



**Kent County Levy Court Business
Meeting Notice and Agenda
555 Bay Road , Dover, DE 19901
Levy Court Chamber - Room 203
Tuesday, May 26, 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 26-09

- *(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, May 12, 2026

PRESENTATIONS:

1. Rural Businessperson of the Year Tribute
2. **Resolution 4171** - A Resolution Supporting the Creation of a Greater Dover Museum
3. June 2026 Employee of the Month Recognition

INTRODUCTIONS

April 2026 New Hires

PUBLIC HEARINGS

Mr. Hall:

1.

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.

Mr. Sweeney:

1. **CS-26-03 Tidewater Utilities-Jarrell Ridge:** Request for Conditional Use Site Plan Approval of an Elevated Water Storage Tank located inside the Growth Zone Overlay District / Parcel # NM-00-119.00-02-48.02-000

Mr. Pepper:

1. **Ordinance LC26-09,** An Ordinance Authorizing the Issuance of Kent County, Delaware Economic Development Revenue Bonds in an Amount Not to Exceed \$5,000,000 for the Benefit of Providence Creek Academy Charter School, Inc. to Refinance Prior Debt

CLOSE PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

Mr. Angel:

1. Introduction of **Ordinance LC26-04,** An Ordinance repealing the current Kent County Code, Volume I, Chapter 41, Ethics, Code of, and replacing it with a new Chapter 41, Relating to Ethics, Post-Employment Restrictions and Standards of Conduct and removing Chapter 68, Personnel Policy § 68-7 Vacancies, recruitments and appointments, paragraph H. *for Public Hearing on Tuesday, July 7, 2026 at 7:00 PM*

Mr. Hertz:

1. *Action Item from May 19 Workshop:* FY23-FY26 Commercial Trash Contract- 1 Year Extension
2. Diffuser Replacement Services and Disposal Costs

Mr. Pepper:

1. Introductions of **FY27 Budget Ordinance**, related **Resolutions**, and **Sewer Assessment Rolls** for Public Hearing of Tuesday, June 9, 2026 at 7:00 PM:
 1. **Resolution 4157** - FY27 Sewer Assessment Rolls
 2. **Resolution 4158** – FY27 Property Tax Rate
 3. **Resolution 4159** – FY27 Old Mill Acres Suburban Park District Tax Rate
 4. **Resolution 4160** – FY27 Royal Grant Suburban Park District Tax Rate
 5. **Resolution 4161** – FY27 Eagles Nest Suburban Park District Tax Rate

6. **Resolution 4162** - FY27 - Kent County Disposal District No. 1 User Rates
 7. **Resolution 4163** - FY27 Milford Library District Tax Rate
 8. **Resolution 4164** - FY27 Duck Creek Library District Tax Rate
 9. **Resolution 4165** - FY27 Lake Forest Library District Tax Rate
 10. **Resolution 4166** - FY27 Caesar Rodney Library District Tax Rate
 11. **Resolution 4167** - FY27 Capital Library District Tax Rate
 12. **Resolution 4168** - Command to the Director of Finance to collect Sewer Delinquent Accounts by District as of March 31, 2026
 13. **Ordinance LC26-07**, An Ordinance adopting the Annual Operating Budget for Kent County Delaware, for the fiscal year beginning on July 1, 2026 and ending June 30, 2027
2. Introduction of **Ordinance LC25-24** amending Chapter 128 (Fees), Article XI (Fees Enumerated), 128-49 (Meeting Room Fee Schedule) *for Public Hearing on Tuesday, July 7, 2026 at 7:00 PM.*

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: 5/19/26

Revised: **5/21/26

Posted by: L. Tanaka

Time: 10:17AM

Take down: Upon Replacement or on 5/27/26

***Revisions include removing Introduction of Ordinance LC26-11, reviewed at the 5/19 Workshop to allow additional time for review and preparation prior to introduction based on the discussion, and add Diffuser Replacement Services and Disposal Costs, under New Business.*

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, MAY 12, 2026**

Call to Order - 7:00 p.m. by President Joanne Masten

Invocation - Commissioner Allan F. Angel

Pledge of Allegiance - Commissioner Jeffrey W. Hall

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

Roll Call and Determination of Quorum

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

Adoption of Agenda

Motion to approve M-26-058 Adoption of Agenda made by Honorable Robert J. Scott; seconded by Honorable Allan F. Angel; carried by vote 7 yeas.

Public Comments on Agenda Items

Joe Zingaro, Chairperson, 34th District RD

Consent Agenda 26-08

Approval of Levy Court Business Meeting Minutes of Tuesday, April 28, 2026

Department: Clerk of the Peace Office

Motion to approve M-26-059 Consent Agenda 26-08 made by Honorable Terry L. Pepper; seconded by 0; carried by vote 7 yeas.

PUBLIC HEARINGS - None

OLD BUSINESS -None

NEW BUSINESS

Mr. Pepper:

- 1.) Introduction of Ordinance LC26-09, An Ordinance Authorizing the Issuance of Kent County, Delaware Economic Development Revenue Bonds in an Amount Not to Exceed \$5,000,000 for the Benefit of Providence Creek Academy Charter School, Inc. to Refinance Prior Debt for Public Hearing on Tuesday, May 26, 2026 at 7:00PM

Department: Administration

Mr. Scott:

- 1.) Opioid Abatement and Remediation Strategies (OARS) Grant Review

Department: Administration

Motion to approve M-26-060 Recommendations to POSDC made by Honorable Terry L. Pepper; seconded by 0; carried by vote 7 yeas.

Mr. Sweeney:

- 1.) Appointment to the Community Development Advisory Committee

Department: Administration

Motion to approve M-26-061 Appointment of Mark Mountain to the Community Development Advisory Committee made by Honorable Terry L. Pepper; seconded by 0; carried by vote 6 yeas.

- 2.) Appointment to the Community Board of Appeals

Department: Administration

Motion to approve M-26-062 Appointment of Steven Hill to the Community Board of Appeals made by Honorable Terry L. Pepper; seconded by 0; carried by vote 6 yeas.

OTHER BUSINESS - None

INFORMATION ITEMS - None

PUBLIC COMMENTS - None

COMMISSIONERS' COMMENTS - None

ADJOURNED at 7:16 p.m. by President Masten.

Brenda A. Wootten

Certifying Officer [Name, Title]

Brenda A. Wootten, Clerk of the Peace

Signature

KENT COUNTY



LEVY COURT

TRIBUTE

Kent County Levy Court Tribute to Ms. Nichole Krambeck 2026 Delaware Rural Small Business of the Year

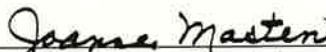
The Kent County Levy Court proudly congratulates **Ms. Nichole Krambeck** on being named the inaugural **2026 Delaware Rural Small Business of the Year** by the U.S. Small Business Administration. This remarkable achievement reflects her leadership, entrepreneurial vision, and deep commitment to serving the agricultural community of the Delaware Peninsula.

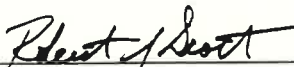
As the owner of **Insights Ag Scouting, LLC**, Ms. Krambeck has built a trusted, respected presence in the farming world through her independent crop scouting and field data services. Her work equips farmers with timely, accurate insights on crop health, pest pressures, nutrient needs, and field conditions—empowering them to protect their crops, strengthen their yields, and enhance the overall productivity of their operations. Her dedication directly supports the agricultural backbone of Kent County, and her contributions ripple throughout the region's economy.

What truly distinguishes Ms. Krambeck is her hands-on approach and genuine connection to the land and the people who tend it. Her practical expertise and close partnerships with local growers embody the spirit of Delaware agriculture—rooted in hard work, innovation, and a commitment to sustaining rural communities. Through her service, she preserves traditions while embracing modern practices that ensure the continued vitality of our farming heritage.

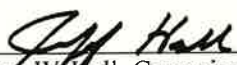
The SBA's recognition highlights not only her business success, but the essential role that small agricultural enterprises play in safeguarding our nation's food supply and enriching the economic health of our communities.

On behalf of Kent County, we extend our heartfelt congratulations and deep appreciation to **Ms. Nichole Krambeck**. Her integrity, dedication, and passion for supporting local farmers make her a true asset to our county and to the broader agricultural community. We celebrate this well-deserved honor and wish her continued success in all the years to come.

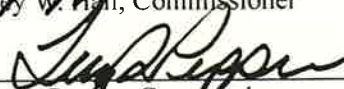

Joanne Masten, President

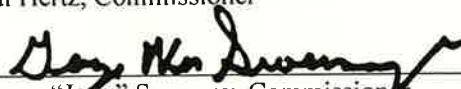

Robert J. Scott, Vice President


Allan F. Angel, Commissioner


Jeffrey W. Hall, Commissioner


Paul Hertz, Commissioner


Terry L. Pepper, Commissioner


George "Jody" Sweeney, Commissioner



Resolution #4171
A Resolution
Supporting the Creation
of the
Greater Dover Museum

WHEREAS, Kent County Levy Court recognizes and values the rich historic, cultural, and natural heritage of Kent County and the City of Dover and the nationally significant contributions made by the citizens of Central Delaware; and

WHEREAS, the Friends of Old Dover, Incorporated have amassed an extensive collection of historical documents and memorabilia that are currently housed in limited space and have proposed the creation of an independent non-profit organization to be known as the Greater Dover Museum, Incorporated for the purpose of preserving, expanding, and displaying these collections while supporting educational programming; and

WHEREAS, the proposed Greater Dover Museum, Incorporated would be governed by a Board of Directors representing community, governmental, educational, and historical organizations interested in preserving and promoting the history of Central Delaware; and

WHEREAS, the Friends of Old Dover have requested formal support from Kent County Levy Court for this important endeavor.

NOW, THEREFORE, BE IT RESOLVED that the Kent County Levy Court does hereby endorse and supports the creation of the Greater Dover Museum, Incorporated as an independent non-profit corporation dedicated to preserving and promoting the history and heritage of Central Delaware; and

BE IT FURTHER RESOLVED that, upon request, the President of Kent County Levy Court or designee may serve as a representative on the Board of Directors of the Greater Dover Museum, Incorporated.

Joanne Masten,
President

Robert J. Scott, Vice President

Jeffrey W. Hall, Commissioner

Terry L. Pepper, Commissioner

Allan F. Angel, Commissioner

Paul Hertz, Commissioner

George "Jody" Sweeney, Commissioner



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: **June 2026** Employee of the Month
DATE: May 19, 2026

Michael Harrington



Kent County Department Heads have selected Michael Harrington from the Department of Public Works – Engineering Division as the **June 2026** Employee of the Month.

Michael currently holds the position of Utility Construction Coordinator, having joined Kent County in October 1997. He began his 28 years of service with Kent County as an Engineering Technician, promoting to Engineering Technician II in 2000, again to Engineering Technician III in 2006, to the Maintenance Supervisor in 2009, and ultimately landing as the Utility Construction Coordinator in 2010. His dedication, steadfast determination, and commitment to excellence have made a lasting impact on both his department and the County as a whole.

In his current role, Michael supervises a team of three Engineering Technicians and coordinates daily work schedules and projects with his staff, contractors, and State agencies. He performs daily inspections of sanitary sewer connections, force mains, pump stations, and gravity lines to ensure the integrity and efficiency of the County's infrastructure systems.

Because of Mike's extensive knowledge of the sanitary sewer system, he has developed strong working relationships with DelDOT and local developers. His experience, professionalism, and problem-solving abilities have made him a trusted resource within the Engineering Division and throughout the County. Michael's willingness to share his expertise, support his team, and consistently go above and beyond demonstrates the leadership and dedication that embody the spirit of Kent County's Employee of the Month recognition.

According to Director of Public Works, Sam Bautista, *"Mike is dedicated to the people of Kent County and is personified in his strong work ethic. We congratulate him on this well-deserved recognition and thank him for his continued commitment and outstanding service to the residents of Kent County."*

Congratulations Mike on a job well done!

Mike resides in Commissioner's Masten's and Pepper's districts.



