE IT RESOLVED the Sussex County Council hereby revises the boundary of the SCUSSD to encompass the lands mentioned above in the Miller Creek area and further described as follows:

NOTE: The above description has been prepared using Sussex County Tax Map 134-19.00 and Sussex County property assessment records.

A map outlining and describing the extension of the SCUSSD is attached. The area involved is crosshatched.

BE IT FURTHER RESOLVED that the Sussex County Council directs the County Engineer and the Attorney for the County Council to procure the necessary lands and right-of-way by purchase, agreement, or condemnation in accordance with the existing statutes; and

Beginning at a point, said point being on the SCUSSD (Miller Creek Area) boundary, said point also being on the easterly Right of Way (ROW) of Bayard Road (SCR 84), said point also being the northwesternmost property corner of The Woodlands subdivision; thence leaving said SCUSSD boundary and proceeding by and with said subdivision boundary, the following courses and distances, (1) North 14° 15' West a distance of 646.5 feet to a point, (2) North 21° 33' East 113.8 feet to a point, (3) North 53° 28' East a distance of 284.6 feet to a concrete monument, (4) South 57° 03' East a distance of 650 feet to a point, (5) South 65° 00' East a distance of 324 feet to a point (6) South 87° 37' East a distance of 355.7 feet to a concrete monument, (7) South 10° 00' East a distance of 197 feet to a concrete monument, (8) South 81° 24' West a distance of 1355.2 feet to a point, said point being that of the **BEGINNING**.

BE IT FURTHER RESOLVED that the County Engineer is hereby authorized to prepare maps, plans, specifications, and estimates, let contracts for and supervise the construction and maintenance of, or enlarging and remodeling of, any and all structures required to provide for the safe disposal of sewage in the sanitary sewer district, as amended.

SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT
WOODLANDS II EXPANSION
AFFIDAVIT FOR PUBLIC HEARING

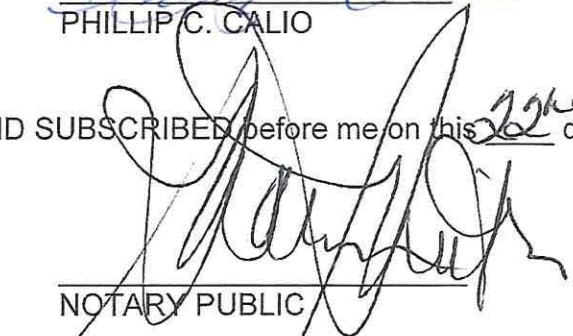
STATE OF DELAWARE)(:
COUNTY OF SUSSEX)(

BE IT REMEMBERED, That the subscriber, PHILLIP C. CALIO, personally appeared before me and known to me personally to be such, who being by me duly sworn to law did depose and say as follows:

- A. On March 22, 2021 he was a Utility Planner for the Sussex County Engineering Department, Sussex County, State of Delaware; and
- B. On March 22, 2021 he did post the attached "Public Notice," prepared by the Sussex County Engineering Department, at the following locations:
 - 1. On a post in the easterly Right-Of-Way (ROW) of Bayard Road across from DEC Pole 14497, 336'± northwest of Privy Lane,
 - 2. On a post in the easterly ROW of Bayard Road across from DEC Pole 14496, 470'± southeast of Central Avenue,
 - 3. On a post in the easterly ROW of Bayard Road across from DEC Pole 14495, 284'± southeast of Central Avenue,
 - 4. On a post in the southerly ROW of Central Avenue in front of DEC Pole 14491, 314'± northeast of Bayard Road,
 - 5. On a post in front of DEC Pole 24813 in the southerly ROW of Double Bridges Road, 230'± southwest of Carolina Drive, Plantation Park,
 - 6. On a post in front of a stop sign at the intersection of Double Bridges Road and Lutes Lane, The Woodlands at Bethany,
 - 7. On a post in front of a stop sign at the intersection of Double Bridges Road and Lindel Lane, The Woodlands at Bethany,
 - 8. On a post in front of a stop sign at the intersection of Camp Barnes Road and Estuary Boulevard, The Estuary subdivision.


PHILLIP C. CALIO

SWORN TO AND SUBSCRIBED before me on this 22nd day of March, 2021


NOTARY PUBLIC

SHARON E. SMITH
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires on 6/14/22

My Commission Expires 6/14/22

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Council
The Honorable Michael H. Vincent
The Honorable Cynthia C. Green
The Honorable Douglas B. Hudson
The Honorable John L. Rieley
The Honorable Mark G. Schaeffer

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

CC: Everett Moore, County Attorney

Date: April 9, 2021

RE: County Council Report for CU 2251 filed on behalf of Heimlich Solar Partners, LLC

The Planning and Zoning Department received an application (CU 2251 filed on behalf of Heimlich Solar Partners, LLC) for a Conditional Use for parcel 530-13.00-10.00 for a 35.3 acre solar field on a certain parcel of land lying on the east side of Mile Stretch Road. The property is within the Agricultural Residential (AR-1) Zoning District. The parcel size is 142.8 acres +/-.

The Planning and Zoning Commission held a public hearing on March 11, 2021. At the meeting of March 25, 2021, the Commission recommended approval of the application for the 5 reasons and subject to the 7 recommended conditions outlined within the motion (included below).

Below are the draft minutes from the Planning & Zoning Commission meeting of March 11, 2021 and the draft minutes of the Planning & Zoning Commission meeting of March 25, 2021.

Draft Minutes of the March 11, 2021 Planning & Zoning Commission Meeting

C/U 2251 – Heimlich Solar Partners, LLC

An Ordinance to grant a Conditional Use of land in a GR General Residential District and an AR-1 Agricultural Residential District for a 35.4 acre solar field to be located on a certain parcel of land lying and being in Northwest Fork Hundred, Sussex County, containing 142.80 acres, more or less. The property is lying on the east side of Mile Stretch Rd. (S.C.R 590) approximately 0.49 mile southeast of Scotts Store Rd. (Route 36). 911 Address: N/A. Tax Parcel: 530-13.00-10.00

Mr. Whitehouse advised the Commission that submitted into the record is a copy of the Applicant's exhibit book, which includes a copy of the Applicant's conceptual site plan, a copy of the DelDOT



service level evaluation response, a copy of the Staff Analysis, a copy of comments from the Sussex County Engineering Department Utility Planning Division and one mail return.

The Commission found that Mr. Jeff Machiran, EDF Renewables was present on behalf of the Applicant, Heimlich Solar Partners, LLC; that also present are Doug Carton, Mark Nielson and Chad Kayser.

Mr. Nielson stated that he is the senior vice-president for Delaware Electric Cooperative (DEC) ; that DEC was formed in 1936 and is a not-for-profit organization owned by the members it serves; that it serves many of the rural areas of Sussex County; that DEC serves over 100,000 accounts and is growing at about 3% per year; that DEC is headquartered in Greenwood, Delaware and the proposed project is approximately one mile from the headquarters; that EDF Renewables is developing Heimlich Solar in partnership with Old Dominion Electric Cooperative (ODEC); and that this project is attempting to meet the standards set by the Delaware Legislature which is to have 40% renewable energy and 10% by solar by the year 2035.

Chairman Wheatley joined the meeting at 3:45 p.m.

