



**Kent County Levy Court Business
Meeting Notice and Agenda
555 Bay Road , Dover, DE 19901
Levy Court Chamber - Room 203
Tuesday, April 28, 2026**

7:00 PM, BUSINESS MEETING

Join the Meeting:

The public is welcome to attend in person, via WebEx, or by phone.

To join via WebEx go to:

<https://kentcountyde.webex.com/kentcountyde/j.php?MTID=mb5be1b37cbbf8809edf94daf921c9a4b>

or by phone: 1-408-418-9388; Meeting Access Code: 2342 429 6539; Password: #

Call to Order

Invocation

Pledge of Allegiance

Moment of Silence for our Troops and First Responders

Roll Call and Determination of Quorum

Adoption of Agenda

Public Comments on Agenda Items

- *Note: Public Comments for Public Hearing Item(s) will be during their public hearings.*

Consent Agenda 26-07

- *(Item(s) on the Consent Agenda are considered routine and/or non-controversial and will be acted upon by a single roll call vote of the Levy Court. There will be no separate discussion of this/these item(s) unless a Commissioner so requests, in which event the item(s) shall be removed from the Consent Agenda and considered separately under New Business.)*
- *Approval of Levy Court Business Meeting Minutes of Tuesday, April 14, 2026*

PRESENTATIONS:

- 1 **Employee of the Month** for May 2026
- 2 **Resolution 4156** - Kent County Business Week (May 3-9, 2026)
- 3 **Resolution 4152**, Declaring May 17-23, 2026 as "Public Works Week" in Kent County,

INTRODUCTIONS

Introductions - March 2026

PUBLIC HEARINGS

Mr. Hertz:

- 1 **RESOLUTION 4149 SATTERFIELD:** A Subdivision known as SATTERFIELD consisting of Lots 1 through 222 and Lots 224 through 301 as recorded in Plat Book 124, Page 63, as amended or revised in the Office of the Recorder of Deeds in and for Kent County, Dover, Delaware, being further describe as the Satterfield Subdivision Stormwater Maintenance District.
- 2 **C-26-02 Delmarva Power and Light:** Request for Conditional Use Approval for an Electric Substation located inside the Growth Zone Overlay District / MN-00-179.00-02-39.00-000

CLOSE PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

Mr. Angel:

- 1 FY27 Employee/Retiree Health Insurance Plan

Mr. Hertz:

- 1 Diffuser Replacement Project and Sole Source Purchase

OTHER BUSINESS

- Move to go into Executive Session immediately following the Business Meeting for preliminary discussion on site acquisition for a publicly funded capital improvement; legal strategy session regarding collective bargaining or pending or potential litigation; and personnel matters pursuant to 29 Del.C. 10004(b)(2), (4), and (9)

INFORMATION ITEMS

PUBLIC COMMENTS

COMMISSIONERS' COMMENTS

EXECUTIVE SESSION, if needed

- Immediately following the Business Meeting.
Caucus Room
For preliminary discussion on site acquisition for a publicly funded capital improvement; legal strategy session regarding collective bargaining; pending or potential litigation; and personnel matters Pursuant to 29 Del.C. 10004(b)(2), (4), & (9)

ADJOURN

Posting Info:

Posted: 4/21/26

Revised: *4/28/26

Posted by: L. Tanaka

Time: Noon

Take down: Upon Replacement or on 4/29/26

**Added Resolution 4156 to meet the timeline for the event to be held early May.*

29 Del.C. §10004(e)(2). The Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the meeting.

**MINUTES OF THE KENT COUNTY LEVY COURT
LEVY COURT BUSINESS MEETING
KENT COUNTY ADMINISTRATIVE COMPLEX
555 BAY ROAD, DOVER, DE
LEVY COURT CHAMBER, ROOM 203
TUESDAY, APRIL 14, 2026**

Join the Meeting:

Call to Order 7:14 p.m.

Invocation - Honorable Terry L. Pepper

Pledge of Allegiance - Honorable Jeff Hall

Moment of Silence for our Troops and First Responders - Honorable Jody Sweeney

Roll Call and Determination of Quorum

Honorable Terry L Pepper
Honorable Joanne Masten
Honorable Jeffrey W Hall
Honorable Robert J Scott
Honorable George "Jody" Sweeney
Honorable Paul Hertz

Mr. Angel was experiencing technical issues on WebEx and was not able to log in until 7:21 p.m.

Adoption of Agenda

Motion to approve Adoption of Agenda made by Honorable Robert J Scott; seconded by Honorable Terry L Pepper; carried by vote 6 yeas.

Public Comments on Agenda Items - None

Consent Agenda 26-06

Approval of Levy Court Business Meeting Minutes of Tuesday, March 24, 2026

Department: Clerk of the Peace Office

Motion to approve Consent Agenda 26-06 made by Honorable Terry L Pepper; seconded by Honorable Robert J Scott; carried by vote 7 yeas.

PRESENTATIONS:

- 1) Resolution 4153, Kent Conservation District Stewardship Week 2026

Department: Administration

Motion to approve 1) Resolution 4153, Kent Conservation District Stewardship Week 2026 made by Honorable Terry L Pepper; seconded by Honorable Robert J Scott; carried by vote 7 yeas.

- 2) Tribute Honoring Robert Scott, Recipient of the Houston Fire Company President's Award

Department: Administration

NO PUBLIC HEARINGS

OLD BUSINESS - None

NEW BUSINESS

Mr. Hall:

- 1) Introduction of Ordinance LC26-03 - Water Supply Facilities, An Ordinance to amend Kent County Code, Vol. II, Chapter 187, Subdivision and Land Development, as amended by revising Article X ? Required Improvements, § 187-53 Minimum requirements, Item C. Water supply facilities in order align the provisions of Table X-1 Water Supply Facilities with Table X-2 Sanitary Sewer Requirements and require central water service with fire protection for all major subdivisions with 11 or more lots For Public Hearing on Tuesday, May 26, 2026 at 7PM

Department: Planning Services

Mr. Hertz:

- 1) Recruit and Fund for Engineering Project Manager II Position

Department: Public Works

Motion to approve 1) Recruit and Fund for Engineering Project Manager II Position made by Honorable Paul Hertz; seconded by Honorable Robert J Scott; carried by vote 7 yeas.

- 2) Proposed Contract User- State of Delaware, DNREC Division of Fish and Wildlife, Little Creek Wildlife Area Property, KCSDD1/ Little Creek Area

Department: Public Works

Motion to approve 2) Proposed Contract User- State of Delaware, DNREC Division of Fish and Wildlife, Little Creek Wildlife Area Property, KCSDD1/ Little Creek Area made by Honorable Paul Hertz; seconded by Honorable Robert J Scott; carried by vote 6 yeas.

- 3) Biosolids Capacity Expansion Project ? Contract 2 ? Change Order #4 - M2 Construction

Department: Public Works

Motion to approve 3) Biosolids Capacity Expansion Project ? Contract 2 ? Change Order #4 - M2 Construction made by Honorable Paul Hertz; seconded by Honorable Terry L Pepper; carried by vote 7 yeas.

- 4) Award of Residential Trash Collection Services Contract FY26- FY29

Department: Public Works

Motion to approve 4) Award of Residential Trash Collection Services Contract FY26- FY29 made by Honorable Paul Hertz; seconded by Honorable Robert J Scott; carried by vote 7 yeas.

OTHER BUSINESS - None

INFORMATION ITEMS - Mr. Angel mentioned DAC meeting scheduled this week at Roma's, 5:30 p.m. Mr. Sweeney spoke up and said he believed there is a question as to whether or not it will actually take place due to quorum issues.

PUBLIC COMMENTS - None

COMMISSIONERS' COMMENTS - None

EXECUTIVE SESSION, if needed - None

ADJOURN - 7:56 p.m.

Posting Info:

Brenda A. Wootten, Clerk of the Peace
Certifying Officer [Name, Title]

Brenda A. Wootten
Signature



DEPARTMENT OF ADMINISTRATION

Division of Human Resources

INTEROFFICE MEMORANDUM

To: Levy Court Commissioners
VIA: Kevin Sipple, County Administrator
FROM: Trudena Horsey, Human Resources Director
SUBJECT: **May 2026** Employee of the Month
DATE: April 21, 2026



Valerie Rocha

Kent County Department Heads have selected Valerie Rocha from the Register of Wills Office as the **May 2026** Employee of the Month.

Valerie currently serves as the Deputy Register of Wills and joined Kent County in May 2025. Since her arrival, she has consistently demonstrated exceptional dedication, compassion, and professionalism. She quickly became an invaluable member of the team, making an immediate and lasting impact. Her extensive experience as a legal assistant with Ward and Taylor has provided her with a strong foundation in estate administration and legal processes, allowing her to navigate complex matters with confidence and efficiency.

In her role, Valerie is responsible for reviewing wills and petitions submitted to open estates for probate. She often serves as a point of balance between Personal Representatives and family members or beneficiaries, ensuring that all parties are heard and that the process remains fair and respectful. Valerie oversees each case from beginning to end, ensuring the accuracy of documents while clearly explaining the fiduciary responsibilities involved in the estate process.

Valerie approaches her work with a positive attitude and genuine care for the families she serves, particularly those who are navigating the loss of a loved one. She takes the time to communicate patiently and respectfully, offering both clarity and reassurance during difficult moments. Her commitment extends beyond regular hours, as she frequently stays late to ensure all work is accurate and that each day begins seamlessly. Her attention to detail and strong work ethic reflects both her pride in her work and her dedication to the residents of Kent County.