Kent County Levy Court

June 2026 Employee of the Month

Michael Harrington

On this, the 26th day of May 2026,
the Levy Court of
Kent County, State of Delaware, does hereby recognize
Michael W. Harrington
Utility Construction Coordinator
Department of Public Works – Engineering Division
for his 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

Welcome TO THE COUNTY



Susanne Whitney
Wills Clerk III

Wills

We are excited to welcome Susanne as our new Wills Clerk III. Susanne joined Kent County on 4/06/2026. She brings valuable experience from her previous role as a Paralegal/Office Manager with John R. Garey, P.A. Prior to that, she worked at Clendaniel Electrical Contractors, LLC as an Administrative Assistant.

Susanne resides in Commissioners Scott and Pepper's district.



Ronald Virdin, Jr.
Parks Worker I

Community Services

We are excited to welcome Ronald as our new Parks Worker I. Ronald joined Kent County on 4/27/2026. He brings valuable experience from his previous role as a Owner/Operator of his own fishing vessel for the last 30+ years. Prior to that, he worked for J. Kenneth Moore, Jr. in construction.

Ronald resides in Commissioners Masten and Pepper's district.

Welcome TO THE COUNTY



Michael Kempista
Paramedic

Public Safety

We are excited to welcome Michael as our new Paramedic. Michael joined Kent County on 4/20/2026. He brings valuable experience from his previous role as a Firefighter/EMT with Port Penn Volunteer Fire Company. Michael also was the EMS Director from April 2024 thru November 2025.

Ronald resides in New Castle.



INTRODUCED BY: Jeffrey W. Hall
DATE INTRODUCED: April 14, 2026
PUBLIC HEARING DATE: May 26, 2026
PUBLIC HEARING TIME: 7:00 p.m.
ADOPTION DATE: _____
EFFECTIVE DATE: Upon Adoption

**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.

THE LEVY COURT OF KENT COUNTY, DELAWARE, HEREBY ORDAINS:

Section 1. That the 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 is hereby amended by deleting the bracketed language shown with strike through marks and adding the following underlined language:

C Water supply facilities.

- (1) Subdivisions requiring a public water supply under the rules and regulations of the State Department of Natural Resources and Environmental Control (DNREC), the Office of the State Fire Marshal, the Department of Health and Social Services (DHSS), or the County as enumerated in Table X-1 below shall be provided with a community water supply and distribution system. The source of supply may be municipal or private.
- (2) The supply, treatment, and distribution system for the subdivision shall meet the standards of the utility and the applicable standards of the respective state agencies having jurisdiction.
- (3) Individual on-site wells must be permitted and installed in accordance with DNREC requirements. All public wells located in a development [~~should~~]-shall be at least 150 feet away from the outside boundary of the subdivision.
- (4) Water supply facilities for both minor and major subdivisions shall be required according to Table X-1 below.

TABLE X-1

Water Supply Facilities

Location of Subdivision	1 to 10 lots <u>or DUs</u>	11 to <u>25</u> lots <u>or DUs</u>	<u>26 to 50 lots or DUs</u>	51 or more lots <u>or DUs</u>
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Inside of growth zone	On-site well until central water is available	Central water system with fire protection	Central water system with fire protection	Central water system with fire protection
Outside of growth zone	On-site well permitted; 1 DU per 1 acre; minimum lot size of 1 acre.¹	Central water system with fire protection; 1 DU per 2 acres; minimum lot size of 2 acres.¹	Central water system with fire protection; 1 DU per 3 acres; minimum lot size of 3 acres.¹	Central water system with fire protection; 1 DU per 4 acres; minimum lot size of 4 acres.¹
[Outside of growth zone and low density]	[On-site well; 1 DU per 1 acre with a +/- 25% variation in lot size]	[On-site wells; 1 DU per 2 acres with a +/- 25% variation in lot size]		[On-site wells; 1 DU per 4 acres with a +/- 25% variation in lot size]
Notes:				
DU=Dwelling Unit				
¹Minimum lot size may be reduced to 1/2 acre as part of a cluster subdivision with the approval of Levy Court.				

Section 3. Severability.

The provisions of this Ordinance are severable and if any of its provisions or any sentence, clause, or paragraph or the application thereof to any person or circumstance shall be held unconstitutional or violative of the Laws of the State of Delaware by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions which can be given effect without the invalid provision or application.

Section 4. Effective Date.

This Ordinance shall be effective upon the date of adoption. Valid applications for which a pre-application meeting has been conducted and formal preliminary plan submission has been paid for and accepted by the Department of Planning Services prior to the effective date shall be exempt from this ordinance.

ADOPTED BY THE LEVY COURT OF KENT COUNTY,
DELAWARE

President, Kent County Levy Court

This ____ day of _____, 20__

ATTEST: _____
Clerk of the Peace

Synopsis: This ordinance aligns the provisions of Table X-1 Water Supply Facilities with Table X-2 Sanitary Sewer Requirements and requires central water service with fire protection for all major subdivisions with 11 or more lots.

REGIONAL PLANNING COMMISSION
PUBLIC HEARING MINUTES
Conference Call Included
May 7, 2026

The following members were present:

David Peterman
Peter Servon
Glenn Gauvry
Delbert Mills
Bill Jester

Also present:

Sarah Keifer - Director of Planning
Tanner Jameson - Attorney

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 - Required Improvements, § 187-53 Minimum requirements, Item C. Water supply facilities in order to 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.

Mr. Jester: Sarah I'm going to turn it over to you to explain what is going on.

Mrs. Keifer: Thank you Mr. Chairman. Ordinance LC26-03 is primarily a housekeeping measure in the subdivision and land development code. When the code was originally adopted in 2003 by the Levy Court, table ten one addressed water supply facilities and Table 10-2 addresses wastewater facility and the Levy Court on table 10-2 eliminated that 3rd row of outside the growth stone low density, and at the time it allowed for community wastewater systems, Levy Court eliminated that when Levy Court did that, we did not think to address water because the primary concern at the time was wastewater, and then as we've seen some more interest developing outside the Growth Zone in particular. There is interest in being able to use onsite wells rather than central water with fire protection outside the Growth Zone. I don't believe that was the interest of the Levy Court. The goal was not to make it easier outside the Growth Zone. So what this does, is outside the it has the minimum density that matches what we use for wastewater, and it simply requires that you have to use central water with fire protection, meaning hydrants. So again, more housekeeping than anything else, I'm happy to answer any questions you might have.

Mr. Jester: I have a question then. Under this proposal here it says if you have one to ten, so if this development is in place and you put your well in and all and then central water comes in place are you forced to then join the central water? If you've already got a developed lot around it, because the county doesn't run water, I'm not familiar with what is required.

Mr. Jester: I've heard that when the water went bad they've had to hook to the water once it goes by them.

Mrs. Keifer: It would not surprise me that If the well goes bad, DNREC would require it but hats outside of our purview.

Mr. Peterman: I think its that you had to be 150 feet away from that main in order to have your own well. But I wanted to ask Sarah, will anybody be grandfathered in with the old system? Would he still have to if they're not within a range or that's required for that, would it be grandfathered in because they were already.

Mrs. Keifer: We are not talking about existing lots. We're talking about prospective subdivisions. So what is out there in the world right now is not our concern. Our concern is what could be developed later.

Mr. Jester: Any other commissioners have any questions? Okay, then is, is there anyone here online that would like to speak in favor of this application?

Mark Kennedy: Still NO members from the general public online at this time, Mr. Chairman.

Mr. Jester: We'll I won't repeat that again and being that there is no one against online and we have no one in the audience, we'll be taking this application up next week. Thank you all.



DEPARTMENT OF PLANNING SERVICES

REGIONAL PLANNING COMMISSION RECOMMENDATION REPORT

May 26, 2026

Application Number & Name	:	CS-26-03 Tidewater Utilities – Jarrell Ridge
Present Zoning District	:	AR (Agricultural Residential)
Present Use	:	Vacant (Approved 85 lot Major Subdivision)
Proposed Use	:	Same with Water Tower
Area & Location	:	57.85± acres (Area of Petition 0.33± acres) on the north side of Firetower Rd., 900' west of Turkey Point Rd., south of Viola.

The 57.85± acre parcel is approved for an 85-lot major subdivision. The applicant has applied for approval of a conditional use to construct a 136.5' tall water tower with signage within the major subdivision. The conditional use site area is 0.33± acre.

REGIONAL PLANNING COMMISSION RECOMMENDATION

The Regional Planning Commission voted unanimously (Kaercher absent) to recommend **conditional approval** of application CS-26-03, a Conditional Use Site Plan Approval of a water tower located inside the Growth Zone Overlay District. This is based on Exhibit A – Staff Recommendation Report dated May 7, 2026, Exhibit B – Public Hearing Testimony dated May 7, 2026, and the findings of fact that:

- The subject site is zoned AR (Agricultural Residential) and §205-53 permits water towers as a conditional use.
- The site plan complies with all applicable conditions of approval as detailed in the Staff Recommendation Report.
- The location is appropriate and not in conflict with the Comprehensive Plan.
- The public health, safety and general welfare will not be adversely affected.

Pursuant to Chapters 187 and 205 of the Kent County Code and pursuant to 9Del.C. §§4802 and 4811, the Commission has reviewed the application and the May 7, 2026 Staff Recommendation Report, and, furthermore as part of this approval, the applicant shall comply with all Staff and Agency Requirements as described in the January 7, 2026 Staff Recommendation Report.

I. STAFF RECOMMENDATION:

The staff recommends **CONDITIONAL APPROVAL** of the proposed water tower based on the information submitted as the application demonstrates compliance with the conditions for approval as outlined in Kent County Code Section 205-72.E. Utilities, minor. If the proposed 85-lot major subdivision is not constructed, the site plan for the water tower shall be revised to remain compliant with tree clearing requirements and to include the revised entrance and access to the proposed water tower.

II. COMPLIANCE WITH THE CONDITIONS OF APPROVAL

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

(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.

- ✓ Proposed water tower is 136.5' in height and is setback 140' from the nearest residential lot line.

(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. BACKGROUND INFORMATION

- The Kent County Comprehensive Plan recommends that the subject property be utilized for low density residential. The property is zoned AR (Agricultural Residential) which allows minor utilities as a conditional use for approval by the Levy Court through the Conditional Use/Site Plan process. If approved, this plan will comply with the 2018 Comprehensive Plan and the AR zoning district requirements.
- The parcel is located inside of the Growth Zone Overlay District. Three trees will be planted within the site area to satisfy the tree plantings in non-woodland areas required under Kent County Code §187-74(C).
- The character of the surrounding area is residential and agricultural in nature. South of the subject parcel is Summerfield Village subdivision and to the west is Riverdale Estates subdivision. To the northeast is a proposed community energy generating facility.
- There has been one previous land use application on the subject site:

- A-26-07, the Board of Adjustment approved variances from the maximum height requirement of 80', maximum size of on-premises single-faced wall-mount sign of 10% of the area of the building front which the industry occupies, and the maximum sign height of 30' to construct a 140' water tower, with a 672 sq. ft. sign 124' above grade. The applicants received variance approval on April 16, 2026.

IV. AGENCY COMMENTS:

A. KENT COUNTY DEPARTMENT OF PUBLIC WORKS, Engineering Division

Contact: Brian L. Hall, Engineering Project Manager II

Requirements:

1. Property is "legally" located in KCSDD1 – Felton Area.
2. Once installed by the developer (their cost & timeframe), sewer "technical" service will be available in the form of gravity mains.
3. It is our Office's understanding that this proposal will Not be connecting to Kent County sewer.

Comment:

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

B. DOVER/KENT COUNTY METROPOLITAN PLANNING ORGANIZATION

Contact: William Kelly II, CFI, CFPE

Comments:

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

C. 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 significant transportation impacts on the surrounding area. For more information on the transportation elements of this application, please contact Dover Kent MPO.

D. DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENTAL CONTROL, Division of Fish & Wildlife

Contact: Faith Garcia, Environmental Review Coordinator

Forested Wetlands

The forested wetlands on this property could support an array of plants and animals, most notably wetland dependent species such as amphibians. To reduce impacts to these species, we recommend following:

1. Avoid disturbance to and filling of isolated wetlands.
2. Maintain an upland buffer of at least 100 ft along wetlands.