Mr. Machiran stated that solar panels are made up of silicon or similar semi-conductor material similar to a computer chip; that when the sunlight hits the semi-conductor material it creates an electrical charge; that the current is converted into alternating current so that it can be fed into the distribution grid for use by homes and businesses; that Solar provides clean, renewable electricity without using water, creating emissions or producing waste; that its low visual profile and quiet operations make for a great neighbor; that it places little to no demand on County infrastructure; that due to the installation of the panels on steel posts, the land is easily returned to agricultural use at the end of the project's life; that Distributed Solar generates electricity in communities where power is consumed; that it connects to existing infrastructure and does not require construction of a new substation; that it increases resiliency of the local distribution grid; that it can deliver power at a lower cost to the end user; that a smaller footprint means smaller impact; that Heimlich Solar will occupy tens of acres as compared to transmission level generation which can occupy 100's or 1000's acres; that Heimlich Solar Partners, LLC which is a wholly owned entity of EDF Renewables Distributed Solutions is the Applicant for this project; that the proposed location is one parcel of land which runs along Mile Stretch Road in Greenwood, Delaware; that the project area is currently an open agricultural field with no structures; that the anticipated project footprint will be less than 40 acres; that the capacity of the proposed project is 4.5 MWac which is a relatively small project sized accordingly to meet the needs of the customers nearby the project; that the site will be composed of racking systems installed on support posts, panels installed on the racking, a transformer skid, interconnection equipment, and a weather station; that there will be a 100-ft buffer to onsite wetland areas; that no other impact to natural resources is anticipated; that equipment will be less than 15 ft. except for the weather station; that there is a proposed gravel access drive off Mile Stretch Road; that no substation will be constructed; that the project will tie into the existing substation approximately 1.5 miles from this site; that fencing will be agricultural fencing and be consistent with the surrounding area; that concrete surfaces will be installed for the ancillary equipment and is only a very small area of the site; that wetlands have been mapped and avoided and given appropriate buffers; that there are no threatened or endangered species on-site; no cultural or historic resources have been identified on site; that stormwater runoff will be controlled in accordance with state and local regulations; that rain passes through gaps between panels to infiltrate into ground; that there is less than 1 acres of impervious surface proposed; that natural drainage patterns will be maintained as there is limited grading

proposed; that the project will obtain all required local, state, and federal permits; that construction should take approximately five months and the site should be operational by 2022; and that EDF Renewable has 35 years in the U.S. developing Wind, Solar and Energy storage and is one of the largest owners of renewable energy in the country.

Mr. Hopkins asked how many kilowatts does the average home use.

Mr. Machiran stated that this project could accommodate 800 homes.

Mr. Hopkins asked what happens to the electricity if it is not used, is it a use it or lose it situation.

Mr. Machiran stated that if not stored it would be lost, but this will be fed into the existing electrical panel and therefore, will be used.

Mr. Hopkins asked what the lifespan of this project is.

Mr. Machiran responded that it is 20 – 25 years lifecycle, that when the lifecycle is done, the panels will be removed, and the materials be recycled for parts and the land can be returned to agricultural use.

Ms. Stevenson asked if there will be any noise associated with the project.

Mr. Machiran responded that if you are up close the noise would be like the hum of a refrigerator.

Ms. Stevenson asked what are the guarantees that this would be dismantled when no longer functional.

Mr. Machiran stated that it would be a financial benefit for their company to salvage the material and recycle it.

Ms. Wingate asked about the type of fencing that will be used.

Mr. Machiran stated that it is a typical agricultural fence of wooden posts with wires.

Mr. Mears asked how many vehicles per day would visit the site.

Mr. Machiran responded that once the site is up and running that someone would visit the site monthly for grass cutting and site maintenance.

Mr. Mears asked what the purpose of the weather station is.

Mr. Carton stated a wind speed sensor is required for this project, this will collect the ambient air temperature, the operating cell temperature in addition to wind speed; that this will be transmitted to the data center so they can monitor production in relation to weather conditions; and that this will indicate any problems at the project.

Mr. Whitehouse asked if the panels would face in a particular direction.

Mr. Machiran stated that the panels will be on single access trackers and will follow the direction of

the sun throughout the day.

Chair Wheatley asked for more clarification on the proposed fencing and height of the fencing.

Mr. Carton stated that the fence is also known as a welded wire or square knot fence and will be 6 ft. tall.

Chair Wheatley asked if there would be security lighting at the site.

Mr. Machiran responded that there will be no lighting on site.

Upon there being no further questions, Chairman Wheatley closed the public hearing.

Prior to the recess, the Commission discussed Application C/U 2251 – Heimlich Solar Partners, LLC. Motion by Mr. Hopkins to defer action for further consideration, seconded by Ms. Stevenson, and carried unanimously. Motion carried 5-0.

Draft Minutes of the March 25, 2021 Planning & Zoning Commission Meeting

The Commission discussed this application which has been deferred since March 11, 2021.

Mr. Hopkins moved that the Commission recommend approval of C/U 2251 for Heimlich Solar Partners, LLC for a solar field in a GR District based upon 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 in that it is of a public or semi-public character that is essential and desirable for the general convenience and welfare of Sussex County residents.
2. The proposed facility promotes Goal 7.3 of the Sussex County Comprehensive Plan which encourages the use of renewable energy options such as solar farms.
3. With the conditions imposed in this recommendation, the proposed use will not have any adverse impact on the neighboring or adjacent properties.
4. The proposed solar generation facility will not result in any noticeable increase in traffic on adjacent and neighboring roadways. There are no regular employees at the site, only periodic visits for inspections, maintenance or repair of the solar panels.
5. No significant noise, dust or odor will be generated by the facility.
6. This recommendation is subject to the following conditions:
 - a. No storage facilities shall be constructed on the site.
 - b. Lighting on the facility shall only consist of perimeter lighting needed for security purposes. All lighting shall be downward screened so that it does not shine on neighboring properties or roadways.
 - c. One unlighted sign, not to exceed 32 square feet in size, shall be permitted.
 - d. The site shall be secured by fencing with a gate with a "Knox Box" or similar device to accommodate emergency access by the local fire company or other emergency responders. The fence line shall be shown on the Final Site Plan.
 - e. Any transformers or similar equipment shall be centrally located on the site away from any nearby residential uses.

- f. All of the grounds, including the area outside of the fence, shall be maintained so that they do not become overgrown.
- g. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.

Motion by Mr. Hopkins, seconded by Ms. Stevenson and carried unanimously to recommend approval of C/U 2251 for Heimlich Solar Partners, LLC for the reasons and conditions stated in the motion. Motion carried 4 – 0.

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE



Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date March 11th, 2021.

Application: CU 2251 Heimlich Solar Partners, LLC

Applicant: Heimlich Solar Partners, LLC (C/O Jeff Machiran)
251 Little Falls Drive
Wilmington, DE 19808

Owner: Tull Group, LLC
P.O. Box 418
Seaford, DE 19973

Site Location: Lying on the east side of Mile Stretch Rd. (S.C.R 590) approximately
0.49 mile southeast of Scott Store Rd. (Route 36), Greenwood

Current Zoning: General Residential (GR)

Proposed Use: Solar Farm

Comprehensive Land
Use Plan Reference: Developing Area

Councilmatic
District: Ms. Green

School District: Woodbridge School District

Fire District: Greenwood Fire District

Sewer: None

Water: None

Site Area: 142.8 acres +/-

Tax Map ID.: 530-13.00-10.00



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Sussex County

DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Nick Torrance, Planner I
CC: Vince Robertson, Assistant County Attorney, and applicant
Date: March 4th, 2021
RE: Staff Analysis for CU 2251 Heimlich Solar Partners, LLC

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2251 Heimlich Solar Partners, LLC to be reviewed during the March 11th, 2021 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.

The request is for a Conditional Use for Tax Parcel 530-13.00-10.00 to allow for a Conditional Use of land in an Agricultural Residential (AR-1) Zoning District for a solar farm. The parcel is located on the east side of Mile Stretch Road. (S.C.R. 590) in Greenwood, Delaware. The size of the property is approximately 142.8 acres +/-.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework for 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 property has the land use designation of Developing Area.

The surrounding parcels to the southwest, west, and northwest are all designated on the Future Land Use Map as "Developing Area". The uses that the Developing Area land use designation recognizes are A range of housing types are appropriate in Developing Areas, including single family homes, townhouses, and multi-family units. 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.