According to Registrar DJ Cox, *"Kent County is truly fortunate to have someone as caring, hardworking, and reliable as Valerie on the team. She embodies the qualities that this recognition represents and serves as a role model for her peers."*

Congratulations Valerie on a job well done!

Valerie resides in Commissioner's Hall's and Pepper's districts.



Kent County Levy Court

May 2026 Employee of the Month

Valerie Rocha

On this, the 28th day of April 2026,
the Levy Court of
Kent County, State of Delaware, does hereby recognize
Valerie L. Rocha
Deputy Register of Wills
Kent Register of Wills Office
for her exceptional initiative, dedication, and conscientiousness in
the delivery of services to the citizenry of the County.

Hon. Joanne Masten, President

Hon. Robert J. Scott, Vice-President

Hon. Allan F. Angel, Commissioner

Hon. Jeffrey W. Hall, Commissioner

Hon. Paul Hertz, Commissioner

Hon. Terry L. Pepper, Commissioner

Hon. George W. Sweeney, Commissioner



**Resolution 4156
Kent County Business Week,
May 3 - 9, 2026**

WHEREAS, the success of a business invariably depends upon its representation in the community it serves, and the reputation is nearly always the result of a strong company leader; and

WHEREAS, the Central Delaware Chamber of Commerce engages in activities to assist the business community, and each year nominates businesspersons/companies as examples of the quality of the businesses in Central Delaware; and

WHEREAS, this year the Central Delaware Chamber of Commerce has nominated the following individuals/companies as outstanding businesspersons/companies:

Small Business of the Year

Corp1, Inc.

Eye Specialists of Delaware

La Baguette French Bakery

Large Employer of the Year

Advantech

Bally's Dover Casino Resort

Delaware Hospice, Inc.

Young Professional of the Year

Joselito Arroyo

Catherine Jenkins

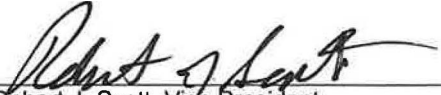
Saleana Watson

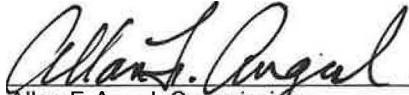
NOW, THEREFORE, BE IT RESOLVED that Kent County, Delaware hereby proclaims May 3 - 9, 2026 as:

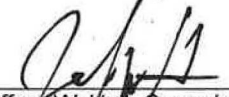
KENT COUNTY BUSINESS WEEK.

BE IT FURTHER RESOLVED that this Resolution be adopted this 28th day of April 2026, and is hereby incorporated into the official minutes of the Kent County Levy Court


Joanne Masten, President


Robert J. Scott, Vice President


Allan F. Angel, Commissioner


Jeffrey W. Hall, Commissioner


Paul Hertz, Commissioner


Terry L. Pepper, Commissioner


George W. Sweeney, Commissioner



KENT COUNTY

LEVY COURT

Resolution #4152

Declaring May 17–23, 2026 as “PUBLIC WORKS WEEK” In Kent County, Delaware “Rooted in Service, Powered by Community”

WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of **Kent County, Delaware** and,

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, the Kent County Public Works Department ensures the public health and safety of its customers by providing efficient and effective wastewater collection and treatment and managing Countywide garbage collection services; and,

WHEREAS, it is in the public interest for the citizens, civic leaders, and children in **Kent County, Delaware** to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association.

NOW, THEREFORE, BE IT RESOLVED that the Kent County Levy Court does hereby proclaim **May 17–23, 2026, as Public Works Week in Kent County** urging all citizens to celebrate our Public Works Department and to recognize the substantial contributions they make to protecting our health, safety, and advancing quality of life for all.

BE IT FURTHER RESOLVED that this resolution be and hereby is incorporated into the official minutes of the April 28, 2026 meeting of the Kent County Levy Court.

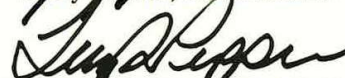

Joanne Masten,
President


Robert J. Scott, Vice President


Allan F. Angel, Commissioner


Jeffrey W. Hall, Commissioner


Paul Hertz, Commissioner


Terry L. Pepper, Commissioner


George “Jody” Sweeney, Commissioner

Welcome TO THE COUNTY



Isabella Ross Schneiderhan
Library Clerk

Community Services

We are excited to welcome Isabella as our new Library Clerk. Isabella joined Kent County on 3/2/2026. She brings valuable experience from her previous role as a Library Assistant with Anoka County Public Libraries - Crooked Lake Branch. Prior to that, she worked at Anoka County Public Libraries - Johnsville Branch as a Library Shelver.

Isabella resides in Commissioners Angel and Pepper's district.



Michelle Wynne-Feigin
Library Technician I

Community Services

We are excited to welcome Michelle as our new Library Technician I. Michelle joined Kent County on 3/9/2026. She brings valuable experience from her previous role as a Senior Librarian with DHSS. Prior to that, she worked at New Castle County Public Libraries - Bear Library as a Library Specialist.

Michelle resides in New Castle County.

Welcome TO THE COUNTY



Kristen Beauchamp
Utility Services Specialist

Public Works

We are excited to welcome Kristen as our new Utility Services Specialist. Kristen joined Kent County on 3/23/2026. She brings valuable experience from her previous role as a Patient Scheduling Coordinator with Amedisys Home Health. Prior to that, she worked at Green Dermatology as a Medical Assistant.

Kristen resides in Commissioners Scott and Pepper's district.



Jake Eddy
Computer Support Technician I

Information Technology

We are excited to welcome Jake as our new Computer Support Technician I. Jake joined Kent County on 3/30/2026. He brings valuable experience from his previous role as a BOH Manager with Chick-Fil-A. Prior to that, he worked at Bayhealth as a Desktop Support Technician.

Jake resides in Commissioners Sweeney and Pepper's district.

MEMORANDUM

KENT COUNTY DEPARTMENT OF
PLANNING SERVICES
555 BAY ROAD
DOVER, DELAWARE 19901



TO: Levy Court Commissioners

CC: Kevin Sipple, County Administrator

FROM: Sarah E. Keifer, AICP, Director, Department of Planning Services

DATE: April 28, 2026

SUBJECT: Resolution 4149 – Satterfield Stormwater Maintenance District

Attached, please find Resolution 4149 creating the Satterfield Stormwater Maintenance District. The Stormwater Maintenance District ordinance calls for communities interested in joining the program to first submit a letter of intent which triggers a review of the stormwater system by the Kent Conservation District (KCD) including the development of a conditions assessment and draft Operation and Maintenance Plan. Once any deficiencies in the system are addressed and the petition is completed and verified, the ordinance calls for the Levy Court to conduct a public hearing to consider creating the District.

A majority of the lot owners (154 of 300 lots, or 51.3%) have signed the petition in the affirmative; the signatures have been verified by Planning staff; all necessary repairs required by KCD have been completed; and the Operation and Maintenance Plan has been finalized. Given that the proposed effective date of the Resolution is April 28, 2026, billing will commence with the August 2026 tax bill at the rate adopted in Chapter 128, Fee Schedules.

Staff suggests the following motion:

Finding that the proposed stormwater maintenance district expansion is adequate and appropriate; that all of the property owners within the district are benefited directly or indirectly thereby; and that it is in the public interest to extend the stormwater

maintenance district in the manner proposed, I move to approve Resolution 4149 creating the Satterfield Stormwater Maintenance District.

Please do not hesitate to contact me directly with any questions or concerns prior to the meeting.

Thank you.

Enclosures:

- Resolution 4149 and Map 1
- Final Assessment Report from KCD
- Operation and Maintenance Plan

INTRODUCED BY: P. Hertz
INTRODUCTION DATE: March 24, 2026
PUBLIC HEARING DATE: April 28, 2026
PUBLIC HEARING TIME: 7:00 p.m.
EFFECTIVE DATE: Upon Adoption

RESOLUTION NO. 4149

A RESOLUTION TO EXTEND THE KENT COUNTY STORMWATER MAINTENANCE DISTRICT PURSUANT TO CHAPTER 52, TITLE 9 OF THE DELAWARE CODE AND SECTION 90.4.E(10), CHAPTER 187 OF THE KENT COUNTY CODE

“Satterfield”

WHEREAS, pursuant to 9 DEL. C. §5202 et. seq. and Chapter 187 §90.4.E.(1) of the Kent County Code, a Petition to extend the stormwater maintenance district for the areas known as Satterfield, lots 1 through 222 and lots 224 through 301, has been submitted by a majority of the affected real property owners within the proposed district; and

WHEREAS, pursuant to Chapter 187 §90.4.E.(2), the Kent Conservation District inspected the stormwater management facilities for the proposed stormwater maintenance district, identified required repairs, and developed an Operations and Maintenance Plan; and

WHEREAS, the Kent Conservation District stated that all maintenance issues have been corrected; and

WHEREAS, pursuant to 9 DEL. C. §5203 et. seq. and Chapter 187 §90.4.E.(9) of the Kent County Code, notices of the public hearing were posted and published containing a description of the area to be included within the proposed extended district and specifying the time and place where Levy Court would meet to consider the matter and hear all parties interested therein; and

WHEREAS, a public hearing was conducted on April 28, 2026, a full discussion of the matter was had, and all persons for and against the extension of the Stormwater Maintenance District – Satterfield were heard; and

NOW, therefore, upon the evidence assembled and developed by the Levy Court and upon the evidence given at said hearing, and after due consideration of the maps and plans, reports, recommendations, and other data,

BE IT RESOLVED as follows:

1. That the proposed stormwater maintenance district expansion is adequate and appropriate;
2. That all of the property owners within the district are benefited directly or indirectly thereby; and
3. That it is in the public interest to extend the stormwater maintenance district in the manner proposed.