3. Maintain input to natural wetlands at the pre-construction level. Avoid causing an increase or decrease in the naturally occurring water level.
4. Avoid diverting surface water from roadways and stormwater facilities into the wetlands on site. Water quality could be detrimentally affected by run-off, which can contain oil and other pollutants.
5. Avoid installing sewers with grates, which can create a hazard for amphibians and reptiles.
6. Design the development to exclude curbs. If road curbing is part of the design, curbing that allows small animals, such as turtles and salamanders, to climb out of the roadbed (such as Type 2 or Cape Cod curbing) is preferred over steep, vertical curbing.
7. Use open bottom box culverts to allow for natural substrate to remain and in-water passage of aquatic life. Additionally, culverts should be left as wide as possible to ensure that salamanders can travel through them.

For further information, contact Nate Nazdrowicz at Nathan.nazdrowicz@delaware.gov or 302-735-8688. Additional information can also be obtained from the Partners in Amphibian and Reptile Conservation (PARC) 'Habitat management guidelines for amphibians and reptiles of the Northeastern United States' or the PARC website: <http://www.parcplace.org>.

Tricolored Bat

A review of our database indicates that the tricolored bat (*Perimyotis subflavus*) may occur on or adjacent to the project site. Due to population declines largely caused by white-nose syndrome, a fungal disease known only to affect bats, this species is proposed to be federally-listed as endangered under the U.S. Endangered Species Act (ESA). Section 7 consultation may be necessary. To determine the potential effect your project may have on the tricolored bat, visit the USFWS Information for Planning and Consultation (iPaC) tool to obtain an official species list and to use the final Range-wide Northern Long-eared Bat and Tricolored Bat Determination Key (Dkey).

Forest Clearing/Loss

Based on a study conducted by the Delaware Forest Service, between 2002 and 2009, nearly 16,000 acres of unprotected forests occurred on land approved for development. The study also found that the average size of a forested parcel is less than 10 acres, illustrating that along with forest loss is an increase in forest fragmentation. Another study found that the cumulative loss of forest in Delaware has led to a corresponding loss of forest-dependent species (Environmental Law Institute. 1999. Protecting Delaware's Natural Heritage: Tools for Biodiversity Conservation. ISBN#1-58576-000-5).

For migratory birds, it is extremely important to conserve large tracts of forests in the State of Delaware due to its position within the Atlantic flyway. In addition, forests provide environmental services that benefit humans directly such as water quality protection (erosion control and sediment, nutrient, biological and toxics removal), climate moderation, aesthetic value and recreational opportunities.

Developments that occur within wooded areas significantly reduce the habitat value for wildlife due to clearing, fragmentation, and subsequent landowner activities. Actual forest loss may be higher than initial estimates once this site is built out and homes, driveways, sidewalks, roadways, and stormwater management ponds are constructed. In addition, residents may clear additional trees for play areas, dog kennels, sheds, swimming pools, etc. Species that can tolerate habitat loss and fragmentation may attempt to co-exist with residents, while more sensitive species will likely be extirpated from the site and be forced into surrounding areas. Either scenario can result in an increase in human/animal conflicts.

Cumulative forest loss throughout the state is of utmost concern to our Division which is responsible for conserving and managing the states wildlife (see www.fw.delaware.gov and the Delaware State Code, Title 7). Because of an overall lack of regulatory protection, we must rely on landowners and/or the entity that approves projects (i.e., counties and municipalities) to consider implementing measures that will aide in forest loss reduction.

Although leaving a forest intact is usually more beneficial to the existing wildlife and is preferential to clearing, we offer the following recommendations which, if implemented, will reduce impacts:

1. To reduce impacts to nesting birds and other wildlife species that utilize forests for breeding, we recommend that clearing not occur April 1st to July 31st. This clearing recommendation would only protect those species during one breeding season, because once trees are cleared the result is an overall loss of habitat.
2. We recommend that efforts to minimize the amount of clearing needed for the footprint of homes and infrastructure be employed. Landowners will likely desire amenities such as dog kennels, swimming pools, sheds, play areas etc. If feasible, mechanisms should also be put in place to reduce future clearing by landowners.
3. Given the benefit of trees in erosion control and flood abatement, tree removal for stormwater management should be minimized. This could include site plan reconfiguration to locate stormwater management facilities to non-forested areas, reducing the number and/or size of ponds, or employing alternative methods that do not require tree removal. Options should be discussed with project engineers or with the appropriate Sediment and Stormwater Plan approval agency.
4. To protect the function and integrity of wetlands, a minimum 100 ft buffer should be left intact around the perimeter. This recommendation is based on peer reviewed scientific literature that shows an adequately sized buffer that effectively protects wetlands and streams - in most circumstances - is about 100-foot in width. Upland buffers also serve as habitat for many terrestrial species that are dependent on aquatic and wetlands habitats for a portion of their annual life cycle. Lot lines, roadways, and infrastructure should not be placed within this buffer zone. Buffers are an integral component of aquatic and wetland habitats, reducing the amount of sediments, pollutants, and other non-point source material that may affect the function and integrity of habitat and the condition and survivability of aquatic organisms.
5. Larger, connected areas of open space should be left intact rather than smaller, fragmented sections that are often placed throughout subdivisions. These small,

disconnected areas behind lots, on corners, and in other irregular places are often underutilized and can become a maintenance problem. In general, larger, connected areas are more beneficial to wildlife and may be more useful to the residential community as well. Forest fragmentation separates wildlife populations, increases road mortality, and increases “edge effects” that leave many forest dwelling species vulnerable to predation and allows the infiltration of invasive species.

E. KENT CONSERVATION DISTRICT Contact: Cullen Baker

Requirements:

1. As the disturbance for this site will exceed 5,000 square feet, a standard sediment and stormwater management plan must be reviewed and approved by Kent Conservation District prior to any land disturbance (i.e. clearing, grubbing, filling, grading, etc.). The review fee and a completed application for a Detailed Plan are due at the time of plan submittal to the District’s office.
2. The following notes must appear on the record plan:
 - The Kent Conservation District reserves the right to enter private property for purposes of periodic site inspection.
 - The Kent Conservation District reserves the right to add, modify, or delete any erosion or sediment control measure, as it deems necessary.
 - A clear statement of defined maintenance responsibility for stormwater management facilities.

Advisory Comments to the Applicant:

1. KCD has previously held a pre-application meeting with MRA on the Jarrell Ridge Subdivision. The proposed elevated storage tank’s impervious coverage is accounted for in the overall stormwater management plan, so KCD will only require a standard plan application for this project.
2. A letter of no objection to recordation will be provided upon approval of a Standard Sediment and Stormwater Management Plan.

II. OWNER/ APPLICANT:

The owner/developer shall be aware of and be prepared to comply with all the comments regarding this project stated in this report. All comments must be addressed in the final plan prior to final approval. Final approval of the plan must occur within 24 months from the date of preliminary plan approval. Failure to obtain final approval shall nullify the plan. Once the plan receives final approval, construction in accordance with the plan must occur within 18 months of final approval or the plan shall be deemed null and void. Letters of “No Objection to Final Approval” from the following agencies will be required prior to final approval:

- A. DelDOT, Division of Highways
- B. Kent Conservation District
- C. Office of the State Fire Marshal
- D. DNREC (on-site well)

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
Preliminary Site Plan
RPC Public Hearing Testimony



DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR CONDITIONAL USE WITH SITE PLAN

Regional Planning Commission Public Hearing of: **Thursday, May 7, 2026**

Regional Planning Commission Business Meeting of: **Thursday, May 14, 2026**

Levy Court Public Hearing of: **Tuesday, May 26, 2026**

Application #	:	CS-26-03
Application Title	:	Tidewater Utilities – Jarrell Ridge
Owner	:	Behram Holding LLC 77 Case Ridge Rd Dover, DE 19901
Applicant	:	Tidewater Utilities, Inc. 1100 South Little Creek Rd. Dover, DE 19901
Engineer	:	Morris & Ritchie Associates, Inc. 111 Ruthar Dr Newark, DE 19711
Zoning District	:	AR (Agricultural Residential)
Comprehensive Plan Map Designation	:	Low Density Residential
Relation to Growth Zone	:	Inside
Present Use	:	Vacant (Approved 85 lot Major Subdivision)
Proposed Use	:	Same with Water Tower
Levy Court District	:	5 th - Sweeney
School District	:	Lake Forest
Fire District	:	Felton
Area and Location	:	57.85± acres (Area of Petition 0.33± acres) on the north side of Firetower Rd., 900' west of Turkey Point Rd., south of Viola.
Kent County Property Identification Numbers	:	NM-00-119.00-02-48.02-000



Kent County Levy Court

LOCATION AND ZONING MAP Exhibit A

Application: CS-26-03
Tidewater/ Jarrell Ridge

APPLICANT:

Tidewater Utilities, Inc.

OWNER: Behram Holding LLC

PRESENT ZONING

DISTRICT:

AR (Agricultural Residential)

PRESENT USE: Vacant

(Approved 85 Lot Major
Subdivision)

PROPOSED USE: Same with

Water Tower

LEVY COURT DISTRICT:

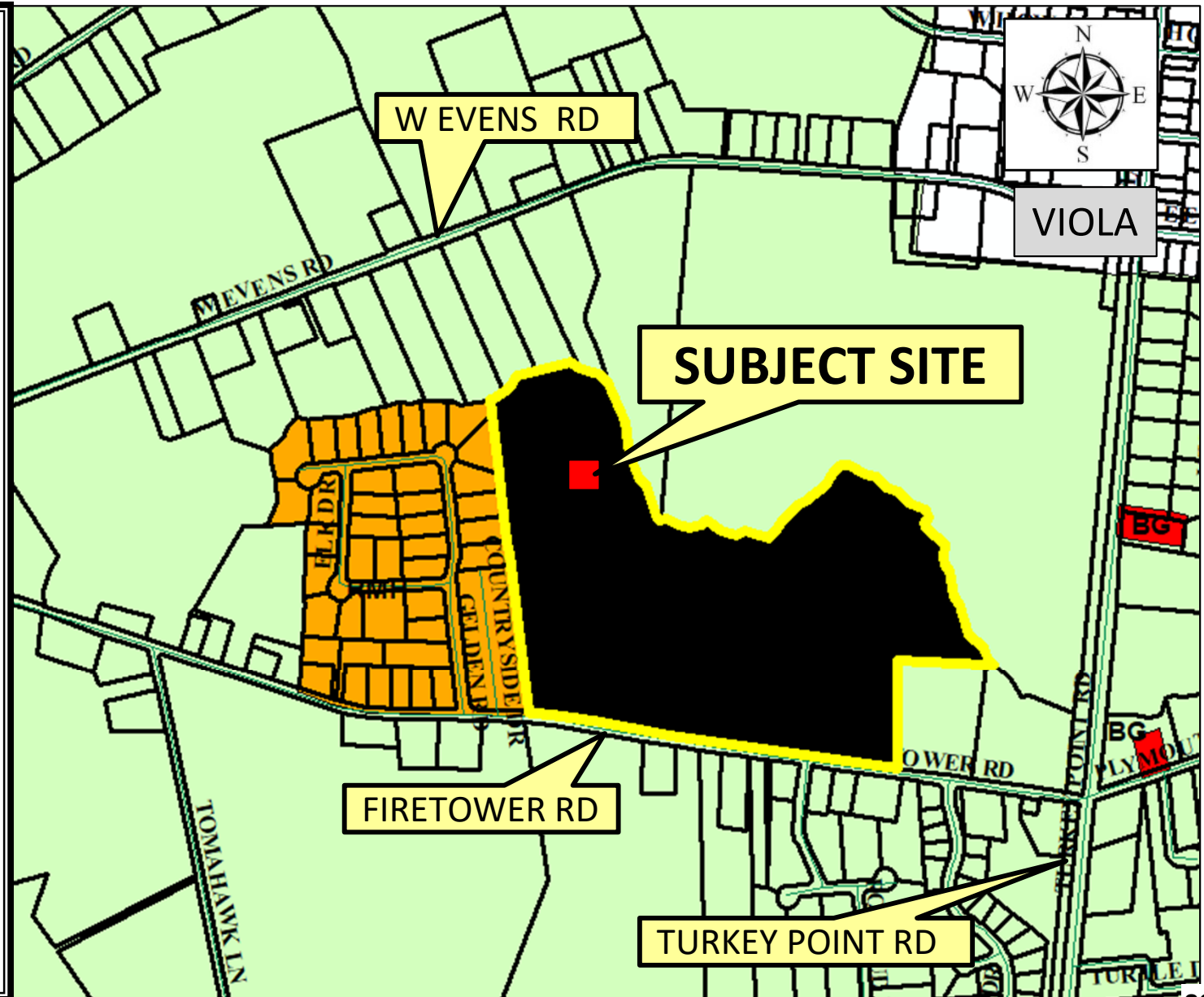
5th - Sweeney

TAX MAP NO:

NM-00-119.00-02-48.02-000

LOCATION:

57.85± acres (Area of Petition
0.33± acres) on the north side of
Firetower Rd., 900' west of
Turkey Point Rd., south of Viola.