The property is zoned GR (General Residential Zoning District). The adjoining and surrounding properties located to the west, south, east, and northwest are all zoned GR (General Residential Zoning District). The property to the northeast is zoned AR-1 (Agricultural Residential Zoning District)

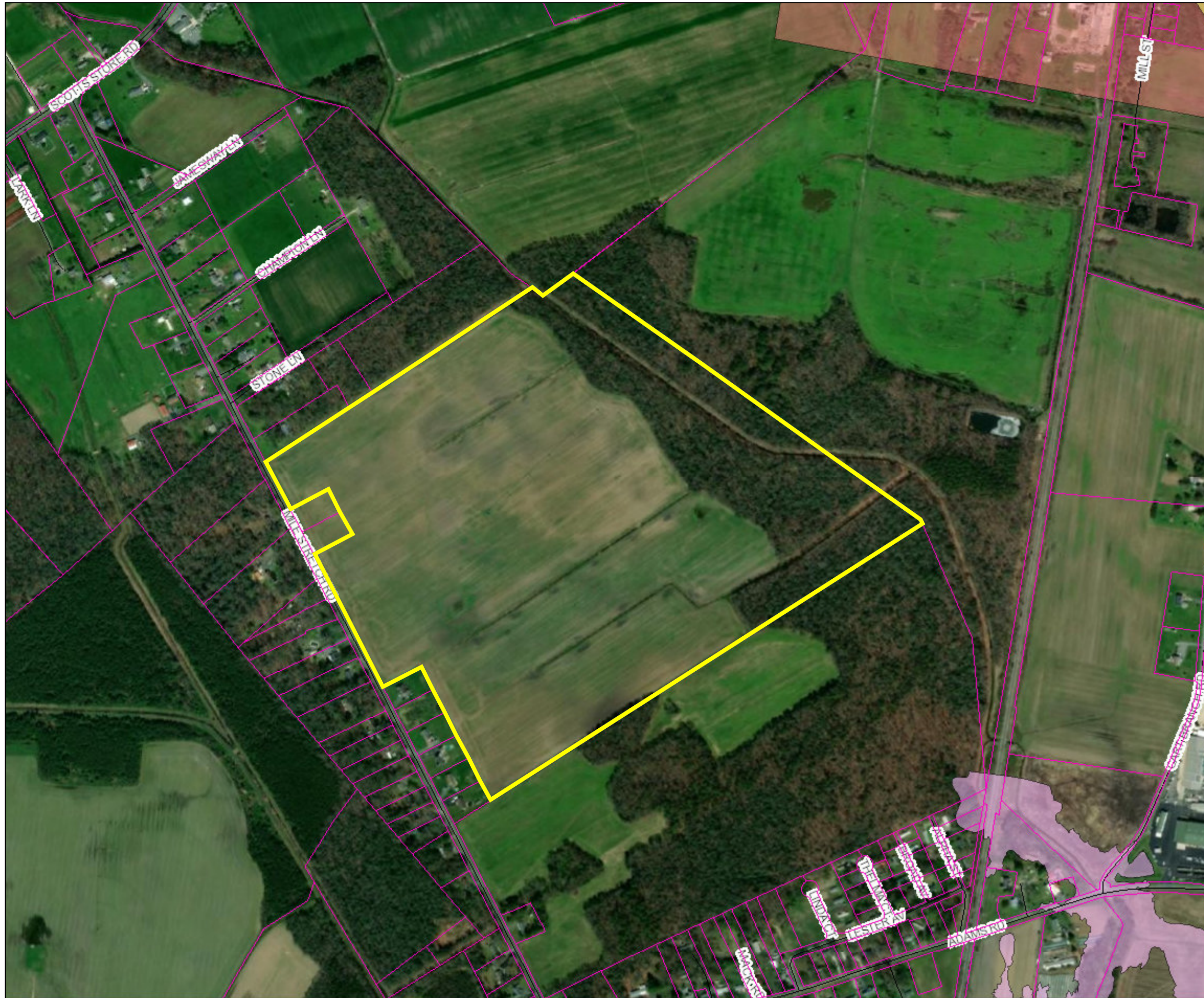
Since 2011, there have been no Conditional Use approvals within a 1-mile radius of the application site.



Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use to allow for a public utility elevated storage tank, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.



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








PIN:	530-13.00-10.00
Owner Name	TULL GROUP LLC
Book	2805
Mailing Address	PO BOX 418
City	SEAFORD
State	DE
Description	E/RT 590
Description 2	2490' N/RT 583
Description 3	N/A
Land Code	

polygonLayer

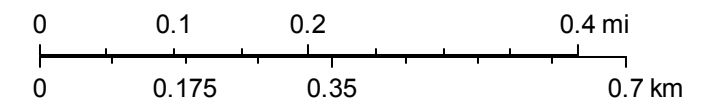
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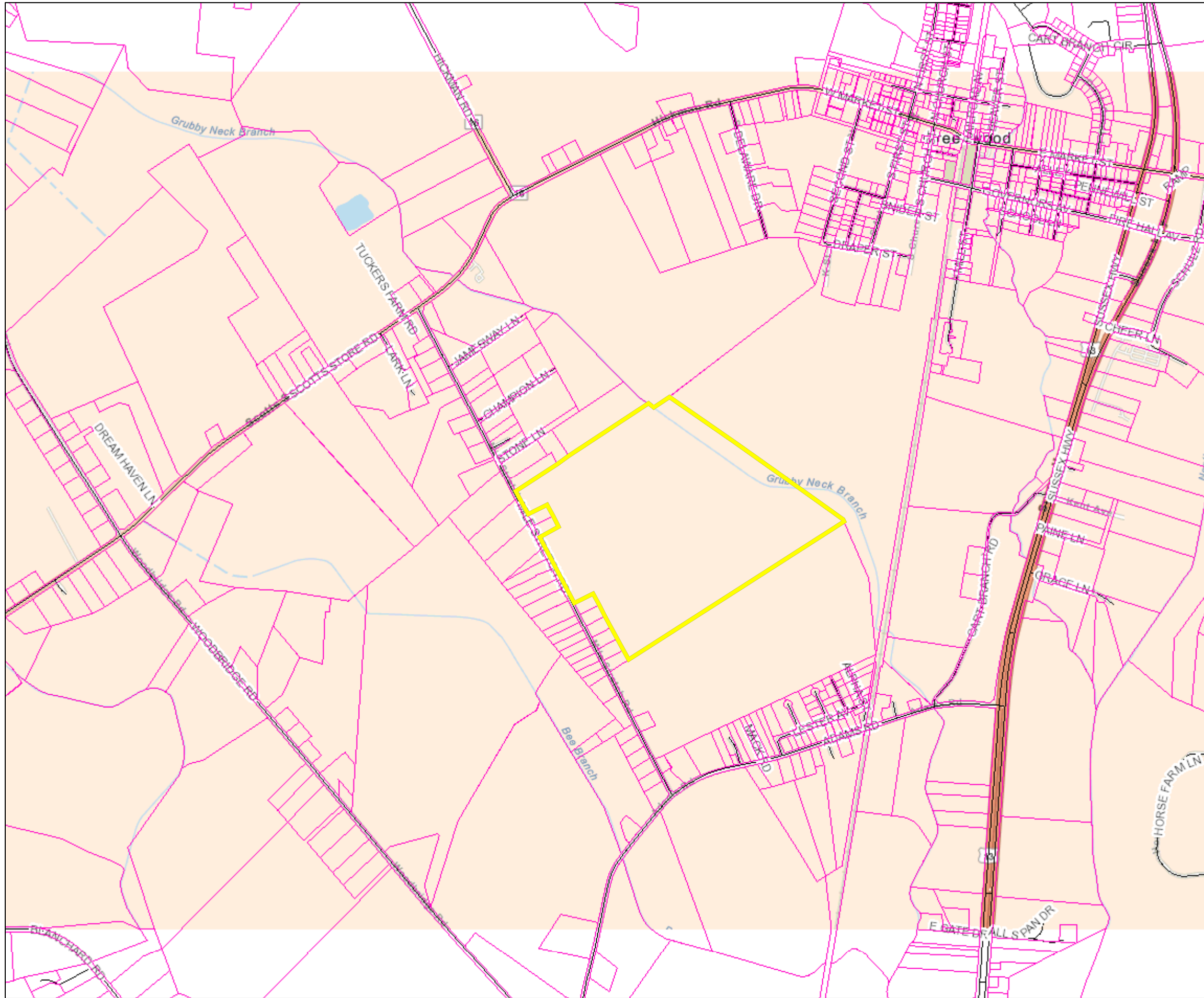
-  Tax Parcels
 -  Streets
 -  County Boundaries
- Flood Zones 2018**
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 -  A
 -  AE
 -  AO
 -  OPEN WATER
 -  VE
 -  Municipal Boundaries