BE IT FURTHER RESOLVED:

1. That the Kent County Stormwater Maintenance District is hereby extended to include Satterfield as described and delineated on Map 1 attached hereto;

2. That the stormwater maintenance infrastructure within Satterfield, exclusive of that within Delaware Department of Transportation right-of-way, shall be maintained in accordance with the Operations and Maintenance Plan attached hereto and that maintenance shall include regular minor and major maintenance as well as emergency repairs as needed, as defined by Chapter 187 §90.4.B. of the Kent County Code;
3. That said Operations and Maintenance Plan may be revised upon the concurrence of the Stormwater Maintenance District Technical Advisory Committee;
4. That the County government shall assess the cost of maintaining the stormwater infrastructure in said district as a stormwater maintenance tax against all lots and parcels of land therein at the initial cost determined by the Levy Court per parcel per year. Billing will commence with the August 2026 tax bill at the rate adopted in Chapter 128, Fee Schedules. All subsequent billing will occur annually at the assessed rate set by Kent County Levy Court;
5. That the inclusion of Satterfield within the Stormwater Maintenance District and the resulting infrastructure maintenance managed by the County shall take precedence over any homeowner obligation for stormwater management included in Declarations of Restrictions or similar development agreements. Any common open space or infrastructure within a community not maintained as part of a stormwater maintenance district shall remain the responsibility of the homeowners;
6. A perpetual easement agreement for Satterfield granting the Stormwater Maintenance District access for the inspection and maintenance of the stormwater maintenance infrastructure has been recorded with the Recorder of Deeds Office;
7. The Levy Court may, without further public hearing, consolidate two (2) or more Stormwater Maintenance Districts into a single district; and
8. That this resolution shall become effective upon adoption.

ADOPTED BY THE LEVY COURT OF KENT COUNTY, DELAWARE

JOANNE MASTEN, PRESIDENT, KENT COUNTY LEVY COURT

DATED THIS _____ DAY OF _____, A.D. _____

ATTEST:

KENT COUNTY CLERK OF THE PEACE

SYNOPSIS

This Resolution establishes the Satterfield Stormwater Maintenance District. This Resolution includes only residential properties within the described district and authorizes the County to direct the Kent Conservation District to maintain the Satterfield stormwater infrastructure in accordance with the applicable Operations and Maintenance Plan. This Resolution further authorizes the County to establish a stormwater maintenance fee to be levied against all properties within the described stormwater district, pro-rata, and bill annually. The initial per unit annual fee for inclusion in the Stormwater Maintenance District will be determined based on the assessed rate set by the Kent County Levy Court. In the event of a discrepancy between the written description and Satterfield Stormwater Maintenance District Map No. 1, the map shall govern.

Parcel Numbers:

8-00-12903-02-0100-00001	8-00-12903-02-3300-00001	8-00-12903-02-6500-00001
8-00-12903-02-0200-00001	8-00-12903-02-3400-00001	8-00-12903-02-6600-00001
8-00-12903-02-0300-00001	8-00-12903-02-3500-00001	8-00-12903-02-6700-00001
8-00-12903-02-0400-00001	8-00-12903-02-3600-00001	8-00-12903-02-6800-00001
8-00-12903-02-0500-00001	8-00-12903-02-3700-00001	8-00-12903-02-6900-00001
8-00-12903-02-0600-00001	8-00-12903-02-3800-00001	8-00-12903-02-7000-00001
8-00-12903-02-0700-00001	8-00-12903-02-3900-00001	8-00-12903-02-7100-00001
8-00-12903-02-0800-00001	8-00-12903-02-4000-00001	8-00-12903-02-7200-00001
8-00-12903-02-0900-00001	8-00-12903-02-4100-00001	8-00-12903-02-7300-00001
8-00-12903-02-1000-00001	8-00-12903-02-4200-00001	8-00-12903-02-7400-00001
8-00-12903-02-1100-00001	8-00-12903-02-4300-00001	8-00-12903-02-7500-00001
8-00-12903-02-1200-00001	8-00-12903-02-4400-00001	8-00-12903-02-7600-00001
8-00-12903-02-1300-00001	8-00-12903-02-4500-00001	8-00-12903-02-7700-00001
8-00-12903-02-1400-00001	8-00-12903-02-4600-00001	8-00-12903-02-7800-00001
8-00-12903-02-1500-00001	8-00-12903-02-4700-00001	8-00-12903-02-7900-00001
8-00-12903-02-1600-00001	8-00-12903-02-4800-00001	8-00-12903-02-8000-00001
8-00-12903-02-1700-00001	8-00-12903-02-4900-00001	8-00-12903-02-8100-00001
8-00-12903-02-1800-00001	8-00-12903-02-5000-00001	8-00-12903-02-8200-00001
8-00-12903-02-1900-00001	8-00-12903-02-5100-00001	8-00-12903-02-8300-00001
8-00-12903-02-2000-00001	8-00-12903-02-5200-00001	8-00-12903-02-8400-00001
8-00-12903-02-2100-00001	8-00-12903-02-5300-00001	8-00-12903-02-8500-00001
8-00-12903-02-2200-00001	8-00-12903-02-5400-00001	8-00-12903-02-8600-00001
8-00-12903-02-2300-00001	8-00-12903-02-5500-00001	8-00-12903-02-8700-00001
8-00-12903-02-2400-00001	8-00-12903-02-5600-00001	8-00-12903-02-8800-00001
8-00-12903-02-2500-00001	8-00-12903-02-5700-00001	8-00-12903-02-8900-00001
8-00-12903-02-2600-00001	8-00-12903-02-5800-00001	8-00-12903-02-9000-00001
8-00-12903-02-2700-00001	8-00-12903-02-5900-00001	8-00-12903-02-9100-00001
8-00-12903-02-2800-00001	8-00-12903-02-6000-00001	8-00-12903-02-9200-00001
8-00-12903-02-2900-00001	8-00-12903-02-6100-00001	8-00-12903-02-9300-00001
8-00-12903-02-3000-00001	8-00-12903-02-6200-00001	8-00-12903-03-0100-00001
8-00-12903-02-3100-00001	8-00-12903-02-6300-00001	8-00-12903-03-0200-00001
8-00-12903-02-3200-00001	8-00-12903-02-6400-00001	8-00-12903-03-0300-00001

19

8-00-12904-02-2300-00001	8-00-12904-02-6700-00001
8-00-12904-02-2400-00001	8-00-12904-02-6800-00001
8-00-12904-02-2500-00001	8-00-12904-02-6900-00001
8-00-12904-02-2600-00001	8-00-12904-02-7000-00001
8-00-12904-02-2700-00001	8-00-12904-02-7100-00001
8-00-12904-02-2800-00001	8-00-12904-02-7200-00001
8-00-12904-02-2900-00001	8-00-12904-02-7300-00001
8-00-12904-02-3000-00001	8-00-12904-02-7400-00001
8-00-12904-02-3100-00001	8-00-12904-02-7500-00001
8-00-12904-02-3200-00001	8-00-12904-02-7600-00001
8-00-12904-02-3300-00001	8-00-12904-02-7700-00001
8-00-12904-02-3400-00001	8-00-12904-02-7800-00001
8-00-12904-02-3500-00001	8-00-12904-02-7900-00001
8-00-12904-02-3600-00001	8-00-12904-02-8000-00001
8-00-12904-02-3700-00001	8-00-12904-02-8100-00001
8-00-12904-02-3800-00001	8-00-12904-02-8200-00001
8-00-12904-02-3900-00001	8-00-12904-02-8300-00001
8-00-12904-02-4000-00001	8-00-12904-02-8400-00001
8-00-12904-02-4100-00001	8-00-12904-02-8500-00001
8-00-12904-02-4200-00001	8-00-12904-02-8600-00001
8-00-12904-02-4300-00001	8-00-12904-02-8700-00001
8-00-12904-02-4400-00001	8-00-12904-02-8800-00001
8-00-12904-02-4500-00001	8-00-12904-02-8900-00001
8-00-12904-02-4600-00001	8-00-12904-02-9000-00001
8-00-12904-02-4700-00001	8-00-12904-02-9100-00001
8-00-12904-02-4800-00001	8-00-12904-02-9200-00001
8-00-12904-02-4900-00001	8-00-12904-02-9300-00001
8-00-12904-02-5000-00001	8-00-12904-02-9400-00001
8-00-12904-02-5100-00001	
8-00-12904-02-5200-00001	
8-00-12904-02-5300-00001	
8-00-12904-02-5400-00001	
8-00-12904-02-5500-00001	
8-00-12904-02-5600-00001	
8-00-12904-02-5700-00001	
8-00-12904-02-5800-00001	
8-00-12904-02-5900-00001	
8-00-12904-02-6000-00001	
8-00-12904-02-6100-00001	
8-00-12904-02-6200-00001	
8-00-12904-02-6300-00001	
8-00-12904-02-6400-00001	
8-00-12904-02-6500-00001	
8-00-12904-02-6600-00001	