DRAWING INDEX

SHEET	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS & CONDITIONAL USE / GRADING PLAN
3	GENERAL NOTES & CONSTRUCTION DETAILS
4	ELEVATED STORAGE TANK DETAILS

SITE DATA

TAX PARCEL:	NH-00-0400-02-48-02-00001
SITE ADDRESS:	FIRETOWER ROAD
KENT COUNTY FILE NUMBER:	SL-25-03
SITE LATITUDE / LONGITUDE:	39°02'09" / -75°54'57"
OWNER:	BERNHARD HOLDING, LLC 100 SOUTH LITTLE CREEK ROAD DOVER, DE 19901 PHONE: 302-234-7500 3000 WILSON DRIVE, NEWARK, DE 19711
APPLICANT / EDITABLE OWNER:	TIDEWATER UTILITIES, INC. 100 SOUTH LITTLE CREEK ROAD DOVER, DE 19901 PHONE: 302-234-7500 3000 WILSON DRIVE, NEWARK, DE 19711
ZONING:	AR - AGRICULTURAL RESIDENTIAL (INSIDE GROWTH ZONE)
SITE ACREAGE:	51.86 AC TOTAL 0.35 AC WITHIN PROPOSED TIDEWATER BASEMENT
HORIZONTAL DATA:	DELAWARE COORDINATE SYSTEM
VERTICAL DATA:	NAVD 83
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	RESIDENTIAL SUBDIVISION 85 SINGLE-FAMILY DETACHED LOTS
EXISTING SLOPES:	0-10%
PROPOSED SLOPES:	0-10%
NUMBER OF LOTS:	85
EXISTING WOODLAND:	22.89 AC
WOODLAND PRESERVATION:	20.81 AC (NOTED WOODLAND CLEARED FOR THIS APPLICATION HAS BEEN CAPTURED IN THE JARRELL RIDGE SUBDIVISION APPLICATION)
WATER SUPPLY:	TIDEWATER UTILITIES, INC.
SANITARY SEWER:	PUBLIC - KENT COUNTY
PERMANENT MONUMENTS (PL):	6
PROPOSED BUILDING HEIGHT:	14'0"
VARIANCES:	205-2822(4)(B) - MAX HEIGHT ALLOWED = 30' 205-2822(4)(B) - MAX HEIGHT APPROVED = 14'0"
205-2822(4)(A) - 205-2824(A)	MAX SIGN SIZE = 10N BUILDING AREA SIZE APPROVED = 248 BUILDING AREA MAX SIGN HEIGHT = 30' SIGN HEIGHT APPROVED = 12'4"

BULK AREA REQUIREMENTS:	LOT SIZE: 5000 SF FRONTAGE: 50' LOT WIDTH: 30.5 DIA/CAC DENSITY: 30.5 DIA/CAC FRONT SETBACK: 50' SIDE SETBACK: 50' REAR SETBACK: 50'
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THIS SITE IS WITHIN THE 100-YEAR FLOODPLAIN PER FEMA MAP #0000022401, DATED JULY 7, 2004.

THIS SITE IS NOT LOCATED WITHIN A GROUNDWATER RECHARGE AREA.

THIS AREA IS WITHIN THE GROWTH ZONE OVERLAY.

KENT COUNTY CODE (2005-2016 UTILITIES, MINORS)

ANY PRINCIPAL PART OF A TOWER, INCLUDING 60V CABLES, SHALL BE SET BACK FROM THE STREET LINE OR ANY OTHER LOT LINE OF THE LOT ON WHICH IT IS COATED NOT LESS THAN THE HEIGHT OF SUCH TOWER AND ANY BLINDING OR OBSCURING LIGHT THEREON SHALL BE PLACED SO AS NOT TO THROU THIN ITS LIGHT BELOW THE HORIZONTAL PLANE IN WHICH IT IS INSTALLED.

ANY STORAGE OF MATERIALS OR TOOLS, MAINTENANCE AND REPAIR FACILITIES AND HOUSING OF REPAIR CREW SHALL BE CONTAINED WITHIN A BUILDING.

A VARIANCE FROM (205-810(4)(B)), (205-2822(4)(B)), AND (205-2824(A)) HAS BEEN GRANTED BY KENT COUNTY LEVY COURT FOR APPLICATION RA-06-01 ON APRIL 16, 2006.

OWNER CERTIFICATION

I HEREBY CERTIFY THAT I AM THE EDITABLE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT ALL STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE, AND THAT ALL PROPOSED MONUMENTS AND MARKERS SHOWN HEREON WILL BE SET AT THE LOCATION INDICATED, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

REARROAD LEBAL
BERNHARD HOLDING, LLC
100 SOUTH LITTLE CREEK ROAD
DOVER, DE 19901

DATE

DEVELOPER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AS PARCEL NH-00-0400-02-48-02-00001 AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, AND I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN CONSTRUCTED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

BREX COUNTY
TIDEWATER UTILITIES, INC.
100 SOUTH LITTLE CREEK ROAD
DOVER, DE 19901

DATE

LICENSED PROFESSIONAL CERTIFICATION

I, PHILLIP L. TOLLIVER, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

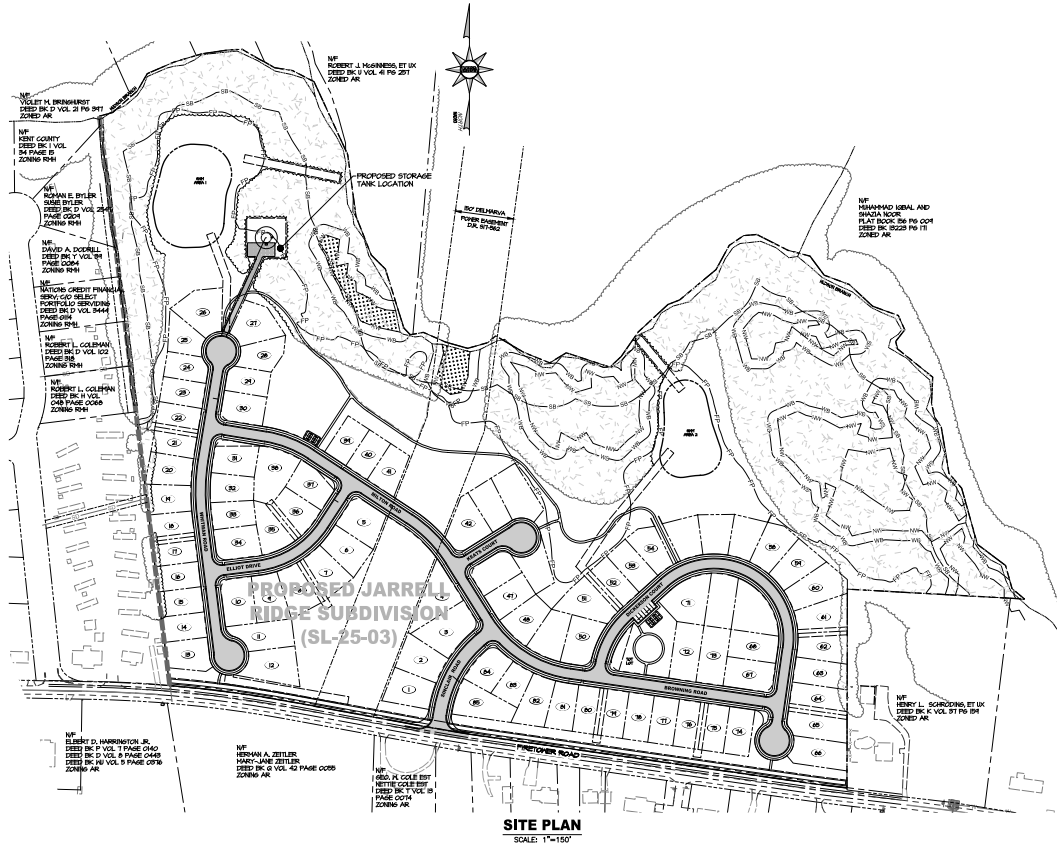
PHILLIP L. TOLLIVER, P.E., PRESIDENT

DATE

MORRIS & RITCHIE ASSOCIATES, INC.
111 RUTLAND DRIVE
NEWARK, DE 19711

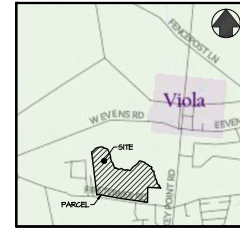
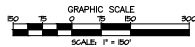
ELEVATED STORAGE TANK AT JARRELL RIDGE

TIDEWATER UTILITIES INC.
CONDITIONAL USE SITE PLAN
KENT COUNTY, DELAWARE
2026 TUIXX-XX



SITE PLAN

SCALE: 1"=150'



LOCATION MAP
SCALE: 1"=2,000'



SOILS MAP
SCALE: 1"=2,000'



WETLANDS MAP
SCALE: 1"=2,000'

MRA
MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS,
SURVEYORS, AND LANDSCAPE
ARCHITECTS

111 RUTLAND DRIVE
NEWARK, DE 19711
302-234-7500

DEVELOPER
TIDEWATER UTILITIES, INC.
100 SOUTH LITTLE CREEK ROAD
DOVER, DE 19901

**ELEVATED STORAGE TANK
AT JARRELL RIDGE**
KENT COUNTY, DELAWARE
NORTH MURDERKILL HUNDRED

ENGINEERING COPYRIGHT 2026
MORRIS & RITCHIE ASSOCIATES, INC.