1:9,028





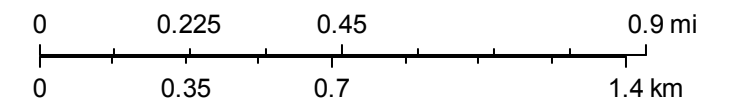
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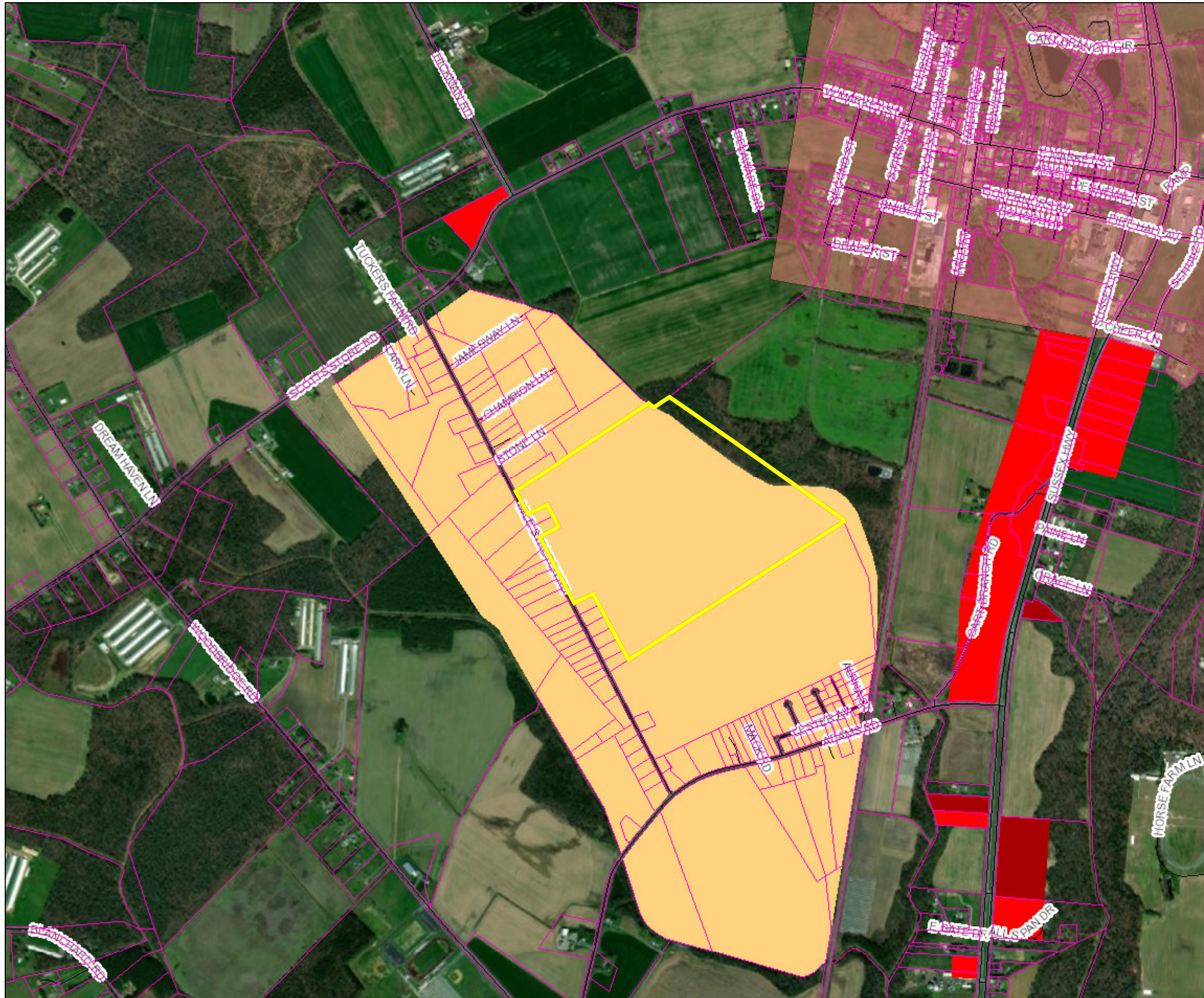
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 Override 1
- Tax Parcels
- Streets
- County Boundaries

1:18,056





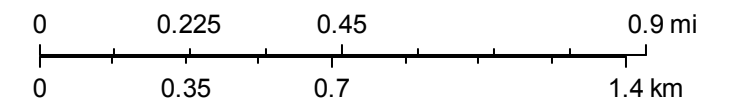
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Override 1
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Override 1
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1:18,056



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Memorandum

To: Sussex County Council
The Honorable Michael H. Vincent
The Honorable Cynthia C. Green
The Honorable Douglas B. Hudson
The Honorable John L. Rieley
The Honorable Mark G. Schaeffer

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

CC: Everett Moore, County Attorney

Date: March 31, 2021

RE: County Council Report for CU 2208 filed on behalf of Artesian Wastewater Management, Inc.

The Planning and Zoning Department received an application (CU 2208 filed on behalf of Artesian Wastewater Management, Inc.) for a Conditional Use for parcels 235-6.00-28.00 and 29.00 for the expansion of, and amendment of conditions of approvals for CU # 1724. The property is within the Agricultural Residential (AR-1) Zoning District. The parcel size is 127.37 acres +/-.

The Planning and Zoning Commission held a public hearing on March 11, 2021. At the meeting of March 25, 2021, the Commission recommended approval of the application for the 10 reasons and 9 recommended conditions outlined within the motion (included below).

Below are the draft minutes from the Planning & Zoning Commission meeting of March 11, 2021 and the draft minutes of the Planning & Zoning Commission meeting of March 25, 2021.

Draft Minutes of the March 11, 2021 Planning & Zoning Commission Meeting

C/U 2208 – Artesian Wastewater Management, Inc.

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to allow for an expansion of and amend conditions of approval for Conditional Use No. 1724 to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 127.37 acres, more or less. Conditional Use No. 1724 (Ordinance No. 1922) for a Sewage Treatment Plant was approved on July 31, 2007. The property is lying on the east side of Isaacs Road, approximately 610 feet south of Reynolds Road and on the southwest side of Reynolds Road, approximately 635 feet east of Isaacs Road. 911 Address: N/A. Tax Parcels: 235-6.00-28.00 and 28.09.



Mr. Whitehouse advised the Commission that submitted into the record is a copy of the Applicant's conceptual site plan, a copy of the Applicant's exhibit book, a copy of the previously approved ordinance referred to, a copy of the DelDOT service level evaluation response, a copy of the Staff Analysis, and one letter in opposition to the Application, fourteen letters in support and zero mail returns.

The Commission found that Mr. David Hutt, Esq. was present on behalf of the Applicant, Artesian Wastewater Management, Inc., that also present are David Spacht, President of Artesian Wastewater Management, Inc., Mr. Rodney Wyatt, Vice-President of Artesian Wastewater Management, Inc., Mr. Daniel Konstanski, Principal Engineer with Artesian, also certified in Environmental Engineering, Mr. Bruce Bagley, Soil Scientist, Mr. Peter Demicco, Hydrogeologist with Demicco and Associates, LLC and Lee Bridgman, Landscape Architect working with Solutions Firm; that this Application deals with the processing of wastewater; that there are three primary providers of sanitary sewer service in Sussex County – Sussex County, Tidewater or the Applicant, Artesian; that this Application is for what Artesian refers to Southern Regional Recharge Facility (SRRF); that the collection, storage, treatment and disposal of wastewater is one of the basic elements of practically every land use application that comes before the Commission; that the use of individual septic systems is not the preferred manner to treat wastewater in today's society but instead should occur at a regional provider such as SRRF; that many people come to Sussex County because of the resources such as the Inland Bays and tributaries and most local to this site is the Broadkill River and its watershed; that referring to Tab 14 the SRRF proposed facility is at the upper left hand corner of the map and shows all of the communities that would be serviced by this proposal; that the region that will be treated by SRRF is an expansive area; that there are three existing conditional uses for this project; that the first was C/U No. 1724 (Ordinance 1922) that was for a sewage treatment plant for 74.61 acres for the collection, treatment and disposal of waste; that in 2017 there was a final site plan which is included in the exhibit book; that when C/U No. 1724 was approved by the County, C/U No. 1725 was also approved; that C/U No. 1725 was approved for various properties approximately 1,740 acres of woodlands and agricultural lands as spray areas for treated effluent; that about one year later C/U 1810 was approved for a water-treatment plan on the 74 acres which was part of the original application; that in 2018, Artesian acquired 52.76 acres adjacent to the 74.61 acres; that tonight's Application seeks to add the additional 52.76 acres to the existing 74.61 acres and to also make some amendments to the conditions on the original C/U No. 1724 which was approved; that the site lies along Isaacs Road (Rt. 30) with additional frontage on Reynold's Pond Road (S.C.R. 231); that the lagoon is located on the original 74.61 acres and the new area is on the left side of the site plan; that the lot line between the two parcels has been removed and these have now been recorded as one property totally approximately 127 acres; that removing the lot line does not extend the conditional use to the additional acreage and therefore this Application is before the Commission; that this property is located in the AR-1 zoning district and it is in the Low-Density Area on the 2045 Future Land Use Map; that there are many areas surrounding this site are in the agriculture and woodland preservation and many of these represent many of the spray fields and are used as part of the SRRF facility; that the additional 52 acres is zoned X on the FEMA maps and is outside of the 500-year flood plain; that the response from DelDOT to the Service Level Evaluation Request stated that no Traffic Impact Study (TIS) was required; that response also stated under the terms of DelDOT's Memorandum of Agreement (MOA) with Sussex County the traffic impact is defined as negligible; that there is a 90-million gallon storage lagoon on this site that cannot be seen from the road as grass covered berms form a barrier to the lagoon; that the Applicant's goal is to be treating wastewater on this site by the summer of 2022; that all the existing improvements on the site were pursuant to the approval of the original conditional use; that in addition to adding the additional acreage to the site, the Applicant is requesting some modifications to the