Kent County Levy Court

Map 1

Resolution 4149
Satterfield

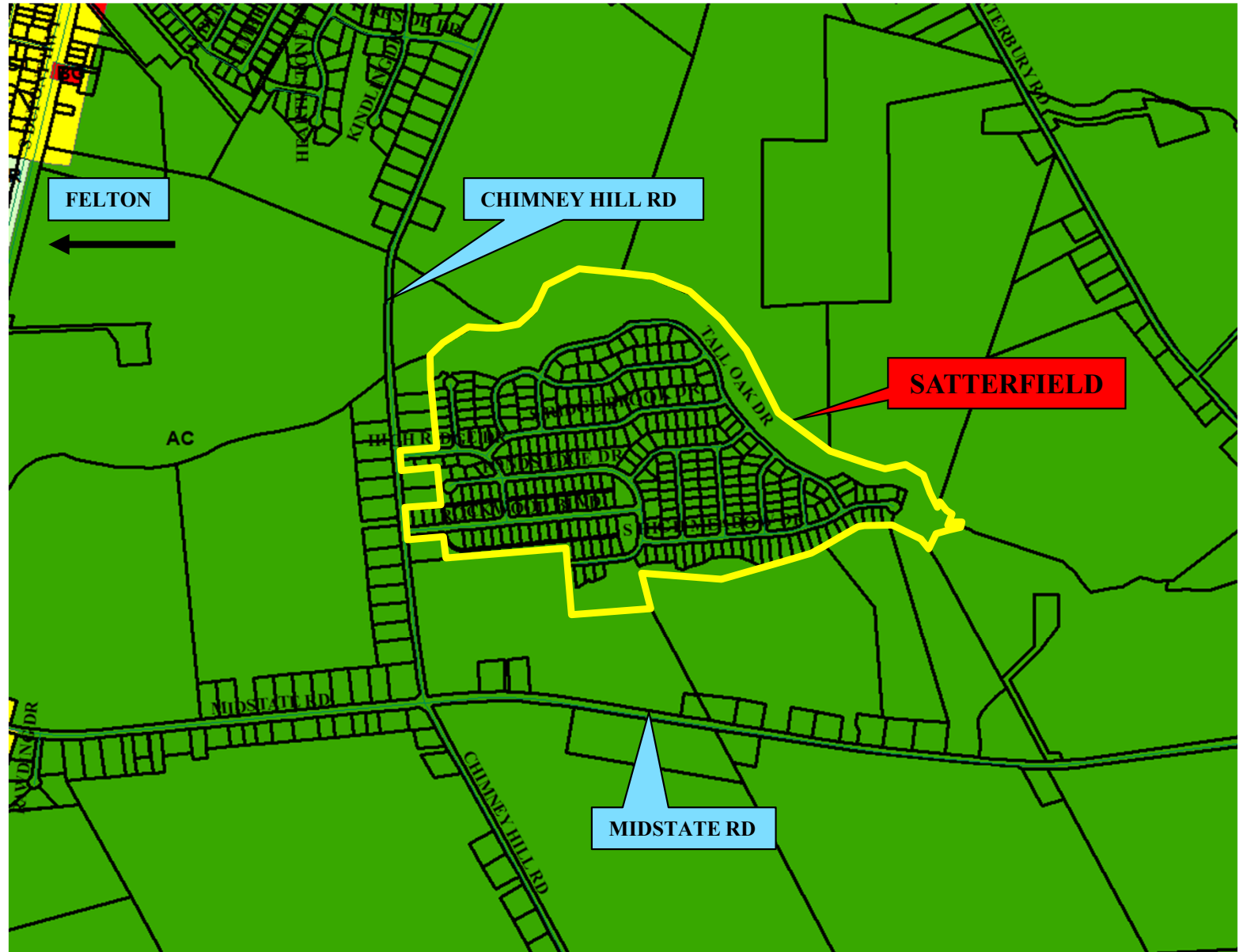
LOCATION AND ZONING MAP

Stormwater
Maintenance
District

Levy Court
District:
6th - Hertz

Location:
Located on the east side
of Chimney Hill Rd.,
approx. 0.26 miles north
of Midstate Rd., east of
Felton

Number of Lots:
300





KENT CONSERVATION DISTRICT

1679 SOUTH DUPONT HIGHWAY • DOVER, DELAWARE 19901 • (302) 608-5370 • WWW.KENTCD.ORG

February 25, 2026

Kent County Levy Court
555 Bay Road
Dover, Delaware 19901

RE: Satterfield Stormwater Facility Assessment Report

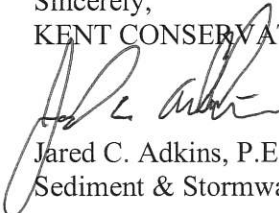
Dear Commissioners:

The community of Satterfield has applied to join the Kent County Stormwater Maintenance District (SWMD.) As a part of that process, the Kent Conservation District has performed a stormwater facility assessment and prepared a proposed operation and maintenance plan. The assessment report, proposed operation and maintenance plan, along with photos and location maps are attached.

Satterfield contains five stormwater ponds. During the assessment some minor maintenance issues were noted which required attention. Those issues have since been addressed to our satisfaction.

Based on our inspection and completion of noted repairs, the Kent Conservation District recommends this community be allowed to join the Kent County Stormwater Maintenance District. Please feel free to contact our office if you have any questions regarding this matter.

Sincerely,
KENT CONSERVATION DISTRICT


Jared C. Adkins, P.E.
Sediment & Stormwater Program Manager

cc: Satterfield Homeowners Association
Ms. Sarah Keifer, AICP – Kent County Planning Services

Stormwater Facility Assessment Report

Satterfield

Background

The construction of the Satterfield community began in 2004 by the original developer, Satterfield Development LLC. It was purchased in 2020 by the Felton Development LLC. Satterfield is located off of Chimney Hill Road in Felton, Delaware. The community contains 301 residential lots.

Stormwater Facilities

Satterfield is served by five wet stormwater facilities:

Pond 1 consists of two inlets with gabion forebays, a safety bench, and a single concrete outlet structure. The inlet pipes are a 24" plastic pipe and a 22"x34" concrete elliptical pipe. The concrete outlet structure has twin 18" plastic pipes. This is an embankment pond with a clay core. This pond serves a 21.7-acre drainage area.

Pond 2 consists of two inlets with gabion forebays, a safety bench, and a single concrete outlet structure. The inlet pipes are each a 24" plastic pipe. The concrete outlet structure has a single 30" plastic pipe. This pond serves a 15.67-acre drainage area.

Pond 3 consists of three inlets with gabion forebays, a safety bench, an inlet swale with check dams and a single concrete outlet structure. The inlet pipes are a 24" plastic pipe, 24" concrete pipe and a 30" plastic pipe. The concrete outlet structure has twin 18" plastic pipes. This is an embankment pond with a clay core. This pond serves a 22.15-acre drainage area.

Pond 4 consists of one inlet with a gabion forebay, a safety bench, and a single concrete outlet structure. The inlet pipe is a 36" concrete pipe. The concrete outlet structure has a single 30" plastic pipe. This is an embankment pond with a clay core. This pond serves a 21.7-acre drainage area.

Pond 5 consists of two inlets with a large single gabion forebay, a safety bench, and two concrete outlet structures. The inlet pipes are each 36" plastic pipes. The concrete outlet structure has four 18" plastic pipes. This is an embankment pond with a clay core. This pond serves a 21.7-acre drainage area.

Assessment Results

Pond 1- At the time of inspection, the pond was holding water at permanent pool. The banks are generally in good condition. There was no evidence of animal burrowing activity. There are defined forebays. The slopes are being maintained in turf condition, with a vegetated buffer. The daylight end of the outfall pipe is clear. The outlet structure is holding water due to lack of flow channel.

Pond 2- At the time of inspection, the pond was holding water below permanent pool. The banks are generally in good condition. There is no evidence of animal burrowing activity. There are defined forebays. The slopes are being maintained in turf condition with a vegetated buffer. The plastic ties holding the flared end sections were broken on the inlet pipes.

Pond 3- At the time of inspection, the pond was holding water at permanent pool. The banks are generally in good condition except for the inlet swale. This area is showing significant erosion. The forebay riprap height of the inlet swale is too high. There is a buildup of sediment at the front of the outlet structure. The

outlet structure is missing a flow channel. The daylight end of the outlet pipes have significant vegetation within 15ft of the structure. There is a skimmer device attached to the outlet structure.

Pond 4- At the time of inspection, the pond was holding water below permanent pool. The banks are generally in good condition. There was no evidence of animal burrowing activity. There is a defined forebay. The slopes are being maintained in turf condition, with a vegetated buffer. The daylight end of the outfall pipe is clear.

Pond 5- At the time of inspection, the pond was holding water below permanent pool. The banks are generally in good condition. There was no evidence of animal burrowing activity. There is a defined forebay. The slopes are being maintained in turf condition, with a vegetated buffer. The daylight end of the outfall pipe is clear.

Maintenance Needed

All maintenance issues found during the assessment as well as any found at time of permit release are the responsibility of the developer. All maintenance issues and permit responsibilities have been met by the developer.

Proposed Operation and Maintenance Plan

The proposed Operation and Maintenance Plan is attached. All facilities should be mowed at least two times per year to cut back on the growth of trees, shrubs, and other invasive vegetation. The wet ponds should be maintained with a vegetated buffer that is maintained with cutting at least two times per year to prevent wood growth. Pond slopes can be maintained in turf condition by mowing consistently at 4 to 6 inches.



Pond 1 looking towards inlets.



Pond 1 outlet structure holding water.



Pond 2 inlet pipes showing broken straps holding flared end sections.



Pond 2 inlet and gabion forebay.



Pond 3 outlet structure.



Pond 3 inlet with vegetation.



Pond 3 inlet with metal flared end section.



Pond 3 outlet showing vegetation to be cut.



Pond 3 outlet structure with skimmer to be removed.



Pond 3 inlet swale with vegetation to be cut.



Pond 3 inlet with vegetation to be cut.



Pond 3 inlet into swale and check dam.