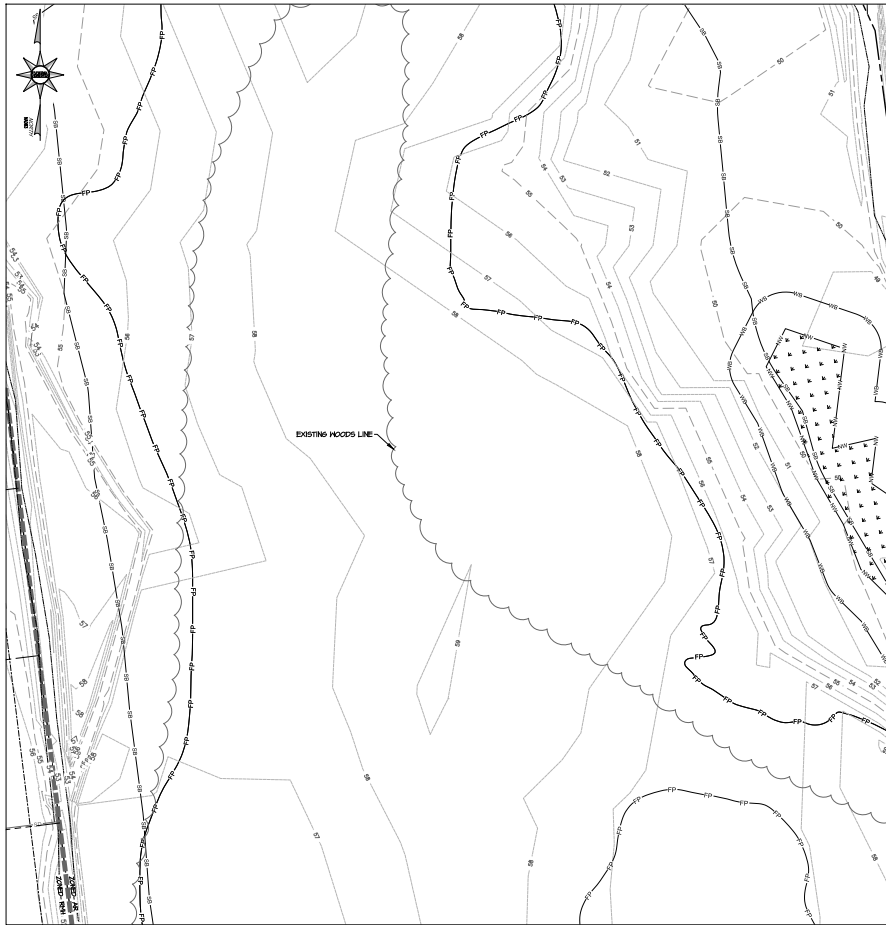
NO.	REVISION	DATE
2261	3/20/2026	4/20/2026

SHEET TITLE

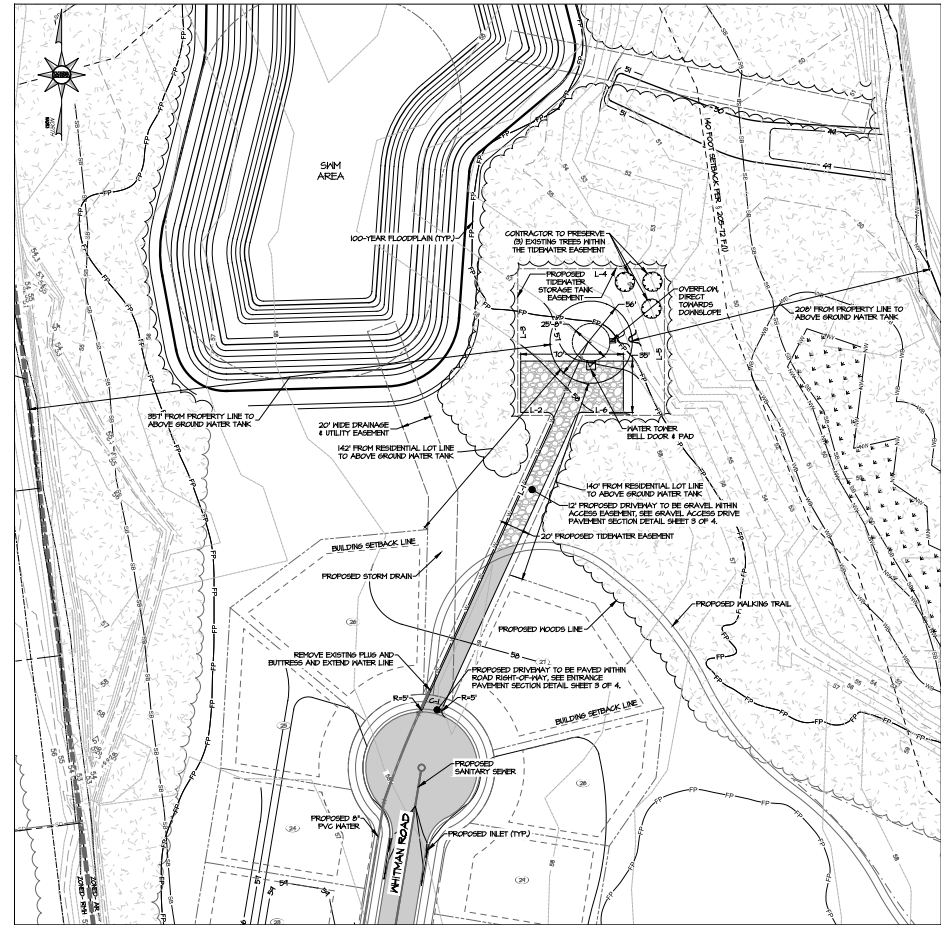
COVER SHEET

SHEET NUMBER

1 OF 4



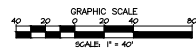
EXISTING CONDITIONS



SITE GRADING PLAN

LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING RUN LINE
---	EXISTING LOT LINE
---	PROPOSED RUN LINE
---	PROPOSED LOT LINE
---	PROPOSED BUILDING SETBACK
---	WETLANDS
---	WETLANDS BUFFER
---	STREAM
---	STREAM BUFFER
---	100-YEAR FLOODPLAIN
---	EXISTING TOPOGRAPHY
---	PROPOSED TOPOGRAPHY
---	PROPOSED STORM DRAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER LINE
---	EXISTING TREELINE
---	PROPOSED TREELINE



Parcel Line Table			
Line #	Length	Direction	
L-1	208.18	53° 32' 34" W	
L-2	22.15	N 80° 00' 00" E	
L-3	100.00	S 50° 00' 00" E	
L-4	100.00	N 80° 00' 00" W	
L-5	100.00	N 80° 00' 00" E	
L-6	55.86	N 80° 00' 00" E	

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C-1	20.58	50.00	23.56	S77° 14' 27"E	20.43

NOTES:

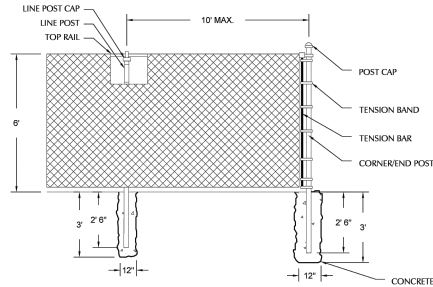
1. THE TIDEWATER EASEMENT SHOWN HERE WILL BE RECORDED AS PART OF THE JARRELL RIDGE SUBDIVISION RECORD PLAN.
2. THE TREE CLEARING REQUIRED FOR TIDEWATER IS ACCOUNTED FOR ON THE RECORD PLANS AND LANDSCAPE PLAN FOR THE JARRELL RIDGE SUBDIVISION.
3. THE CONTRACTOR SHALL PRESERVE EXISTING TREES WITHIN THE TIDEWATER EASEMENT TO MEET THE LANDSCAPE REQUIREMENT.
4. PARTMAN ROAD IMPROVEMENTS AND OTHER UTILITIES SHOWN ON THIS PLAN ARE PROPOSED AS PART OF THE JARRELL RIDGE SUBDIVISION. THEY WILL BE DESIGNED, REVIEWED, AND APPROVED BY THE APPROPRIATE AGENCIES PRIOR TO THE CONSTRUCTION OF THE JARRELL RIDGE SUBDIVISION WHICH WILL ALSO BEGIN PRIOR TO THE CONSTRUCTION OF THE PROPOSED STORAGE TANK.

ELEVATED STORAGE TANK
AT JARRELL RIDGE
KENT COUNTY, DELAWARE
NORTH MURDERKILL HUNDRED

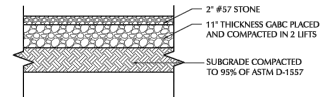
- ALL PERMITTEES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION DELCOVOTRANS DEVELOPMENT COORDINATION MANUAL.
- AS OF THE ISSUANCE OF THE NOTICE TO PROCEED ANY ALL MATERIALS AND EQUIPMENT WITHIN THE STATE OF DELAWARE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STANDARD SPECIFICATIONS FOR HIGHWAY SPECIAL PROVISIONS, THE MANUAL AND DESIGN GUIDANCE DOCUMENTS, AND DELAWARE DEPARTMENT OF TRANSPORTATION DELCOVOTRANS DEVELOPMENT COORDINATION MANUAL.
- ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN THE FUTURE RIGHT-OF-WAY, SHALL BE RESEEDED AND REVEGETATED TO MATCH THE EXISTING ADJACENT AREAS. RESEEDING SHALL BE DONE WITHIN 30 DAYS OF THE DATE OF THE DELCOVOTRANS DEVELOPMENT COORDINATION MANUAL. RESEEDING SHALL BE DONE WITHIN 30 DAYS OF THE DATE OF THE DELCOVOTRANS DEVELOPMENT COORDINATION MANUAL. RESEEDING SHALL BE DONE WITHIN 30 DAYS OF THE DATE OF THE DELCOVOTRANS DEVELOPMENT COORDINATION MANUAL.
- A 24-HOUR MINIMUM NOTICE SHALL BE GIVEN TO THE DELDOT DISTRICT SUPERVISOR PRIOR TO STARTING ERECTION CONSTRUCTION.
- MISS USE NOTICE SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO ERECTION AT 1-800-292-6555.
- THE DEVELOPER SHALL BE REQUIRED TO FINISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOTS DEVELOPMENT COORDINATION MANUAL.
- AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, ANY DAMAGED, NON-COMPLIANT OR MISSING GRASS OR SIDEWALK PAVING ON SITE WILL NEED TO BE REPAIRED.
- AS OF THE ISSUANCE OF THE NOTICE TO PROCEED ANY ALL SIGNING, STRIPPING, AND MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY AND SHALL FOLLOW THE OVERSIGHTS SIGNING IN THE DELAWARE MANUAL, ON UNIFORM TRAFFIC CONTROL DEVICES DELAWARE INTERSECTION MANUAL, THE DEVELOPER OR PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL SIGNING INSTALLED AS PART OF THIS PROJECT.
- PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE DELDOT INSPECTOR.
- ALL SUPPLEMENTARY CONSTRUCTION SHALL BE IN ACCORDANCE WITH DELDOT APPROVAL LETTERS SHALL BE MAINTAINED ON THE PROJECT SITE AT ALL TIMES AND ARE AVAILABLE FOR INSPECTION BY DELDOT PERSONNEL.
- EXISTING UTILITIES ARE SIGNAL IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETELY OR CORRECTNESS THEREIN IS NOT GUARANTEED BY THE DELDOT. THE DEVELOPER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.



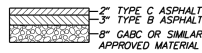
- 1 X SIL5850L - COMMERCIAL SLIDE GATE OPERATOR, 5/8, 24VDC, 5HP, 24VDC AND BATTERY BACK-UP. INCLUDES CONCRETE PAD, PIPE AND WIRE.
- 1 X PHOTO ELECTRIC EYE BEAM AND SAFETY GATE EDGE.
- 1 X DK1506-086- DOORING DIGITAL PROGRAMMABLE KEYPAD.
- 1 X GOOSENECK PEDESTAL - INCLUDES CONCRETE, PIPE AND WIRE.
- 1 X PUSH TO EXIT BUTTON
- 1 X SOS UNIT - THIS WILL OPEN THE GATE WHEN AN EMERGENCY VEHICLE ACTIVATES THEIR SIREN. (POLICE, FIRE, AMBULANCE) REQUIRED BY CODE.
- 1 X LOOP DETECTOR - EXIT LOOP. AS REQUIRED BY CODE.



NT



NOT TO SCALE



2" #57 STONE

4" THICKNESS GABC PLACED AND COMPACTED

SUBGRADE COMPACTED TO 95% OF ASTM D-1557

NOT TO SCALE

1. TOPOGRAPHIC SURVEY WAS PERFORMED BY MORRIS AND RITCHE ASSOCIATES IN JUNE 2024. HORIZONTAL DATUM: NAD 83, VERTICAL DATUM: NAVD 88.
2. THE CONTRACTOR SHALL PROVIDE ALL STAKEOUT WORK NECESSARY FOR PROJECT CONSTRUCTION BY A SURVEYOR LICENSED IN THE STATE OF DELAWARE.

3. CONTRACTOR SHALL NOTIFY CITY UTILITY OF LAMAR AT (800-282-2222) AT LEAST 48 HOURS PRIOR TO EXCAVATION, TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED.

4. WHENEVER EXCAVATION DISRUPTS 60" MINOR OR DEEPER THAN ANY EXISTING TELEPHONE OR LIGHT POLES, THE POLE SHALL BE REMOVED AND REPLACED WITHIN 24 HOURS OF THE DATE OF DISRUPTION IN ACCORDANCE WITH REQUIREMENT OF THE OWNER. THE POLE COORDINATOR WITH UTILITY COMPANY TO HAVE EXISTING OVERHEAD UTILITY, CABLE TV, ELECTRIC, ETC. MARKED OR RELOCATED TEMPORARILY DURING CONSTRUCTION.