original conditions; that the Applicant is requesting a reduction in the 30-ft buffer as it is impractical and over-dense; that in the rear of this property are spray fields, that it is impractical to have a buffer between this site and the spray fields as it would interrupt the process; that the Applicant is proposing a 20-ft wide medium density landscaped area between Isaac's Road and the lagoon area; that as you travel north on Rt. 30 that there be no buffer as this will be a future disposal area and will look like a farm field and therefore, no benefit to planting trees to block the view of a farm field; that there are existing houses on Reynolds Pond Road which form the northern boundary of this property; that the Applicant is proposing the same 20-ft wide buffer in this area; that as you get to the western boundary, there are buildings in close proximity to each other and the Applicant has discussed with the adjacent property owner and is requesting no buffer in this area; that Condition 7 is related to the placement of equipment indoors for the reduction of the noise from generators and other equipment; that the loudest sounds generated by this site would be that of a generator starting up; that the location of the generators are such that if you are 1,000 ft. away from them, the decibel's are less than normal conversation and the generators are more than 1,000 ft. away from the property lines and adjacent residences; that this use is heavily regulated by other agencies particularly by DNREC; that there was a preliminary soils report performed on the 52 acres to establish what the disposal could be for this property; that there was a hydrogeologic suitability report which is part of the DNREC approval process; that the following is the summary of the requested changes to the conditions of approval for C/U No. 1724:

- Adds 52.76± acres for a total acreage of 127.37± acres
- Condition 1: included the terms "storage" and "treatment" to better describe the entire process.
- Condition 1: Added the information about C/U 1810.
- Condition 3: Modified the term "treatment plant building" to include "any buildings".
- Condition 4: Removed the SC Engineering Department as this is regulated by DNREC.
- Condition 5: Clarified the location and density of the buffer with the landscaping plan.
- Condition 5: Made the second sentence a separate condition.
- Condition 7: Modified so that any motorized, non-vehicular equipment building within 600' of a dwelling shall be located indoors;

that all the other conditions would remain the same as the original conditions; that this use on this site will be closely monitored by DNREC; that the Application before the Commission is the appropriateness of the expansion of the conditional use and the changes to some of the conditions; that Sussex County Code section 115-171 describes the purpose of the conditional use "is to provide for certain uses which cannot be well adjusted to their environment in particular locations with full protection offered to surrounding properties by rigid application of the district regulations. These uses are generally of a public or semipublic character and are essential and desirable for the general convenience and welfare but, because of the nature of the use, the importance of the relationship to the Comprehensive Plan and possible impact not only on neighboring properties but on a large section of the county, require the exercise of planning judgment on location and site plan"; that at the beginning of the presentation, a slide was shown outlining the area that this recharge facility will serve and that best demonstrates how this is necessary for the people of Sussex County; that this plan will keep similar uses in the area where the infrastructure is already in place; that in the Utility Chapter, Goal 7.1 of the Sussex County Comprehensive Plan states "encourage adequate central sanitary sewer service in a coordinated approach that anticipates future demand." and one of the objectives under that goal is to "optimize existing sewer transmission and treatment infrastructure utilization, limiting if possible duplicate infrastructure installation."; and that is what is proposed this evening is to service

an existing regional location for wastewater treatment and this application demonstrates a coordinated approach to optimize the existing conditional use and limit duplication of systems here or in other parts of the County which does not have the existing infrastructure.

Ms. Stevenson addressed a citizen's concern about an increase truck traffic.

Mr. Hutt stated that DelDOT stated that the increase in traffic would be negligible and that this site is located on a truck route.

Mr. Rodney Wyatt stated that there will be the same amount of traffic as under the original conditional use; that there may be an additional pumper truck once a week to handle the sludge operation.

Mr. Hopkins stated that this plan was put in place approximately twenty years ago and it showed good forethought as waste must be sent somewhere to be treated and this is a good location.

Ms. Wingate asked is there would be odors associated with the increase of operations.

Mr. Daniel Konstanski stated the most odor associated with the site would be where the headworks is located, that will be a fully enclosed building with a HVAC system to deal with the odors; that once it goes out to the treatment plant there are aerators and other equipment to break down the waste will help with the odors; that there will be odors associated with the plant but there are systems in place to help mitigate.

Mr. Mears asked what the level of purification of the water going through the sprayers.

Mr. Konstanski stated that per DNREC regulations, that this would be unlimited public access meaning that no fencing or buffers are required to keep people from walking onto the site; that if someone were to come in contact with the treated water, it would not be a problem.

Mr. Mears asked what happens to the spray field when it is flooded, can't percolate or it frozen.

Mr. Konstanski stated that when they are unable to use the spray field, there is a 90-million-gallon lagoon on site to store the water for over one month.

The Commission found that there was no one spoke in favor of the Application.

The Commission found that Mr. Wayne Hudson spoke neither in favor of nor in opposition of the Application. Mr. Hudson stated that he would like to see how the Applicant will operate under the terms of the first conditional use before expanding that use and that he was unaware that a sewage treatment plant could be permitted in AR-1 zoning.

Mr. Hudson stated that Artesian would like to be fully operational, however, there is a permit process with DNREC that the Applicant is working on to have the site up and running.

Mr. Konstanski stated that there is an immediate use for the additional property, that there will be an influent lagoon on the new acreage which will give the Applicant the ability to hold the waste when it first comes in; that it will allow the Applicant to equalize the flow so that no matter when or how the waste comes in, the plant can be fed uniformly; that it will give the ability to hold water if something

should be amiss at the plant; that some will be for future development but having the conditional use at this time allows for good planning.

The Commission found that Ms. Stephanie Coulborne spoke in opposition of the Application. Ms. Coulborne stated that she lives on Reynolds Pond Road which is contiguous to this site; that she has questions about the service area for the project and does it justify the need of the expansion before this project begins; that she is aware that there are violations from Allen Harim and that she hopes that

Artesian will not accept it if it is not in compliance; that Ordinance No. 1922 that Sussex County adopted in 2007 found that the Conditional Use was appropriate legislative action with the following facts and one of those facts was that the regional treatment plant would not have an adverse effect on the County area residents; that this does affect her; that the drainage will run in a northern direction and will go towards her backyard; that her well is not shown on the map; that the soil samples were taken during the summer months; that the letter from the senior hydrologist from February 2021 stated that the Hydrogeological Suitable Report (HSR) had not been conducted to date; that the quality of the effluent discharged to the site is not known; that there are seven different reports that have not been completed yet; that if these reports have not been completed why is this Conditional Use being considered; that even though this falls under DNREC purview, she would like to have seen it done so she knows how the water supply will be affected; that she does not support the proposed future disposal site; that there is no nutrient management study; that the HSR investigations have not been completed; that no report regarding the groundwater recharge area has been done; that 1700 acres for spray fields is sufficient and they don't need to spray up to her property line; that she has concerns that they will spray on frozen ground if there is an emergency situation; that she understands that this service is needed but would like to see that it complies with all regulations; that it will not affect her health or that of her family; that there is no justification for a reduction in the landscaped buffer except on the western side next to the spray fields; that she would like the forested buffer behind her home to remain; that she has concerns about the maintenance of the forested buffer and that it won't affect the trees on her property; that she requests that the Commission not reduce all the conditions set forth in ordinance 1922; that she requests that the Commission consider increasing the buffer adjacent to the residential properties; that a condition be placed for lifetime maintenance of the landscaped buffers; and that the Commission consider placing a performance bond so the Applicant complies with all the conditions.