Pond 4 looking towards outlet structure.



Pond 4 outlet structure.



Pond 5 Outlet structures.



Pond 5 looking towards inlets.

KENT COUNTY STORMWATER MAINTENANCE DISTRICT
STORMWATER BMPs MAINTENANCE TASKS AND RESPONSIBILITIES GUIDANCE DOCUMENT
WET PONDS

Preformed by Kent Conservation District	
At onset of Maintenance District or by request	• Prepare Operation and Maintenance Plan. Clearly outline how vegetation in the wet pond, its vegetated perimeter and buffer areas will be managed or harvested in the future.
Bi-annually (for all basins / BMPs)	• Perform comprehensive inspection of all components of the stormwater management facility. Prepare inspection report and deliver to HOA.

Routine Maintenance Items by HOAs	
As needed	• Maintain vegetation as outlined in Operation and Maintenance plan: ○ Turf areas - mow slopes and maintenance access to maintain grass heights in the 4" to 6" range. ○ Meadow areas - mow spring and fall to control woody shrubs and trees. ○ Wooded areas - remove fallen limbs and branches to allow maintenance access and remove invasive species as necessary. • Ensure that the contributing drainage area, inlets, and shoreline are clear of trash and debris. • Manage invasive species as needed. • Perform spot-reseeding where needed.
Quarterly or after major storms (>1 inch of rainfall)	• Inspect outlet control structure to ensure openings are free and clear. Remove any trash or debris clogging openings.

Minor and Major Maintenance Items by Stormwater Maintenance District	
Bi-annually	• Clear woody and invasive growth within 15 feet of all inlet and outlet points. • Repair inlet and outfall channels as necessary for erosion, undercutting, rip-rap displacement, woody growth, etc. • Refresh or replace rip-rap aprons at inflow and outflow points as needed. • Repair undercut and eroded areas at inflow and outflow structures. • Clear obstructions and accurate sediment at inlet and outlet areas. • Repair or replace loose and damaged trash racks. • Repair banks damaged by erosion or animal burrows
Every 5 to 25 years	• Remove sediment accumulation from forebays when 50% of the forebay capacity has been lost. • Repair or replace outlet structure and spillway, as needed. • Dredge sediment from entire pond area. • Reconstruct as needed.



DEPARTMENT OF PLANNING SERVICES

REGIONAL PLANNING COMMISSION RECOMMENDATION REPORT April 28, 2026

Application Number & Name	:	C-26-02 / Delmarva Power & Light
Present Zoning District	:	IG (General Industrial)
Present Use	:	Electric Substation
Proposed Use	:	Same with New Control Enclosure
Area & Location	:	2.9± acres on the east side of Farmington Rd., 660' north of Fairground Rd., south of Harrington.

REGIONAL PLANNING COMMISSION RECOMMENDATION

The Regional Planning Commission voted unanimously to recommend **conditional approval** of application C-26-02, an electric substation located inside the Growth Zone Overlay District. This is based on Exhibit A – Staff Recommendation Report dated April 2, 2026, Exhibit B – Public Hearing Testimony dated April 2, 2026, and the findings of the fact that:

- The parcel is zoned IG (General Industrial) in which §205-53 permits an electric substation as a conditional use.
- The applicant shall comply with all Staff and Agency Requirements as described in the Staff Recommendation Report.
- The application complies with all conditions for the use.

I. APPLICATION SUMMARY:

The subject property is located inside of the Growth Zone overlay district and is currently improved with a 600 sq. ft. control house to be demolished and replaced with a new 950 sq. ft. control structure and catenary structures that support the wires for the substation. The character of the area is residential and manufacturing. The surrounding properties to the west and northwest are utilized residentially. The parcel to the south is vacant and the property to the north east is manufacturing.

II. COMPLIANCE WITH THE CONDITIONS OF APPROVAL

The applicant has demonstrated compliance with the conditions of approval in Section 205-72.E.. Utilities, minor:

(1) Any principal part of a tower, excluding guy cables, shall be set back from the street line or any other lot line of the lot on which it is located not less than the height of such tower, and any blinking or rotating light thereon shall be placed so as not to throw its light below the horizontal plane in which it is installed.

✓ No towers are proposed or currently on the subject parcel.

(2) Any storage of materials or trucks, maintenance and repair facilities and housing of repair crews shall be contained within a building.

✓ Storage of materials or trucks, maintenance and repair facilities and housing of repair crews are not proposed on the subject parcel.

III. AGENCY COMMENTS:

A. KENT COUNTY DEPARTMENT OF PUBLIC WORKS, Engineering Division

Contact: Brian L. Hall, Engineering Project Manager II

Advisement:

1. As applicable, contact the City of Harrington to determine if central sewer is available/feasible.

Comment:

1. The Engineering Division grants “Approval, With No Objection to Recordation”.

B. DELAWARE DEPARTMENT OF TRANSPORTATION

Contact: Joshua J. Schwartz

Comment:

1. The access shall follow 8.5 MISCELLANEOUS ENTRANCES from the DelDOT Development Coordination Manual.
2. The applicant shall contact DelDOT’s Central District Office for further assistance.

C. DE State Fire Marshal’s Office

Contact: Wiliam Kelly II, CFI, CFPE

Comments: Site plan must be submitted for review and approval by the Delaware State Fire Marshal’s Office.

D. DOVER/KENT COUNTY METROPOLITAN PLANNING ORGANIZATION

Contact: Malcom Jacob, Transportation Planner

Comments: Dover Kent MPO does not have any objections to the conditional use plan. It is unlikely to lead to a significantly higher number of vehicle trips or increase pedestrian traffic in the area. For more information on the transportation elements of this application, please contact Dover Kent MPO.

IV. OWNER/ APPLICANT:

The owner shall be aware of and be prepared to comply with all comments regarding this project stated in this report and any additional requirements that may be placed by the Levy Court through the Conditional Use process. All comments and conditions must be addressed prior to commencement of operations.

This recommendation was made without the benefit of public testimony and is based on the information presented when the application was received by the Department of Planning Services. The Regional Planning Commission shall give considerable weight to public testimony received during public hearing in considering its recommendation to Levy Court in this matter.

ENC: Data Sheet
Exhibit A- Location and Zoning Map
Plot Plan
Demolition Plan
RPC Public Hearing Testimony



DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR CONDITIONAL USE REVIEW

Regional Planning Commission Public Hearing of: **Thursday, April 2, 2026**

Regional Planning Commission Business Meeting of: **Thursday, April 9, 2026**

Levy Court Public Hearing of: **Tuesday, April 28, 2026**

Application	:	C-26-02
Owner	:	Delmarva Power & Light PO Box 30846 Charlotte, NC 28230
Additional Contact	:	ENGenuity Infrastructure – Steven Amos, PE 2 Bridge Ave. Suite 323 Red Bank, NJ 07701
Property Location	:	3370 Farmington Rd. Harrington, DE 19952
Present Zoning District	:	IG (General Industrial)
Relation to Growth Zone	:	Inside
Present Use	:	Electric Substation
Proposed Use	:	Same with Control Enclosure
Levy Court District	:	6 th – Hertz
School District	:	Lake Forest
Fire District	:	Harrington
Area and Location	:	2.9± acres on the east side of Farmington Rd., 660' north of Fairground Rd., south of Harrington.
Property Identification Number	:	MN-00-179.00-02-39.00-000