5. CONTRACTOR SHALL EXERCISE EXTREME CARE AND CAUTION TO PROTECT ALL TREES, SHRUBS, AND LANDSCAPING FROM DAMAGE DURING CONSTRUCTION OPERATIONS UNLESS SPECIFICALLY DESIGNATED TO BE REMOVED.

6. CONTRACTOR SHALL REMOVE AND IMMEDIATELY RELOCATE, REPAIR OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING BUT NOT LIMITED TO, EXISTING UTILITIES, SIGNAGE, TRAFFIC CONTROL DEVICES, OR OTHER MAJOR OR MINOR OBSTRUCTIONS ENCOUNTERED. ALL ASSOCIATED COST SHALL BE INCLUDED IN THE PROPOSED BID.

7. CONTRACTOR SHALL TOPSOIL, SEED AND MULCH ALL UNPAVED AREAS DISTURBED DURING CONSTRUCTION ACCORDING TO THE EROSION CONTROL PLAN.

8. PROVIDE CONCRETE TIEBOLTS FOR ALL BENCHES, TIES, AND PILES ON PROPOSED MASTER MAN, PER DETAILS.

[illegible]

3. WHERE EXISTING UTILITIES CROSS THE PROPOSED EASEMENT, THEY SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM DAMAGE DUE TO CONSTRUCTION. ALL METHODS FOR SUPPORTING AND MAINTAINING THESE UTILITIES SHALL BE SUBJECT TO REVIEW BY OWNER. CARE SHALL BE TAKEN TO INSURE THAT THE EXISTING UTILITY GRADES AND ALIGNMENT ARE MAINTAINED AND THE PIPE JOINTS ARE NOT DISRUPTED. SHALL SHALL BE CAREFULLY PLACED AND TYPED TO PREVENT DAMAGE OR FUTURE SETTLEMENT. ANY DAMAGE OR MISALIGNMENT OF THE UTILITIES DUE TO CONSTRUCTION OR SETTLEMENT SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

4. ANY UNPROTECTED CABLE (DIRECT BURIED) ENGINEERED THAT IS VERIFIED AS NOT ABANDONED IN PLACE SHALL BE PROTECTED. THE UTILITY OWNER MAY DIRECT THE CABLE BE PLACED IN SPLIT DITCH OF APPROPRIATE SIZE AND CONCRETE AND GROUTED THROUGH THE AREA OF THE EASEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE CABLE AND SHALL BE REQUIRED TO AVOID HAVING TO CUT AND RE-SPICE DIRECT BURIED CABLE. THE CONTRACTOR SHALL NOTE SPLIT DITCH PORTIONS ON AS-BUILTS.

- THESE DRAWINGS DO NOT INCLUDE NECESSARY ELEMENTS OF CONSTRUCTION SUFFICIENT FOR CONSTRUCTION. ALL CONSTRUCTION MUST BE COMPLETED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND TUNNEL AUTHORITY AND ALL FEDERAL, STATE AND LOCAL ORDINANCES.
- DISTING. UTILITIES ARE SHOWN BASED ON THE BEST INFORMATION CURRENTLY AVAILABLE. LOCATIONS ARE NOT BASED ON A FIELD SURVEY. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT ALL UTILITIES DURING CONSTRUCTION. UTILITY DAMAGE SHALL BE PREVENTED AND FULLY REPAIRED TO THE SATISFACTION OF THE UTILITY OWNERS.
- THE CONTRACTOR SHALL PLAN AND PERFORM ALL NECESSARY REQUIREMENTS OF THE DELAWARE DEPARTMENT OF HIGHWAY PREVENTION AND SAFETY ACT.
- THE CONTRACTOR SHALL PROVIDE BARRIERS AND WARNING CONES, IN ACCORDANCE WITH THE DELAWARE CONSTRUCTION ACT, ALL BARRIERS AND WARNING CONES, PRACTICES SHALL BE IN ACCORDANCE WITH THE DELAWARE DEPARTMENT OF HIGHWAY PREVENTION AND SAFETY ACT.
- TRAFFIC AND SAFETY CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION IN CONFORMANCE WITH THE CURRENT VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES.
- ALL WORK WITHIN STREET RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH STATE OF DELAWARE STANDARDS AND ALL IN APPROVED UTILITY CONSTRUCTION PRACTICE.
- FOR ROAD CROSSING THROUGH STREET-CANAL, THE CROSSING SHALL EXCEED A MINIMUM 4 FEET BEYOND EDGE OF PAVEMENT.
- ROAD PLANS TO BE SUBMITTED FROM NOVEMBER 1, THROUGH APRIL 30.
- ALL OPEN ROAD AND INTERFERED CROSSINGS THAT ARE WITHIN A FEET OF AN EXISTING PAVED/PAVED CONCRETE ROAD SHALL BE REPAVED TO THE DEPTH.
- ALL DRIVEWAYS SHALL BE RECONSTRUCTED TO 18" MIN.
- ALL FIRE LAMEN, FIRE PREVENTION AND FIRE PREVENTION EQUIPMENT SHALL BE MAINTAINED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- WATER MAINS SHALL BE LAG AT LEAST 18" FEET AROUND FROM ANY EXISTING OR PROPOSED SANITARY SEWER. WATER MAINS CROSSING SANITARY SEWER MAINS SHALL BE LAG TO 18" FEET AROUND FROM ANY EXISTING OR PROPOSED SANITARY SEWER. THE CONTRACTOR SHALL BE ASSURED THAT THE PROPOSED WORK WON'T BE POSSIBLE FROM ANY EXISTING OR PROPOSED SANITARY SEWER.
- WATER MAINS SHALL BE LAG AT LEAST 18" FEET AROUND FROM ANY EXISTING OR PROPOSED SANITARY SEWER.
- IF ANY SITUATION IS NECESSARY, WORK SHALL BE DONE IN A MANNER AS WELL AS A MINIMUM LATERAL PILE PROTECTION FOR A TOTAL OF 2' MIN. CONSTRUCTION, THE JOINT MUST BE REPAVED TO THE DEPTH OF THE EXISTING PAVED/PAVED CONCRETE ROAD.
- NO WORK SHALL BE CONDUCTED WITHIN THREE WORKING DAYS, BUT NO MORE THAN 10 WORKING DAYS PRIOR TO ANY EXCAVATION OR DESTRUCTION ACTIVITIES.
- ALL UTILITY MUST BE LOCATED AND MARKED WITHIN THREE WORKING DAYS PRIOR TO EXCAVATION OF ANY WORK.
- ALL MARKED MUST BE LOCATED WITHIN THREE WORKING DAYS PRIOR TO EXCAVATION OF ANY WORK.
- ADJUST ALL VALVE BOXES TO FINAL, HOWEVER, CONTRACTOR SHALL INSTALL A CONCRETE COLLAR AROUND ALL VALVE BOXES THAT ARE LOCATED IN PAVED AREAS PER SLOTT.
- ALL UNPAVED WATER MAINS TO BE REPAVED AND CAPPED IN PLACE (NOTING THAT ANY VALVE BOXES) MUST ALSO BE REPAVED PER OWNER REQUESTS, VALVES SHUT AND VALVE BOXES AND HYDRANTS TO BE REPAVED TO THE DEPTH OF THE EXISTING PAVED/PAVED CONCRETE ROAD.
- ALL EXISTING WATER MAIN SHALL REMAIN ALIVE, BUT BE LAG AS MUCH AS NECESSARY TO PROVIDE FOR OPERATION OF EXISTING WATER MAINS AND NEW HYDRANTS CAN BE ACTIVATED.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY OF WORK.
- PROPOSED WORK AT CONSTRUCTION POINTS TO START WITHIN EIGHTEEN DAYS AND RIGHTS OF WAY.
- PERMITTED PERSONS IN THE PLAN INCLUDING THE PLAN ARE APPROPRIATE, ACCIDENTAL, FITTING THAT MAY BE REQUIRED DURING CONSTRUCTION ARE INCIDENTAL TO THE CONTRACT AND THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL SEWERAGE CONTRIBUTORS TO CORPUS ARE ELIGIBLE 2020 PERSONAL ACCOUNTING MANUAL, SEWERAGE CHARGES FOR CONSTRUCTION, INCLUDING THE PLAN, ARE INCIDENTAL TO THE CONTRACT AND THE RESPONSIBILITY OF THE CONTRACTOR.
- SEWERAGE CHARGES FOR CONSTRUCTION, INCLUDING THE PLAN, ARE INCIDENTAL TO THE CONTRACT AND THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE

**MORRIS & RITCHIE
ASSOCIATES, INC.**

ENGINEERS, PLANNERS,
SURVEYORS, AND LANDSCAPE
ARCHITECTS

11 RUTHAR DRIVE
NEWARK, DE 19711
202-266-2200

DEVELOPER
DEWATER UTILITIES, INC.
10 GREG COURTY
80 SOUTH LITTLE CREEK ROAD
NEWARK, DE 19801

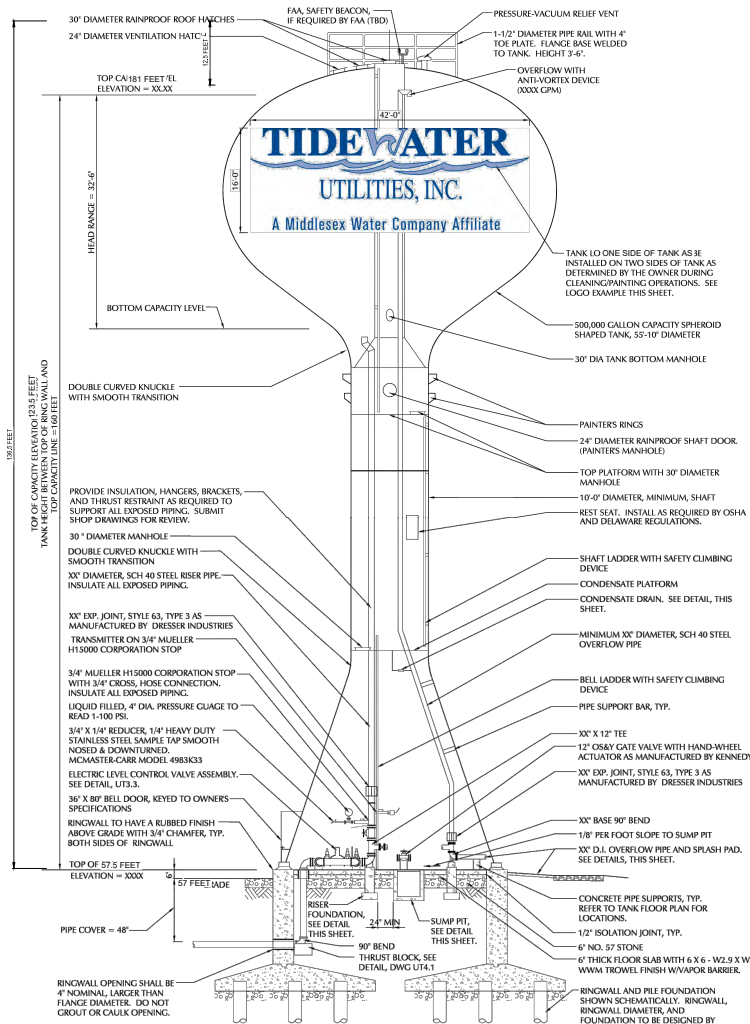
ELEVATED STORAGE TANK
AT JARRELL RIDGE
KENT COUNTY, DELAWARE
NORTH MURDERKILL HUNDRED

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MORRIS & RITCHIE ASSOCIATES, INC.