Mr. Mears asked how oversaturation is monitored to prevent run-off.

Mr. Konstanski stated that there are flow meters which monitor what is going out to each of the spray fields and for standing water or frozen ground that staff members monitor this visually to check the conditions before spraying commences.

Mr. Mears asked about placing a berm to prevent any run-off.

Mr. Konstanski stated that the rate that it is put down is rated to match what the soil can absorb so it all goes on the crops in the spray area; that they do not anticipate any runoff; and that if that should happen it would be a problem they would have to fix.

Mr. Hutt addressed the question that Ms. Coulborne asked about the service area and stated that Mr. Konstanski would respond.

Mr. Konstanski showed the map with all the areas that Artesian has committed to serve and that they had completed estimates on the anticipated density and that is how they have come up with the need for this type of regional facility.

The Commission found that Mr. David Spacht spoke on behalf of the Application. Mr. Spacht stated that his company operated in the unincorporated areas of Sussex County; that this is the area that Sussex County wastewater does not serve; that they work closely with Sussex County and have several interconnections with the County to service the area; that this will help the County serve the Airport Facility in addition to others; that the Sussex County Utility Commission has worked with Artesian on this plan; and that the Artesian system connects to the County System and it becomes one large system for the greater good of the entire area.

The Commission found that Mr. Keith Steck spoke in opposition of the Application. Mr. Steck stated that he is opposed to the project as it is not well thought out; that is not the right project that they talked about; that the information provided as part of this Application is incomplete; that the well head protection areas need to be protected in addition to the surrounding areas; that the excellent ground water recharge areas are areas that have excellent soil, gravel, sand, etc. so the water can percolate down through the ground and get into the ground water which is our drinking supply; that everyone in the state gets their water from a well; that it is critical that we protect this; that the County has an ordinance called the Source Water Protection Ordinance but there is nothing in the documents that references this; that compliance from the County is not included with Artesian's documents and there is not an indication that they have completed this; that this is critical to protect drinking supplies; that the Ordinance states "All subdivision and land development plans depicting development or land disturbance (excluding agricultural tillage) submitted for County review shall be evaluated for the existence of wellhead protection areas and excellent groundwater recharge areas by scaling for distances shown on the Sussex County Water Resource Protection Maps" that this has not been shown on the drawings and maps submitted by the Applicant; that through Google this information can be found and shown on First Map and all of the new area being discussed tonight is over an excellent ground water recharge area; that it looks like it extends into the area where the 90-million-gallon lagoon will be placed; that this information needs to be provided before Commission makes a decision and that a PLUS review should be completed to address these issues.

Chairman Wheatley asked that the Applicant address Mr. Steck's concerns about the excellent groundwater recharge areas and to address how the 90-million-gallon lagoon was calculated.

Mr. Hutt stated that Mr. Steck had many detailed questions which would be answered in the over 1000-page application to DNREC which are not included in this Application as this is for land use but DNREC will monitor all the necessary regulations associated with the treatment facility.

Chairman Wheatley stated that the purpose of this hearing is not to vet the design of the plan but to determine the land use aspect.

Mr. Konstanski stated that DNREC requires Artesian to look at the well head protection areas and ground water recharge areas extensively; that the 90-million-gallon lagoon was arrived at by looking at what is needed for the crops with both nutrients and water volume; that the Applicant worked with vegetative management experts and took into account historical rainfall and what is expected from

existing customers and future customers and took the worst case scenario and that in the simple form is how the size of the lagoon was calculated; and that the retention pond could hold water without irrigating for 30 days.

The Commission found that Mr. John Rebar, DNREC, was present by teleconference to answer any questions; that there were no questions from Commission members.

The Commission found that Mr. Harry Isaacs spoke in support of the Applicant. Mr. Isaacs stated that this land is in a land preservation area; that is why it was chosen by Artesian as it cannot be sold for development; that he has tilled these lands for 65 years and has never seen water run down towards the existing residences; that he is a farmer where these waters will be sprayed; that he is required by DNREC to only spray 1.65 inches per week; and that is 3 times per week and if additional water is needed during the summer months, it would not be from Artesian but from a ground well.

The Commission found that Ms. Shelly Cohen spoke by teleconference in opposition to the Application. Ms. Cohen stated that she understood that this area would be for development and was not designated as a sewer district for the County; that all of this sewage and wastewater does not originate in the Milton or unincorporated Milton area; that every time there is a hearing like this it turns out that the operation is bigger and different than what was stated for; that Allen Harim has 1.5 million gallons of chicken processing wastewater per day that is supposed to be pretreated to go to this Artesian facility; that Allen Harim is now increasing its water application; that the Applicant has an agreement with Georgetown airport to take on an additional 150,000 gallons of sewage per day and other developments that are not in the Milton area; and that the numbers don't add up.

Ms. Stevenson asked if the Applicant would have a problem increasing the buffer behind Ms. Colbourne's property.

Mr. Hutt stated that this was not a reduction from what was originally there, as there was no buffer between this property and the residences on the northern portion of the property; that the Applicant is offering a 20-ft buffer but would consider increasing it to 30 ft.

Mr. Hopkins asked if the buffer serves a meaningful purpose other than something decorative.

Mr. Hutt stated that Mr. Hopkins is correct; that the buffer is a visual breakup of the different properties and provides screening.

Ms. Stevenson asked about the tree maintenance and the fact that 2 years was mentioned in the application.

Ms. Lee Bridgman stated that the 2-year period is a warranty from the landscape installer; that should any tree dies within two years of planting it will be replaced; that it is up to the property owner to maintain the trees in a healthy condition as they will have to replace them if they do not; and that the buffer is a mix of evergreen and deciduous and they will be planted approximately 25 ft. apart.

Chairman Wheatley asked Mr. Whitehouse if the Planning and Zoning office can enforce the integrity of the buffer.

Mr. Whitehouse said that is standard practice to require a maintenance period as part of the landscape plan to ensure that a buffer reaches maturity and that is normally about two years; and that if they are managed, they serve very well into the future.

Mr. Mears asked if pines and indigenous trees would thrive in this environment and would not require much maintenance.

Ms. Bridgman stated that they use trees that are already growing successfully in the area.

Upon there being no further questions, Chairman Wheatley closed the public hearing.

At the conclusion of the Public Hearings, the Commission discussed the Applications.

Chairman Wheatley stated that when the Commission considers a Conditional Use application and if they decide to recommend it for approval they can place stipulations on the approval and that is when they can take into account some of the concerns of the people who spoke about the Application.

In relation to Application C/U 2208 Artesian Wastewater Management, Inc., motion by Ms. Stevenson to defer action for further consideration, seconded by Ms. Wingate, and carried unanimously. Motion carried 5-0.

Draft Minutes of the March 25, 2021 Planning & Zoning Commission Meeting

The Commission discussed this application which has been deferred since March 11, 2021.

Ms. Stevenson moved that the Commission recommend approval of C/U 2208 for Artesian Wastewater Management, Inc. to allow for an expansion of the area approved by Conditional Use No. 1724 and Ordinance No. 1922 and to amend and replace certain conditions imposed by that conditional use ordinance based upon the record and for the following reasons:

1. Conditional Use #1724 and Ordinance #1922 approved the location of a sewage treatment plant for the collection, treatment and disposal of waste on 74.61 acres of land, subject to nine conditions.
2. Conditional Use #1810 and Ordinance #2013 approved the use of the same land as a water treatment facility.
3. This application seeks to add 52.17 acres to the 74.61 acres previously approved for the collection, storage, treatment and disposal of wastewater. The total acreage will be 127.37 acres, more or less.
4. Conditional Use #1725 and Ordinance #1923 separately approved the use of approximately 1,714 acres of land for disposal of the treated wastewater by irrigation.
5. The existing use application as a regional wastewater facility under CU #1724 and Ordinance #1922 and the expansion of that use under this application is generally of a public or semipublic character and is essential and desirable for the general convenience and welfare of neighboring properties and the County.
6. The regional sewage treatment plant and its accompanying facilities play a vital role protecting Sussex County's most sensitive environmental areas including the Inland Bays and the Broadkill River watershed and their tributaries by providing for the collection, storage, treatment and disposal of waste in a manner that is greatly superior to on-site septic systems.