Kent County Levy Court

LOCATION AND ZONING MAP Exhibit A

Application: C-26-02
Delmarva Power & Light

APPLICANT/OWNER:
Delmarva Power & Light

**PRESENT ZONING
DISTRICT:**
IG (General Industrial)

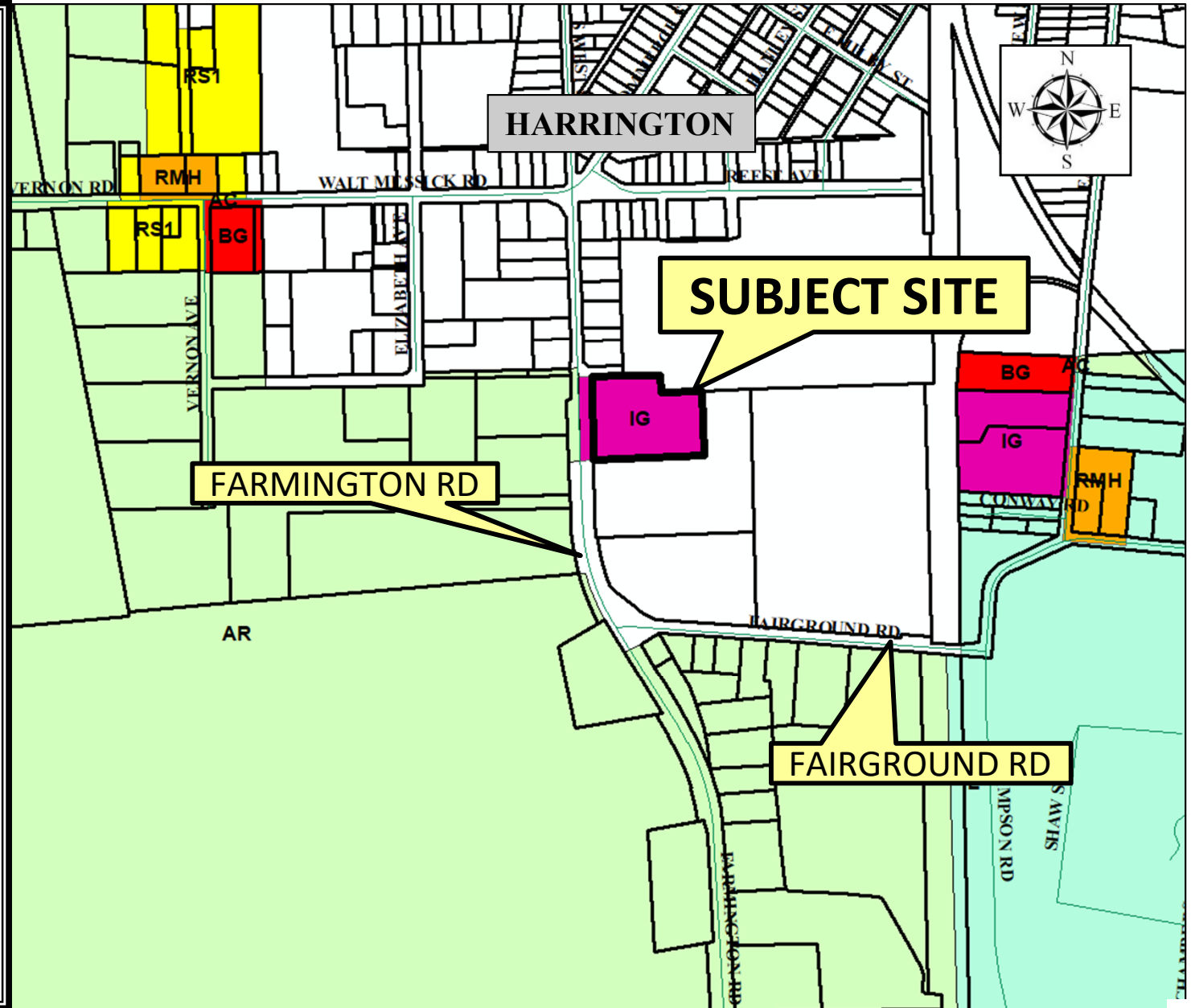
PRESENT USE:
Electric Substation

PROPOSED USE:
Same with Control Enclosure

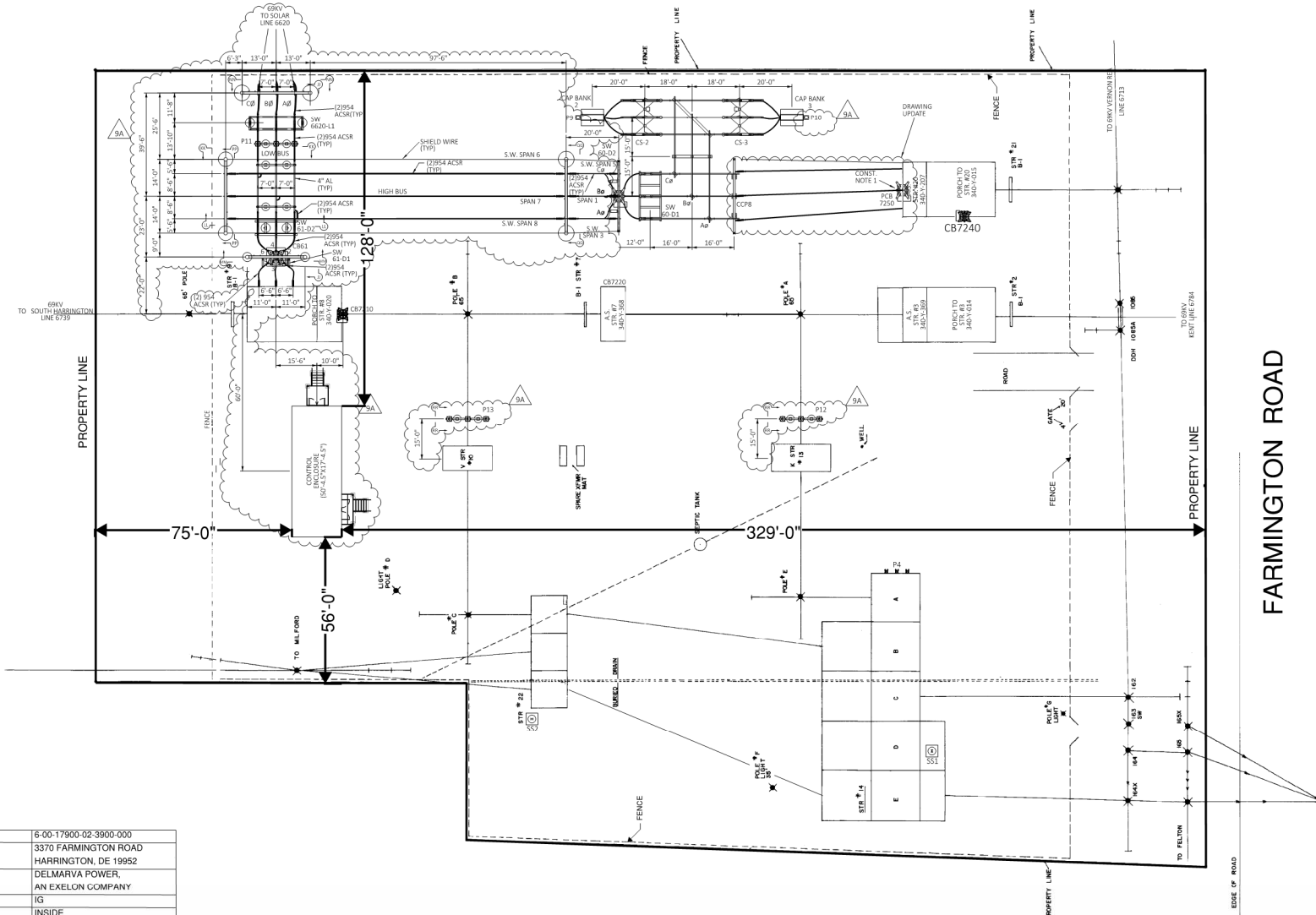
LEVY COURT DISTRICT:
6th - Hertz

TAX MAP NO:
MN-00-179.00-02-39.00-000

LOCATION: 2.9+ acres on the
east side of Farmington Rd., 660'
north of Fairground Rd., south of
Harrington.



340-Y-00005



CONSTRUCTION NOTE:
1. CB7250 LOCATION AND CONNECTIONS HAVE NOT BEEN VERIFIED FIELD TO VERIFY LOCATION AND CONNECTIONS.

REFERENCE DRAWINGS:
340-Y-00204 69KV ENLARGED PLAN
340-Y-00015 69KV VERNON RE LINE 6713 STRUCTURE PLAN & ELEV
340-Y-00367 69KV ELEVATIONS
340-Y-00005 69KV GENERAL LAYOUT
340-Y-00008 69KV CIRCULATING PLAN
340-Y-00012 69KV CABLE TRENCH AND CONDUIT LAYOUT
340-Y-00443-001 69KV SECTIONS AND DETAILS SHEET 1
340-Y-00443-002 69KV SECTIONS AND DETAILS SHEET 2
340-Y-00443-003 69KV SECTIONS AND DETAILS SHEET 3

PARCEL NUMBER	6-00-17900-02-3900-000
PROPERTY LOCATION	3370 FARMINGTON ROAD HARRINGTON, DE 19952
OWNER OF RECORD	DELMARVA POWER, AN EXELON COMPANY
ZONING	IG
GROWTH ZONE	INSIDE
PRESENT USE	ELECTRIC SUBSTATION
PROPOSED USE	ELECTRIC SUBSTATION
REQUIRED SETBACKS	
FRONT	60'
SIDE	50'
REAR	50'
FROM RESIDENTIAL DWELLING UNIT ON ADJACENT PARCELS	100'

BURNS & MCDONNELL
THE REGISTRANT OF
THE NEWLY APPLIED
SEAL, DATED
03/05/2026, ONLY ASSUMES RESPONSIBILITY
FOR THE CHANGES AS INDICATED BY THE
FOLLOWING REVISION(S) 9A.

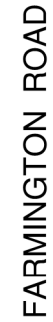


ANIMAL PROTECTION MEASURES COMPLIANT WITH
PHI SPECIFICATION TSE-GS-113 REV 0.4 AND ITS REFERENCED
STANDARD INSTALLATION DETAIL DRAWINGS ARE APPLIED TO
THE DISTRIBUTION-CLASS EQUIPMENT ON THIS DRAWING

REV	DATE	DFT	APV	PROJECT #	EPS ID#	DESCRIPTION
9A	02/06/2026	BM/C	DP	52023-0023	DD1505008 DD1505007 DD1515001	HARRINGTON SOLAR
9	02/10/22	MESA	AZ	52022-0063	DD2005002	BUS UPGRADE
8	09/18/20	MESA	DM	DD2005002		REPLACED SS1, METER, AC1 & AC2, ADDED SS2 & ATS
7	6/26/19	B&V	TJM	DD1905010		ANIMAL GUARD INSTALLATIONS
6	3/30/16	KFM	JLP			CB 7210, 7240 REPLACEMENT - IOWE133942 & 6133944

REVISIONS

 HARRINGTON SUBSTATION GENERAL LAYOUT 66KV		SCALE 1" = 20'-0"	340-Y-00005	REV 9A
---	--	----------------------	-------------	-----------



delmarva
power
AN EXELON COMPANY

DEMO - GENERAL LAYOUT 66KV

SCALE	340-Y-00005	REV.
1" = 20'-0"		DEMO

PS ID#	
REVISIONS	

SCALE	340-Y-00005	REV.
1" = 20'-0"		DEMO

REGIONAL PLANNING COMMISSION
PUBLIC HEARING MINUTES
Conference Call Included
April 2, 2026

The following members were present:

David Peterman
Peter Servon
Denise Kaercher (Online)
Glenn Gauvry
Delbert Mills
Paul Davis
Bill Jester

Also present:

Sarah Keifer - Director of Planning
Max Walton - Attorney

C-26-02 Delmarva Power and Light: Request for Conditional Use Approval for an Electric substation located inside the Growth Zone Overlay District / NM-00-17900-02-39.00-000

Application	:	C-26-02
Owner	:	Delmarva Power & Light PO Box 30846 Charlotte, NC 28230
Additional Contact	:	ENGenuity Infrastructure – Steven Amos, PE 2 Bridge Ave. Suite 323 Red Bank, NJ 07701
Property Location	:	3370 Farmington Rd. Harrington, DE 19952
Present Zoning District	:	IG (General Industrial)
Relation to Growth Zone	:	Inside
Present Use	:	Electric Substation
Proposed Use	:	Same with Control Enclosure
Levy Court District	:	6 th – Hertz
School District	:	Lake Forest
Fire District	:	Harrington
Area and Location	:	2.9± acres on the east side of Farmington Rd., 660' north of Fairground Rd., south of Harrington.
Property Identification Number	:	MN-00-179.00-02-39.00-000

Mr. Jester: Is there someone here to represent this project. Are you an attorney?