A	REVISION	DATE	
0613X01	DRAWN BY JTH	CHECKED BY CWB	ISSUED 4/20/2026

GENERAL NOTES & CONSTRUCTION DETAILS

HEET NUMBER



ELEVATED STORAGE TANK ELEVATION

GENERAL NOTES:

1. TANK APPURTENANCES ROTATED FOR CLARITY.
2. LADDER AND SAFETY DEVICES SHALL MEET OSHA AND DELAWARE REGULATIONS.
3. TANK SHALL BE PAINTED WHITE OR SOY NEUTRAL. OWNER SHALL MAKE COLOR CHOICE.
4. TANK SHALL BE LETTERED WITH THE TIDEWATER LOGO.
5. INSTALL RISER FOUNDATION DIRECTLY BELOW RISER BASE ELBOW AND OVERFLOW BASE TEE AS SHOWN AND PROVIDE MINIMUM 2" CLEARANCE BETWEEN OUTSIDE OF SUMP PIT AND RISER FOUNDATION. SLOPE CONCRETE FLOOR TO SUMP PIT AS NECESSARY.
6. ALL GATE VALVES SHALL BE KENNEDY C-599.
7. SEE SPECIFICATIONS FOR OPTIONAL ACCESSORIES AND ALTERNATE ITEMS.
8. PROVIDE CHAIN WHEEL OPERATORS FOR GATE VALVES WITH ACTUATOR CENTERLINE HIGHER THAN 4 FT ABOVE FINISH FLOOR.

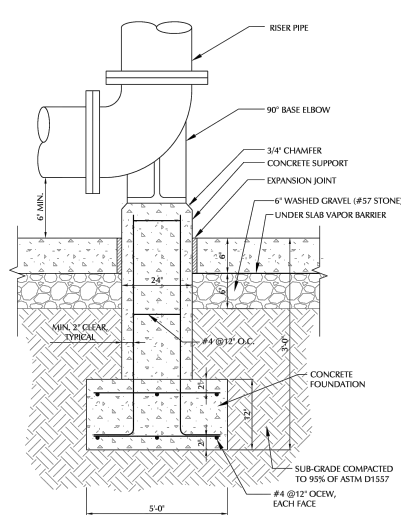
ELEVATED WATER STORAGE TANK - PEDESTAL SPHEROID 500,000 GALLON CAPACITY

NTS

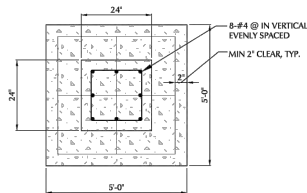


TIDEWATER LOGO EXAMPLE

NTS



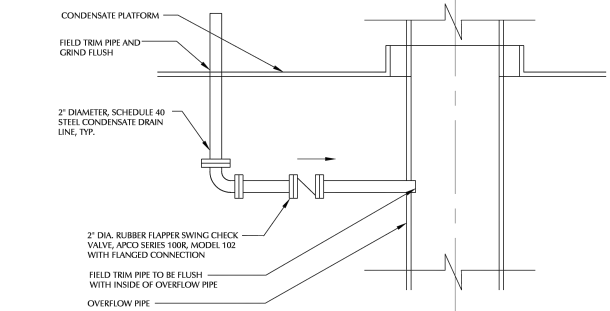
SECTION VIEW



PLAN VIEW

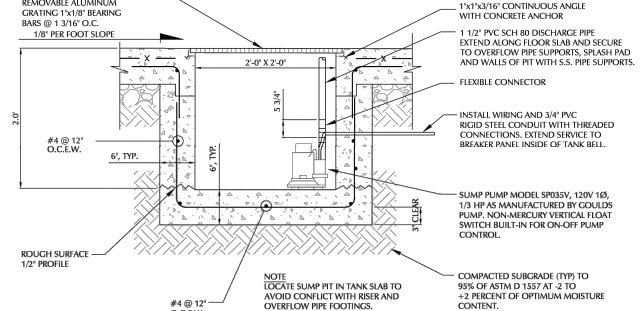
RISER PIPE CONCRETE FOUNDATION DETAIL

NTS



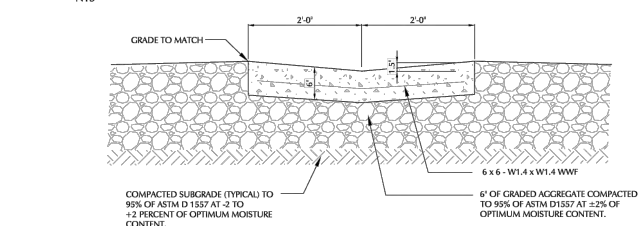
CONDENSATE DRAIN LINE DETAIL

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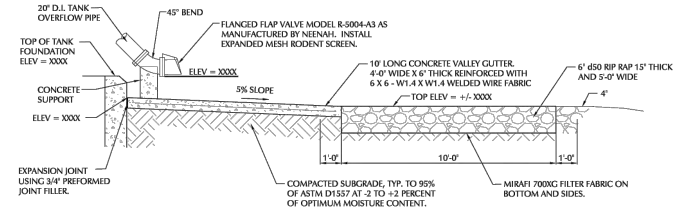
SUMP PUMP DETAIL

NTS



SPLASH PAD CROSS-SECTION DETAIL

NTS



OVERFLOW SPLASH PAD

NTS

MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

111 RUTHAN DRIVE NEWARK, DE 19711 302.862.0200

DEVELOPER
TIDEWATER UTILITIES, INC.
C/O NEWARK
100 SOUTH LITTLE CREEK ROAD
NEWARK, DE 19711

JARRELL RIDGE
KENT COUNTY, DELAWARE
NORTH MURDERKILL HUNDRED

ENGINEERING CONTRACT NO. MORRIS & RITCHIE ASSOCIATES, INC.

NO.	REVISION	DATE
2201.001	ISSUED FOR PERMIT	4/20/2024

SHEET TITLE

ELEVATED STORAGE TANK

SHEET NUMBER

4 OF 4

REGIONAL PLANNING COMMISSION
PUBLIC HEARING MINUTES
Conference Call Included
May 7, 2026

The following members were present:

David Peterman
Peter Servon
Glenn Gauvry
Delbert Mills
Bill Jester

Also present:

Sarah Keifer - Director of Planning
Tanner Jameson - Attorney

CS-26-03 Tidewater Utilities-Jarrell Ridge: Request for Conditional Use Site Plan Approval of an Elevated Water Storage Tank outside the Growth Zone Overlay District / WD-00-081.0001-49.00-000

Application #	:	CS-26-03
Application Title	:	Tidewater Utilities – Jarrell Ridge
Owner	:	Behram Holding LLC 77 Case Ridge Rd Dover, DE 19901
Applicant	:	Tidewater Utilities, Inc. 1100 South Little Creek Rd. Dover, DE 19901
Engineer	:	Morris & Ritchie Associates, Inc. 111 Ruthar Dr Newark, DE 19711
Zoning District	:	AR (Agricultural Residential)
Comprehensive Plan Map Designation	:	Low Density Residential
Relation to Growth Zone	:	Inside
Present Use	:	Vacant (Approved 85 lot Major Subdivision)
Proposed Use	:	Same with Water Tower
Levy Court District	:	5 th - Sweeney
School District	:	Lake Forest
Fire District	:	Felton
Area and Location	:	57.85± acres (Area of Petition 0.33± acres) on the north side of Firetower Rd., 900' west of Turkey Point Rd., south of Viola.
Kent County Property Identification Numbers	:	NM-00-119.00-02-48.02-000

Mr. Jester: *(In auditable)* Ok, you can go up. *(In auditable)* You can be sworn or affirmed unless you are an attorney.

Charlie Barnett: Good evening. My name is Charlie Barnett, I'm with Morrison Richie Associates at 111 Ruthar Drive, Newark Delaware.

Mr. Jameson: And sir, do you swear from that the testimony you're about to give will be the truth?

Mr. Barnett: I do.

Mr. Jameson: Thank you.

Mr. Jester: Get right ahead.

Mr. Barnett: Thank you very much. Good evening, everybody. Here for the Tidewater Utilities elevated storage tank project. If you remember, I was here September of last year, to present the present the major subdivision of Gerald Ridge to this same planning commission, which consisted of 85 single family lots. It was approved in September of last year, the preliminary plan and it's currently under design. At that time we showed the plan that is also on the screen here before you and pointed out that this square area in the back was being reserved for a future elevated water tank for Tidewater Utilities. As the code requires that is allowable through a conditional use application, which is why we're here tonight. So, to refresh your memory, Jar Roads subdivision is on the north side of fire tower. It's bordered by Countryside Mobile Estates here to the west, and also Riverdale states here, right next to it. The northern property line is Hudson branch defined by that water body. There is a solar facility currently under construction right across the way from it. Most of the this area here is wooded on the other side of the water body, and then there is another subdivision, Summerfield Village, across the street on the south side of fire tower Road. Thank you.

As required by the code, any facility like this, the tower is required to be, have a setback from the nearest property lines at least equal to or greater than the height of the tower. We are proposing this facility to be a 173 feet high. The nearest proposed lot line is right there that's has a setback of 140 feet, so we meet that requirement. The next closest lot is 142 feet there. The property line to the east, which is again Hudson Branch the stream. That is 208 feet away from the tower and then the subdivision to the west of us is 357 feet away. So, we meet all the requirements for the code there. We've also put together a rendering here of, about what that tower would look like from Firetower road. If you were to look back, obviously this there's going to be a subdivision in front of it with single family homes on it, but as far as where we positioned and how far away, that's what we put together for you there. There are several other water towers within the County's purview and we've just kind of placed some of them here on this map. All of the existing ones are here in red, Garrison's Postal Weight, the middle school, Woodfield there. Also, there's currently being one under construction right now by Tidewater Utilities called Carpenters Bridge, the facilities right down here. There are two others here and here that have been proposed, have been approved and just haven't quite started construction yet. And then the Jarrell Ridge facility here, just outside of *(in auditable)*

Here's a picture showing some of the other water towers within the County just to show that it's not unlike many other facilities that have already been approved and constructed throughout the county. And then some other photographs of. Similar water towers that may not be within the Counties, but are also within the jurisdictions throughout Kent County. Also this project went before the board of adjustments last month where we were granted three variants is, that had to deal with the signage on the facility and the height of those signs and all of those were approved at that time. That's the general presentation for the project. If anybody has any questions, I'd be glad to answer them. There's also a gentleman here from Tidewater Utilities in case you have specifics, but, the towers basically needed for their overall infrastructure is to help bolster that portion of the county and their existing facilities to make sure that they have adequate operating pressures within their system so that they can provide drinking water to the residents of the area, not just the Jarrell Ridge subdivision. This goes towards their entire network and all their customers, as well as making sure that they can provide proper fire protection pressure for when those needs arise.

Mr. Jester: Having said that, I see when we approved the application, you were actually taking two acres of woodland down out of the 22 total, down to around 20. Does this two acres involved in where this water tower is going?

Mr. Barnett: The those numbers included what would need to be cleared for the water tower, correct.

Mr. Jester: So there isn't any additional damage to the woodlands.

Mr. Barnett: Correct.

Mr. Gauvry: So, this will be feed through a well,

Mr. Barnett: Tidewater actually has a water main right down there by the railroad crossing a fire tower road, and that water system will be extended up into the site, feed the tower, and then it'll help increase the pressure to be pushed back out through the system.

Mr. Gauvry: Okay, thank you.

Mr. Jester: Any other questions? Seeing none, I thank you very much. Is there anyone else here who supports this project and would like to speak? Anyone else here would like to speak? Anyone online that would like to speak in favor or against this project?

Mark Kennedy: For our guests joining us online, if you would like to speak in favor or in opposition to this project, please indicate by raising your electronic hand or pressing star three if you're joining us by phone. I see NO hands raised online at this time message here.

Mr. Jeser: Than I'll ask the floor. Is there anyone here who is opposed to this project. We'll be taking this project up next week. Thank you all.