7. The expansion of the conditional use area and the amendment to the prior conditions of approval will not have any adverse impact upon the County, its residents, or the environment.
8. The expansion of the regional wastewater facility is appropriate for this site because it is in an area of residential development where wastewater treatment is needed now and in the future.
9. The expansion, construction and operation of the wastewater facility will be reviewed and approved by DNREC and must be designed and constructed in accordance with all other applicable Federal, State and County requirements, including those mandated by DNREC and other agencies having jurisdiction over the use.
10. It is appropriate to amend and replace the conditions of originally imposed by CU #1724 and Ordinance #1922 so that one updated and uniform set of conditions applies to the entire 127.37 acre site.
11. It is recommended that the following conditions amend and replace the conditions of approval of CU #1724 and Ordinance #1922:
 - a. The regional Sewage Treatment Plant and its accompanying systems and facilities for the collection, storage, treatment and disposal of waste shall continue to operate with all changes or modifications to those systems and facilities being reviewed and approved by DNREC and they shall be operated, designed and constructed in accordance with all other applicable Federal, State and County requirements including those mandated by DNREC and other agencies having jurisdiction over same.
 - b. The water treatment plan shall be subject to the conditions imposed on December 2, 2008 when Sussex County Council adopted Ordinance # 2013 approving Conditional Use # 1810.
 - c. Any buildings constructed on the site shall be constructed with an agricultural appearance.
 - d. There shall be a medium density landscaped buffer twenty feet (20') in width adjacent to the storage lagoons along Isaacs Road (Del. Rt. 30) and along the back of the properties along the northern boundary of the property with the exception of where the structures are located too close to the northern boundary line for the location of the buffer (being within Tax Parcel No. 2-35 6.00 28.01). The density and location of these landscaped buffers shall be shown on the final site plan. These buffer areas and the plantings within them must be maintained by the property owner at all times. For example, if a tree or shrub that is part of the landscaped buffer dies, it must be replanted with a similar tree or shrub.
 - e. Any lagoons, Rapid Infiltration Basins or similar structures shall be located at least 100 feet from any dwellings.
 - f. One lighted sign shall be permitted along Isaacs Road (Del. Rt. 30) not to exceed 32 square feet in size per side.
 - g. Any motorized, non-vehicular equipment utilized in the operation of the facility within 600 feet of a dwelling shall be located indoors.
 - h. Any security lighting shall be fully screened so that it does not shine onto neighboring properties or County Roads.
 - i. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning & Zoning Commission.

Motion by Ms. Stevenson, seconded by Mr. Hopkins and carried unanimously to recommend approval of C/U 2208 for Artesian Wastewater Management, Inc. for the reasons and conditions stated in the motion. Motion carried 4 – 0.

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE



Sussex County

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JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date March 11, 2021.

Application: CU 2208 Artesian Wastewater Management, Inc.

Applicant: Artesian Wastewater Management, Inc. (c/o Rodney Wyatt)
664 Churchmans Road
Newark, DE 19702

Owner: Artesian Wastewater Management, Inc. (c/o David Spacht, President)
664 Churchmans Road
Newark, DE 19702

Site Location: Lying on the east side of Isaacs Road (Route 30/ S.C.R. 230), approximately 610 feet south of Reynolds Pond Road (S.C.R. 231) and on the southwest side of Reynolds Road approximately 635 feet east of Isaacs Road.

Current Zoning: Agricultural Residential (AR-1)

Proposed Use: Expansion of C/U #1724 and amend conditions of approved Final Site Plan.

Comprehensive Land Use Plan Reference: Low Density Area

Councilmatic District: Mr. Schaeffer

School District: Cape Henlopen School District

Fire District: Milton Fire District

Sewer: Artesian Wastewater Management, Inc.

Water: Artesian Water Co. Inc.

Site Area: 127.37 acres +/-

Tax Map ID.: 235-6.00-28.00 (formerly parcels 235-6.00-28.00 & 29.00)



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Memorandum

To: Sussex County Planning Commission Members
From: Lauren DeVore, Planner III
CC: Vince Robertson, Assistant County Attorney and applicant
Date: March 2, 2021
RE: Staff Analysis for CU 2208 Artesian Wastewater Management, Inc.

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2208 Artesian Wastewater Management, Inc. to be reviewed during the March 11, 2021 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.

The request is for a Conditional Use for Tax Parcel 235-6.00-28.00 (formerly Tax Parcel 235-6.00-28.00 & 28.09) to allow for the expansion of the existing wastewater treatment, disposal facility, and water treatment facility. The revisions to the previously approved plan include adding the 52 +/- acres that was subsequently acquired to the conditional use, modification of the landscape requirement and a modification of a previous Condition of Approval placed on the site. Specifically, the application proposes to amend the Conditions of Approval for the existing and previously approved Conditional Uses (1724 & 1725) on the site which require all equipment be located indoors (with the exception of generators). The parcel is located on the east side of Isaacs Road (Route 30/S.C.R. 230), approximately 610 feet south of Reynolds Road (S.C.R. 231). The project site consists of 127.37 acres +/- . It should be noted that the properties to the east and west lie within the Agricultural Preservation District and contain Agricultural Easements.

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 parcels have a designation of "Low Density." The surrounding properties to the north, east and west also are designated as "Low Density" areas.

As outlined within the 2018 Sussex County Comprehensive Plan, the primary uses envisioned in Low Density Areas are agricultural activities and homes. Business development should be largely confined to businesses addressing the needs of these two uses. Industrial and agribusiness uses that support or depend on agriculture should be permitted. The focus of retail and office uses in Low Density Areas should be providing convenience goods and services to nearby residents. Commercial uses in these residential areas should be limited in their location, size and hours of operation. More intense commercial uses should be avoided in these areas.

The property to the south has the designation of "Developing Area." range of housing types are appropriate in Developing Areas, including single family homes, townhouses, and multi-family units. 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.

The subject property is zoned Agricultural Residential (AR-1). The adjoining parcels to the north, and west are all zoned Agricultural Residential (AR-1). The properties to the south and southeast along Isaacs Road (S.C.R. 230) are zoned High Density Residential (HR-1).

Since 2011, there have been five (5) Conditional Use applications within a 2-mile radius of the application site. The first application was Conditional Use No. 1960 to allow for a go-kart track. This application was recommended approval by the Planning and Zoning Commission on April 25, 2013, was approved by the Sussex County Council on May 21, 2013 and was adopted through Ordinance No. 2305. The second application was Conditional Use No. 1947 to allow for a public service building/use. This application was recommended approval by the Planning and Zoning Commission on October 25, 2012, was approved by the Sussex County Council on November 27, 2012 and was adopted through Ordinance No. 2281. The third application was Conditional Use No. 2183 to allow for a storage facility with outdoor storage. This application was recommended approval by the Planning and Zoning Commission on September 26, 2019, was approved by the Sussex County Council on November 12, 2019 and was adopted through Ordinance No. 2688. The fourth application was Conditional Use No. 2163 for an event venue. This application was recommended denial by the Planning and Zoning Commission on April 11, 2019 and was denied by the Sussex County Council on April 30, 2019. The fifth application was Conditional Use No. 1992 to allow for a vendor (lunch truck) to sell foods and beverages. This application was recommended approval by the Planning and Zoning Commission on August 21, 2014, was approved by the Sussex County Council on January 13, 2015 and was adopted through Ordinance No. 2383.




Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use to allow for a 52 +/- acre expansion of the existing wastewater treatment, disposal facility, and wastewater treatment facility subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.