Mackenzie Sindelar: Yes, sir.

Mr. Jester: State your name and you don't have to be sworn in.

Mrs. Sindelar: Good evening chairman Gester commissioners, Mr. Walton, members of the public and members of planning staff. My name is Mackenzie Sindolar, and I'm an attorney at the law firm of Saul Ewing with offices in Wilmington Delaware, and I'm here on behalf of our

client, Delmarva Power and Light, which I'll refer to throughout my presentation is Delmarva and DPNL. Representatives of the applicant are also present this evening, including Diego Pinata DPNL substation engineer, Jeff Leon, also a DPNL substation engineer, and Beatrice Colette DPNL principal and project manager who's joining remotely. Other members of the project team are also joining remotely, including John Crowhart, professional engineer, and project manager with Burns McDonald, as well as Stephen Amos professional engineer with ingenuity infrastructure. As was introduced, the applicant seeking a conditional use for an electric substation with control and closure. I'll provide an overview of the site and the conditional use request and at the conclusion of our presentation, we can of course answer any questions that you may have. So the property is located on the east side of Farmington Road approximately 660 ft north of fairground Road, south of Harrington in Kink County. The property is approximately 2.9 acres, and it currently operates as an electric substation. It was grandfathered with an existing 600 sq ft control house. While the applicant does not know the exact year that the Harrington substation became operational. They have blueprints from 1936 that reference structures at this site. The applicant believes the facility was built between 1936 and 1938, meaning the site has operated in this way for at least 90 years possibly longer predating the zoning code.

The applicant seeks a conditional use for an expansion of improvements to the existing substation with a control enclosure. The project primarily involves replacing the older control building with a new control enclosure and upgrading existing equipment, including breakers, switches, and relays. The exist listing 600 sq ft control house and certain other structures that support wires for the substation will be removed. These improvements are essential for modernizing and maintaining critical electrical infrastructure reflecting routine upgrades necessary to support a safe and reliable energy system as customers needs evolve. Notably the proposed work will take place entirely within the existing substation footprint I'll also add that the new enclosure is necessary for several reasons. 1st, the current control house is cramped making operations and maintenance very challenging. Second, the applicant is investing in new transmission relays and a more centralized housing for all relays which enhances safety and efficiency. And finally, these upgrades directly address safety concerns regarding electrical operations, again, improving reliability and performance.

In terms of zoning and conditional use standards and considerations, the site itself is zoned IG general industrial. According to section two oh five-7K of the code, the purpose of this district restricted to is to provide a wide variety of industrial uses, including those that may produce some objectionable conditions and to concentrate more intense industrial uses in areas that would least impact neighboring land uses. The proposed use is classified as an industrial use and it aligns with other uses in the zoning district that are permitted by right, by conditional use or otherwise and is permitted technically as a utility minor within this district. The proposed use is also consistent with the historical use of the property, as I've mentioned.

Nearby properties to the West and northwest are primarily residential while the parcel to the south remains vacant and the property to the northeast is designated for manufacturing. As previously mentioned, this site has operated in this way for at least 90 years, pre dating actually the residential development nearby and other uses such as Bert's cold storage, though, it does not predate the original hippodrome at the Harrington State from fairgrounds. To the applicant's knowledge, the substation has operated responsibly without incident or adverse impact on adjacent properties. With the planned upgrades, it will continue to serve this essential role. Enhancing service while operating in a manner consistent with its past and present use. As this commission knows the purpose of the conditional use procedure 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 ridged application of the district regulations. These uses either have unusual characteristics or generally of public or semipublic character and are essential and desirable for general convenience and welfare, but because of the nature of the use, the importance of its relationship to the comprehensive plan and possible impact, not only on neighboring properties but on large sections of the county requires the exercise of planning, judgment on location and site plan. Furthermore, a conditional use should be approved only if it is found that the location is appropriate and not in conflict with a comprehensive plan that the public health, safety, and general welfare will not be adversely affected, that adequate off street parking facilities will be provided and that necessary safeguards will be provided for protection of surrounding property and persons further provided that the additional standards of the conditional use article of article of the code are complied with. Here, the proposed substation with a control enclosure will meet the criteria outlined in section 205-66 that I just read into the record for the following reasons. The proposed use serves a public interest by providing essentially utility services to the community. As an electric substation, it plays an essential role in ensuring reliable power supply, which is of course critical for the welfare of residents and businesses in the area. Historically, the site has served as an electric substation and has successfully supported similar uses on a smaller scale. Continuing this function, now with necessary upgrades aligns with the established character of the area. Additionally existing safeguards such as a robust existing fence and security measures are already in place and will remain. The proposed use also adheres to underlying zoning district requirements. The project also aligns with the comprehensive plan, which emphasizes the need for reliable utility infrastructure to support the county's technology and accessibility objectives by modernizing the electrical facilities, the project supports those strategic objectives that are outlined in the plan.

And finally, the improvements planned for the substation will enhance overall public health, safety, and welfare rather than adversely affecting them. Upgrades to the facility will modernize existing systems resulting in increased safety, efficiency, and reliability for Kent County customers.

Finally, all the general conditions specified under the code have been complied with, and the applicant has also complied with the standard conditions of 205-72. E, of which is not applicable at all. I know that was in the material and staff report. So, in conclusion, the proposed conditional use for the electric substation with control include is consistent with the zoning district and its requirements in Kink County's comprehensive plan. I'll conclude there and entertain any questions that you may have. And as I said, we do have the engineers nearby two that can answer any technical questions you may have. Thank you.

Mr. Jester: I do have a little clarification; its not the Harrington Fair Grounds, is the Delaware State Fair Grounds for what you read into the initial record. And does this have anything to do with the solar farm on he Hobbs property on the other side?

Mrs. Sindelar: That's a good question; the immediate benefits of these upgrades will support that interconnection of the solar development. These upgrades in general are being carried out throughout the state to substations across the state so this is part of that larger objective as well.

Mr. Jeser: I don't know what the solar farm benefits. I know it's a green energy for some area. Do you happen to have that knowledge?

Mrs. Sindelar: No, I don't Sir.

Mr. Jester: I'm going to open this up for any commissioners.

Mr. Gauvry: Just a few questions. So, we're improving the property obviously and we're making it safer and I would imagine as a result of these improvements more attractive if you were riding by, but, so is it safe to assume that the amount of traffic that would be involved in, say, maintenance would be less than the current property because it's more refined or more updated and modernized.

Mrs. Sindelar: I can't speak to that issue, I would say it would be at least the same.

Mr. Gauvry: And then another question I had was the overall capacity output of this substation, will this modernization increase that capacity or does it remain pretty much the same as it was?

Mrs. Sindelar: I would have to defer specifically to one of the engineers that are here, but I can certainly bring someone up to answer that question.

Mr. Gauvry: The only reason why I asked that is just that I'm just wondering, looking out in terms of surrounding areas is not anything that I have any particular concern about, but, increased capacity sometimes it is associated with increased noise. So, I'm just kind of curious about that. Also curious about the, light footprint from dusk to dawn, whether it's you have more modernized security and so forth, whether the lighting around there that is not essential except for maintenance or such certain things like that are on motion detectors or are they constantly on. I only look at this from a wildlife point of view because an awful lot of wildlife has problems with more and more light becoming permanent rather than infrequent and the, that was it really modernizing and keeping the same footprint and doing a better job is always a good thing. But just from a neighbor point of view is thinking about sound, thinking about light and thinking about traffic.

Mrs. Sindelar: If you'd like, there are other Steve Amos on the phone might be able to help answer the capacity of late question. I would need to ask him to weigh in on those issues.

Mr. Jester: I do have one for Sarah. I know when we do cell towers and all they're required to landscape around it, but I don't see any landscaping around this particular location is they're not required?

Mrs. Keifer: It's an existing facility and the footprint of what they're changing is interior to it so it doesn't call for what you would see in a brand-new site plan.

Mr. Jester: Yeah. I see you have removed everything there in the front.

Mrs. Sindelar: I can tell you why. So yeah, it's actually a safety and security reason, so there was a lot of issues you may have heard about people stealing copper and things like that, so the screening was removed and so it's actually safest and most secure to have the facility as it is, so there's NO additional screening proposed. And there's also, and I could have one of the engineers speak to this too. I, asked the same questions as I was preparing. There's, it's best to keep the area around the fencing clear as well due to existing grounding grids too. So that's why there isn't any screening here and it's not required by code.