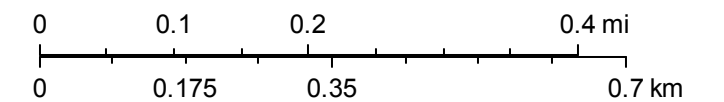
Sussex County



PIN:	235-6.00-28.00
Owner Name	ARTESIAN WASTEWATER MANAGEMENT INC
Book	4895
Mailing Address	664 CHURCHMANS RD
City	NEWARK
State	DE
Description	BEING KNOWN AS THE AR
Description 2	REGIONAL SEWER PLANT
Description 3	N/A
Land Code	

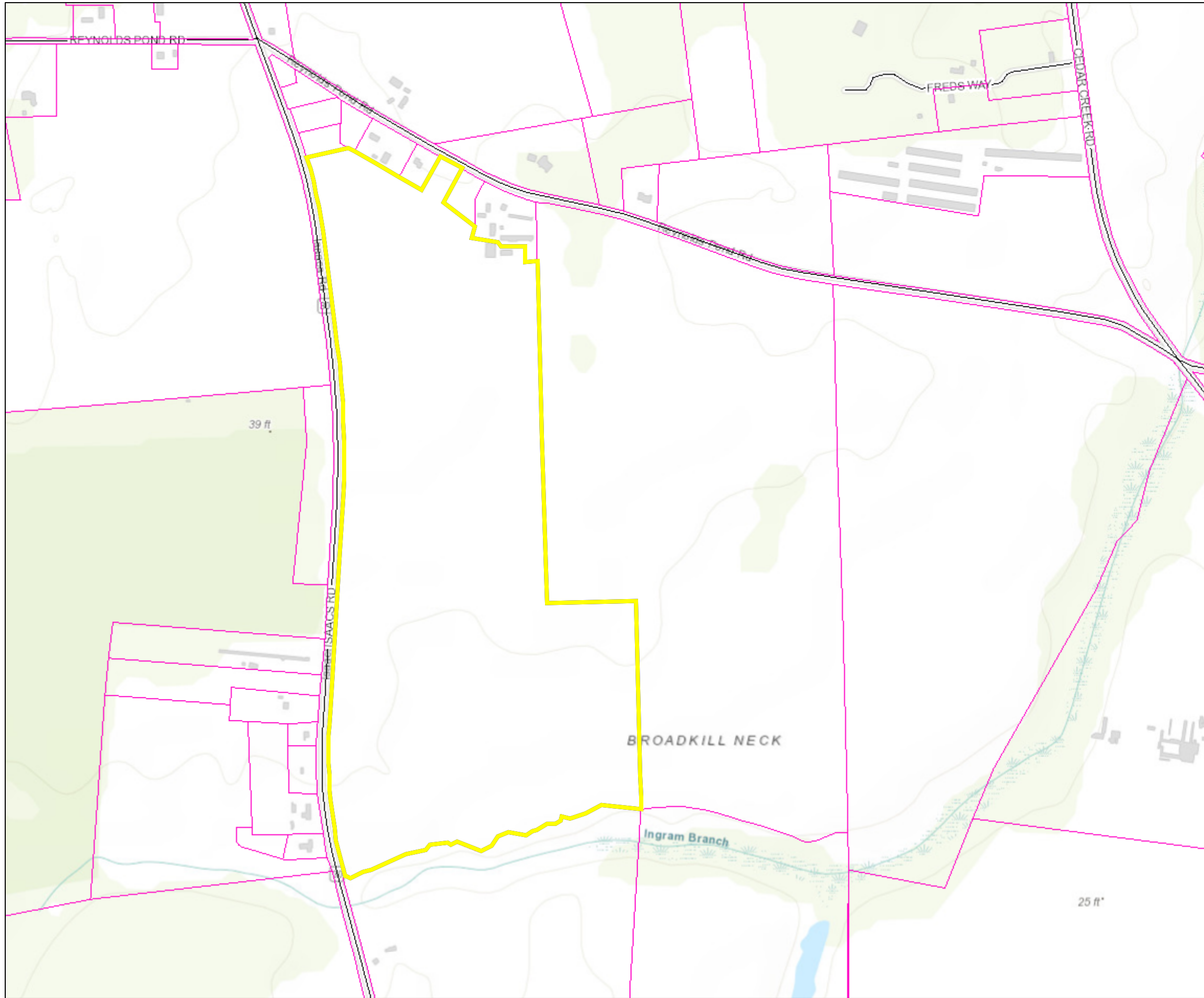
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-  Tax Parcels
-  Streets
-  County Boundaries

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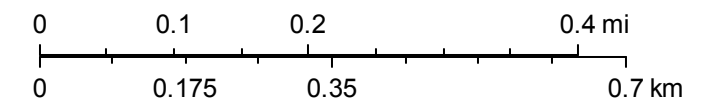
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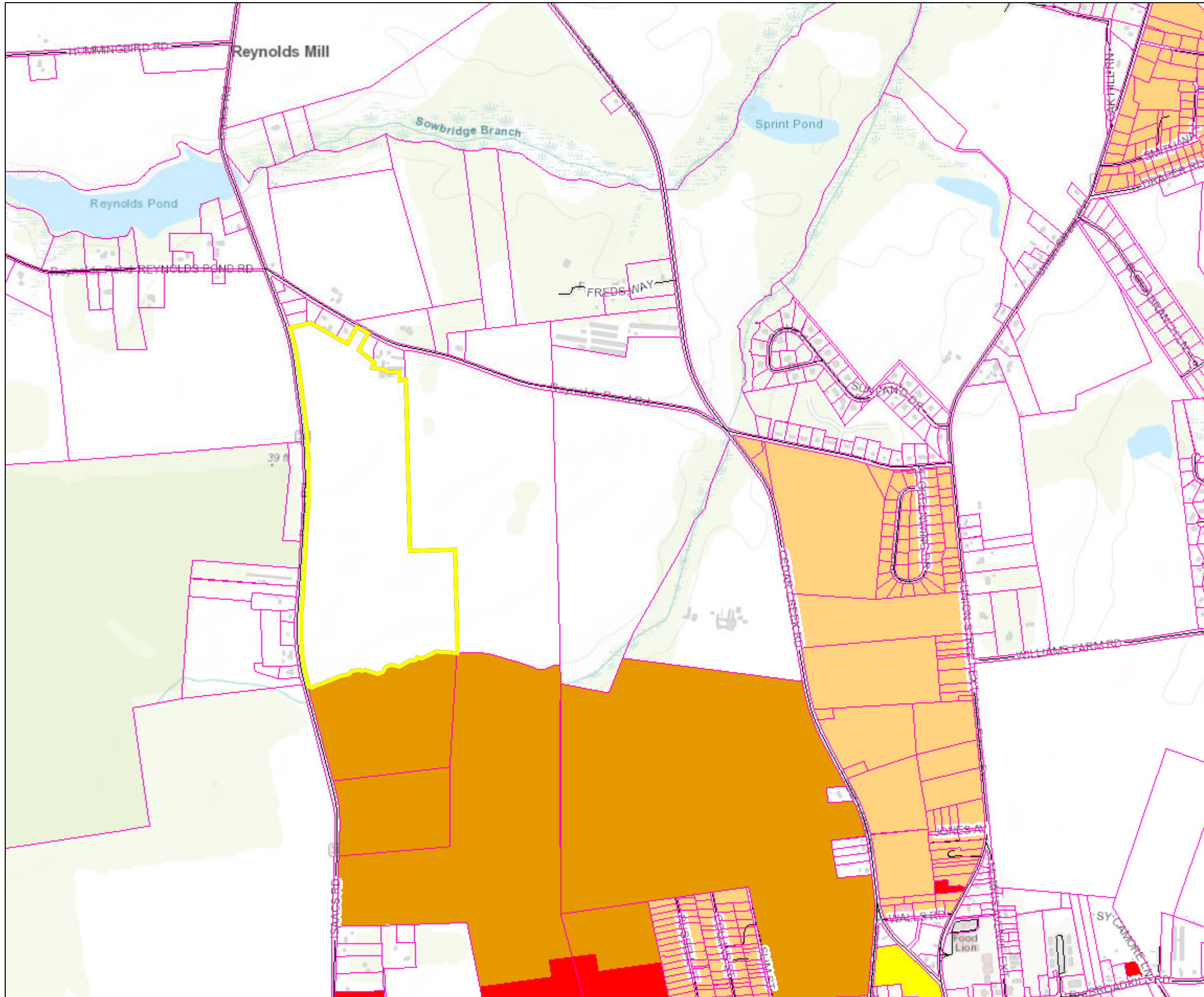
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Sussex County



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Override 1
- Tax Parcels
- Streets

1:18,056