Mr. Jester: Okay, I understand that. Mr. Amos on the line.

Mr. Amos: Sure. my name's Stephen Amos. 861 West Bryer Avenue, Toms River, New Jersey.

Mr. Walton: Do you swear or affirm the testimony you are about to give is the truth?

Mr. Amos: Yes I do.

Mrs. Sindelar: There are two open questions Steve, and if this isn't something you can answer, we can also have someone else answer, but the one was about capacity here if there'll be improved capacity in general, and the other question was about the light footprint for the area concerned about wildlife that one of the commissioners had.

Mr. Amos: I did work on the site plan and the civil site so the capacity I'm not going to be able to speak to. And I also believe that one of the reps there from the power company would be better able to speak about the actual light footprint.

Mr. Jester: Can I ask about the sound will there be any sound generated? Or will we have to have somebody else sworn in?

Mr. Amos: Yes. You're going to need to sworn in the sub station engineers.

Mr. Jester: Okay, is he done with his comments?

Mr. Amos: Yes sir.

Mr. Jester: Okay sir, if you give us your name and address, you can be sworn or affirmed.

Daivid Pineda: So, my name is David Pineda, substation engineer for Delmarva Power.

Mr. Walton: Sir, do you swear or affirm that the testimony you're about to give us the truth?

Mr. Pineda: I do. There should be no additional noise. Same with the capacity. Capacity is limited by the transformers we have at the substation those won't be changing any additional notice or increase compacity. We will be adding lights on the new control house, obviously, but they will be on motion sensors, so they will not be on when not necessary only during maintenance or, you know, during nighttime activities as field personnel require.

Mr. Jester: Thank you for answering those questions. Any other commissioners have any questions for any of these three individuals? Thank you very much for your presentation. Thank you.

Is there anyone else here that's in favor of this application would like to speak? Anyone else in favor of this application would like to speak? 3rd and final call and I'll ask on the line, phone line, is there anyone here that would like to speak in favor of this application?

Mr. Kennedy: For any of our other guests online, if you'd like to speak in favor of this application, please indicate by raising electronic handle. No hands raised online at this time, Mr. chair.

Mr. Jester: Thank you very much. So to the negative side, is there anyone here that support application? Anyone here that supposed this application would like to speak? Anyone here that supposed this application would like to speak? 3rd and final call even online, is there anyone here opposed this application would like to speak?

Mr. Kennedy: For our guests online, if you would like to speak in opposition to this application, please indicate by raising the electronic hand or pressing star three if you're joining us by phone. Still know hands raised online Mr. chair. Okay,

Mr. Jester: Thank you all and we'll be taking this application up next week at our business meeting.

MEMORANDUM



TO: Levy Court Commissioners
VIA: Kevin Sipple, County Administrator
FROM: Trudena Horsey, Human Resources Director
SUBJECT: FY2027 Health Insurance Premiums & Cost Share
DATE: April 22, 2026

- Open Enrollment for FY27 Plan Year is scheduled for May 1 – May 15, 2026.
- The new deduction amounts begin with June 5, 2026, payroll.
- The overall premiums provided by DVHT reflect a 5.28% total increase.
- Estimated active employee health insurance FY27 budget amounts: (\$6.5M)

The tables below show the 7%/20% cost share based upon the applicable premium/phantom rate for the High plan (100%/80%) and Low plan (90%/70%) for plan year 2026-27:

COST SHARE (deducted one month in advance)	Employee (<i>Employee/ Retiree pays</i>)	Employee/Retiree & Spouse (<i>Employee pays</i>)	Employee & Child (ren) (<i>Employee pays</i>)	Employee & Family (<i>Employee pays</i>)
FY2027 – 7% & 20% 7%employee/retiree* & 20% dependent	\$104.94 -High (+5.26mo.) \$98.52 - Low	\$494.68 - High (+\$24.80/mo.) \$462.48 - Low	\$284.80 - High (+\$14.26mo.) \$267.42 - Low	\$644.58 - High (+\$32.32/mo.) \$605.24 - Low
FY2026 – 7% & 20% 7% employee/retiree* & 20% dependent	\$99.68 – High \$96.98 - Low	\$469.88 - High \$457.24 - Low	\$270.54 - High \$263.24 - Low	\$612.26 - High \$595.80 - Low
MEDICARE DVHT – Aetna PPO\$0	Eligible Retiree- Age 65 or over (<i>Retiree pays</i>)	Retiree & Spouse Both 65 or over (<i>Retiree pays</i>)	Retiree-Age 65+ Spouse under 65 (<i>Retiree pays</i>)	Retiree <65* & Spouse - 65+ (<i>Retiree pays</i>)
FY2027 – \$0 & 20% \$0 retiree age 65+ & 20% dependent	\$0.00	\$222.24 (+\$19.42/mo.)	\$299.80 (+\$15.04/mo.)	\$319.01 (+\$21.59/mo.)
FY2026 – \$0 & 20% \$0 retiree age 65+ & 20% dependent	\$0.00	\$202.82	\$284.76	\$297.42

Kent County Levy Court Health Ins. Premiums	Employee	Employee & Spouse	Employee & Child (ren)	Employee & Family
--	----------	----------------------	---------------------------	----------------------

07/01/26-06/30/27				
FY2027 – Plan Rate (DVHT) PPO/HRA 100% \$5K/\$10K \$10/\$25/\$75Rx	\$1,498.98 – High plan	\$3,447.70 - High plan	\$2,398.36 – High plan	\$4,197.17 – High plan
FY2027 – Plan Rate (DVHT) PPO/HRA 90% \$5K/\$10K \$20/\$60/\$80Rx	\$1,407.48 - Low plan	\$3,237.25 - Low plan	\$2,251.99 - Low plan	\$3,940.99 - Low plan
FY2027 – Premium PPO\$0 (DVHT) \$10/\$25/\$75 Rx Medicare supplement	\$1,070.30	\$2,181.48		

SUGGESTED MOTION: *I move to authorize the renewal with Delaware Valley Health Trust/Aetna of the existing health insurance plan designs for eligible employees and retirees, including the integrated Health Reimbursement Arrangement (HRA); to approve the use of Reserve Stabilization Funds in the amount of \$200,000; and to adopt the phantom premium rates, as well as the employee, retiree, and dependent cost-sharing rates, as presented for the 2026–2027 plan year.*



Kent County
Department of Public Works
MEMORANDUM

DATE: April 28, 2026

TO: Levy Court Commissioners

VIA: Kevin Sipple, County Administrator

FROM: Sam Bautista, P.E., Director of Public Works
Colby Harrington, Assistant Director of Public Works

RE: DIFFUSER REPLACEMENT PROJECT AND SOLE SOURCE PURCHASE

The Kent County Wastewater Treatment Facility provides wastewater treatment through an advanced biological process utilizing extended aeration to promote the effective breakdown of organic waste. The facility operates a Biolac® System manufactured by Parkson Corporation. Each of the two aeration basins contains 26 aeration chains (laterals), with each chain supporting 18 diffuser assemblies, for a total of 936 diffusers across the system. The diffusers in the South Aeration Basin were last replaced in 2018, and those in the North Aeration Basin in 2021. The manufacturer Diffuser assemblies typically follow a replacement cycle of five to seven years. In addition, diffuser replacement has been identified in the HDR assessment and was listed as an optimization strategy in the recent Implementation Plan submitted to DNREC. There is a need to provide more flexibility in the aeration patterns and a higher concentration of dissolved oxygen in the aeration basins. It is recommended that Public Works replace the current diffusers as they are nearing the end of their useful life.

The Department of Public Works has evaluated alternative manufacturers for diffuser replacement; however, no suitable options have been identified that can provide the required performance guarantees. Given that the current system is specifically designed around the Parkson Biolac® System, Parkson Corporation remains the only viable supplier at this time; therefore, it is a sole source purchase.

Public Works is starting the Biological Process Capacity Upgrade Project by evaluating and analyzing the efficiency and effectiveness of aeration basins and the hydraulics of the treatment plant. Staff anticipates improvements to the biological treatment system, such as a four- or five-stage Bardenpho system, within the next five to six years. The replacement of the diffusers ensures continued permit compliance and operational reliability, while the Biological Process Capacity Upgrade Project is being planned, designed and constructed within the seven-year life span of the new diffusers.

This portion of the project includes the sole source procurement of 936 diffuser assembly components, including manifolds, caps, nuts, washers, diffuser tubes, "o"-rings, sheaths, other miscellaneous parts and materials, and freight from Parkson Corporation. They submitted a proposal to provide the diffuser equipment in the amount of \$719,700 plus an estimated freight of \$14,750 for a total of \$734,450. Public Works will also procure downcomer hoses and clamps from various vendors with an estimated cost of

\$65,550. The equipment and material purchases will be funded through retained earnings in an estimated amount of \$800,000.

Public Works will return to Levy Court to award a contract for installation services, which is estimated at \$200,000. Public Works will need to properly dispose of the replaced diffusers which is estimated to cost \$60,000. Installation and disposal will be funded through the Public Work contingency line budget.

Based on the foregoing, the Department of Public Works recommends approval of the following motions:

1. **"Move to allocate \$800,000.00 from retained earnings for the purchase of replacement diffusers equipment and other materials for the "Diffuser Replacement Project."**

AND

2. **"Move to award the sole source purchase of BIOLAC diffuser assemblies to Parkson Corporation in the amount of \$734,450.00 ".**

AND

3. **"Move to authorize issuance of purchase order to Parkson Corporation for purchase of diffuser assemblies.**

Reviewed and Concurred:



Susan Durham, Finance Director