Introduced By: Terry Pepper
Date of Introduction: May 12, 2026
Date of Public Hearing: May 26, 2026
Time of Public Hearing: 7:00 p.m.
Date of Adoption: [_____]
Effective Date: Upon Adoption

ORDINANCE NO. LC26-09

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF KENT COUNTY,
DELAWARE, ECONOMIC DEVELOPMENT REVENUE BONDS IN AN AMOUNT
NOT TO EXCEED \$5,000,000 FOR THE BENEFIT OF PROVIDENCE CREEK
ACADEMY CHARTER SCHOOL, INC. TO REFINANCE PRIOR BONDS**

WHEREAS, the Levy Court of Kent County (the “County”) has heretofore adopted Ordinance No. 86-5, as amended, establishing procedures for the issuance by the County of Revenue Bonds and Ordinance No. 30-6, governing the Office of Economic and Maritime Development’s issuance of bonds (the “General Ordinances”) to encourage and assist the financing of industrial, commercial, maritime and agricultural businesses to do business, locate, remain and expand in the County resulting in increased employment opportunities and benefiting the good order of Kent County and the health, safety and welfare of its citizens; and

WHEREAS, any project for any building or facility or area occupied or utilized by an enterprise providing educational services to any other person is an important inducement to industrial, commercial, maritime and agricultural businesses to do business, locate, remain and expand in the County which in time will result in increased employment opportunities in the County; and

WHEREAS, Providence Creek Academy Charter School, Inc. (the “Applicant”) has submitted an application (the “Application”) to the County for the issuance of revenue bonds of the County, in one or more series, in the maximum aggregate principal amount of up to \$5,000,000 (the “Bonds”) to finance a Project (as defined in the General Ordinances) consisting of the refinancing of a portion of the Kent County, Delaware Economic Development Revenue Bonds (Providence Creek Academy Project) Series 2008 Bonds (the “2008 Bonds”) which were issued to finance the acquisition and construction of certain educational facilities of the Applicant (the “Project”); and

WHEREAS, after notice was published at least seven (7) days in advance on the County’s website on March 18, 2026, the Levy Court held a public hearing on May 26, 2026 concerning the Project and the proposed issuance of the Bonds, during which all interested persons were given an opportunity to be heard and, after said hearing, the Levy Court desires to approve the project, to make the findings and determinations set forth herein and to authorize the sale and issuance of the Bonds for the Project; and

WHEREAS, the Bonds will be issued and sold pursuant to a Bond Purchase and Loan Agreement by and among the County, Applicant and Wilmington Savings Fund Society, FSB (the “Bond Purchaser”) and the proceeds thereof will be applied to make a loan to the Applicant; and

WHEREAS, in order to secure its obligations on the Bonds, the County will assign to the Bond Purchaser substantially all of its rights under the Bond Purchase and Loan Agreement, including the rights to the note(s) delivered by the Applicant thereunder (the “Notes”); and

WHEREAS, the Bonds will be a limited obligation of the County payable solely from the revenues of the Applicant under the bond documents; and

WHEREAS, the Levy Court desires to authorize the issuance, execution and delivery of the Bonds and the execution and delivery of the other documents required to accomplish the foregoing, and to authorize all other necessary action in connection with the Project and the financing thereof.

THE COUNTY OF KENT HEREBY ORDAINS (5/7th of all of the members elected to Levy Court concurring herein);

Section 1. Findings and Approval of the Project.

In connection with the Application of the Applicant, the Levy Court hereby makes the following findings and determinations:

(a) The issuance and sale by the County of the Bonds, in one or more series, in the maximum aggregate principal amount not to exceed \$5,000,000 in order to lend the proceeds thereof to the Applicant for the Project:

(i) will tend to provide or maintain employment of citizens of the County; and

(ii) will serve a public purpose by contributing to the prosperity, health, safety and welfare of the citizens of the County as contemplated by the General Ordinances; and

(b) the Bonds will be the limited obligation of the County and the County will not pledge its full faith and credit or taxing power thereof, but the Bonds will be payable solely from the revenues of the Project and the Applicant as set forth under the Bond Purchase and Loan Agreement.

Based on the foregoing findings and determinations and as a substantial inducement to the Applicant to undertake the Project, the Project is hereby determined to be eligible for financing by the County.

Section 2. Authorization of the Bonds.

In order to provide funds to finance the costs of the Project, the County shall issue its Revenue Bonds (Providence Creek Academy Project) Series 2026, in one or more tax-exempt or taxable series, in a maximum aggregate principal amount not to exceed \$5,000,000, which shall mature and bear interest substantially as set forth in **Exhibit A** hereto. The Bonds shall be dated the date of delivery thereof, shall be issued as typewritten bonds, one for each maturity date and shall be in the name of the Bond Issuer as owner.

The Bonds will be a special limited obligation of the County payable solely and exclusively

from the payments made by or on behalf of the Applicant under the Bond Purchase and Loan Agreement and out of the revenues derived from the Project and shall be secured as set forth herein. The full faith and credit or taxing power of the County or of the State of Delaware or of any other political subdivision thereof shall not be pledged for the Bonds and the Bonds shall not be a debt or liability of the State of Delaware or of any political subdivision thereof, other than the County to the limited extent provided in the Bond Purchase and Loan Agreement.

The Bonds shall not be payable out of any funds, revenues or properties of the County other than those specifically pledged therefor.

Section 3. Authorization of Agreements; Sale of Bonds; Loan to Applicant; Assignment to Bond Purchaser.

The County shall enter into the Bond Purchase and Loan Agreement with the Bond Purchaser and the Applicant, setting forth the terms and conditions under which (i) the Bonds are to be issued by the County and purchased by the Bond Purchaser; (ii) the proceeds of the Bonds are to be delivered to the County and applied by the County to make a loan to the Applicant; (iii) the Notes are to be executed and delivered to the County in order to evidence the Applicant's obligation to the County with respect to the loan; and (iv) the County is to assign to the Bond Purchaser the Notes and substantially all of its rights under the Bond Purchase and Loan Agreement.

The Applicant is hereby authorized to proceed with the Project in accordance with the terms of this Ordinance.

Section 4. Execution and Delivery of Documents.

Each of the County Administrator and the President of Levy Court is hereby authorized to review, approve, execute and deliver (or to accept delivery of, as the case may be), in the name of the County and on its behalf, the below listed documents, in accordance with the provisions of this Ordinance and consistent with the requirements of the Bond Purchase and Loan Agreement and is further authorized to approve the final form thereof and to approve the exact principal amount and final terms of the Bonds, such approvals to be conclusively evidenced by the execution and delivery thereof, and the Clerk of the Peace is hereby authorized to affix the seal of the County to those of the below listed documents which are executed on behalf of the County and to attest to the same:

(a) The Bond Purchase and Loan Agreement;

(b) The Bonds; and

(c) Such other documents as the County Administrator or the President of Levy Court, with the advice of County's Bond Counsel, determines to be reasonable and appropriate to complete the financing for the Project as authorized by this Ordinance, including regulatory and compliance agreements relating to federal tax law requirements applicable to tax-exempt financings, including an arbitrage certificate.

Copies of the foregoing documents, together with the other documents relating to the

transactions authorized hereby, in final form as executed and delivered by the parties thereto, shall be filed in the official records of the County.

Section 5. Binding Effect of Covenants and Agreements.

All covenants, obligations and agreements of the County set forth in this Ordinance and in the documents authorized hereby shall be deemed to be the covenants, obligations and agreements of the County to the fullest extent authorized or permitted by law.

Section 6. Further Action.

The proper officers of the County are hereby authorized and directed to execute such further documents and do such further things as may be necessary or proper to carry out the intent and purposes of this Ordinance or any document herein authorized.

Section 7. Severability.

In case any one or more of the provisions contained in this Ordinance or in the Bonds or in any other document executed and delivered pursuant hereto shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions of this Ordinance or of said Bonds or other documents, and this Ordinance, said Bonds or other documents shall be construed and enforced as if such invalid, illegal or unenforceable provisions had never been contained herein or therein.

Section 8. Effective Date.

This Ordinance shall be effective immediately upon its adoption.

Adopted by Levy Court of
Kent County, Delaware

By: _____
President, Kent County
Levy Court

Attest:

Clerk of the Peace

This __ day of _____, 2026.

SYNOPSIS:

This Ordinance authorizes the issuance of the County's revenue bonds for the benefit of Providence Creek Academy Charter School, Inc., in one or more series, in a maximum aggregate principal amount not to exceed \$5,000,000 to refinance a portion of the 2008 Bonds which were issued to finance the acquisition and construction of certain educational facilities of the Applicant.

The Bonds are payable solely from revenues generated by the Applicant and the Project, and neither the full faith and credit nor taxing power of the County is pledged to the repayment of the Bonds.

EXHIBIT A

Terms of the Bonds

Aggregate Principal Amount: Not to exceed \$5,000,000.

Interest Rate: Fixed rate currently expected to be less than 6%.

Maturity: Not to exceed 15 years.

INTRODUCED BY: Allan F. Angel
DATE INTRODUCED: May 26, 2026
PUBLIC HEARING DATE: July 7, 2026
PUBLIC HEARING TIME: 7:00 p.m.
ADOPTION DATE:
EFFECTIVE DATE: Upon Adoption

**Ordinance LC26-04
Ethics**

An Ordinance to

(1) Replace Kent County Code, Vol. II, CHAPTER 41 ETHICS, CODE OF WITH KENT COUNTY CODE RELATING TO ETHICS, POST-EMPLOYMENT RESTRICTIONS, AND STANDARDS OF CONDUCT by repealing and replacing the current language in its entirety and

(2) Delete Kent County Code, Vol. II, CHAPTER 68 PERSONNEL POLICY § 68-7 Vacancies, recruitments and appointments, Section H in its entirety.

WHEREAS

The Levy Court finds that public confidence in County government requires clear, enforceable ethical standards; and

The State of Delaware has established ethics requirements under Title 29, Chapter 58; and

Kent County desires to adopt those standards and supplement them with additional local safeguards;

THE LEVY COURT OF KENT COUNTY, DELAWARE, HEREBY ORDAINS:

Section 1. That the existing Kent County Code, Vol. II, Chapter 41 ETHICS, CODE OF be replaced with Kent County Code, Vol. II, CHAPTER 41 OF THE KENT COUNTY CODE RELATING TO ETHICS, POST-EMPLOYMENT RESTRICTIONS, AND STANDARDS OF CONDUCT by deleting the current language in its entirety and replacing it with the following underlined language:

Chapter 41 — Ethics and Standards of Conduct

§ 41-1. Adoption of State Ethics Law.

A. Incorporation by Reference

Kent County adopts and incorporates by reference Title 29, Chapter 58 of the Delaware Code, as amended, as the governing ethics standards for County officers, employees, and appointed officials.

B. Applicability

All County elected officials, appointed officials, employees, and members of boards, commissions, and committees are subject to the code of conduct, conflict-of-interest, financial disclosure, gift, post-employment, advisory opinion, and complaint requirements and procedures set forth in Title 29, Chapter 58.

C. Enforcement

Enforcement authority remains with the Delaware Public Integrity Commission in accordance with the procedures outlined in Title 29, Chapter 58.

§ 41-2. Supplemental Local Standards.

The following provisions supplement and do not replace State law.

A. General Ethical Conduct

Officials and employees shall conduct themselves so as to maintain public confidence and avoid both actual impropriety and the appearance of impropriety.

B. Prohibition on Nepotism

1. No official or employee shall participate in or influence any decision relating to the hiring, evaluation, promotion, discipline, assignment, or compensation of a relative.
2. A relative shall be defined in accordance with §5806A. of Title 29 as amended to include:
 - a. A person's spouse or domestic partner
 - b. A person's parent, stepparent, child, or stepchild
 - c. The parent, stepparent, child, or stepchild of a person's spouse or domestic partner
 - d. A person's grandparent or grandchild
 - e. A person's sibling
 - f. The spouse of a person's child
 - g. A minor child for whom the person has assumed and carried out parental responsibilities
3. No employee shall be placed in a position of direct supervision over a relative.
4. Relatives must be disclosed to Human Resources within thirty (30) days of hire or occurrence.
5. If a supervisory conflict question arises, Human Resources, in consultation with the County Administrator, applicable department heads, and the County Attorney's office (as

necessary) shall determine appropriate reassignment or structural safeguards consistent with operational needs.

C. Procurement Conflict Certification

Individuals participating in bid or proposal evaluations above thresholds set by County policy must execute a written conflict-of-interest certification before participation. All conflicts of interest with relatives (as defined herein) shall be disclosed. For projects requiring sealed bids, a relative having an interest in the entity bidding shall not preclude the bidder from receiving the awarded conflict provided that all conflicts of interest are disclosed. For non-competitive bidding, such as professional services, all conflicts of interest must be disclosed and no relative shall participate in the selection process.

§ 41-3. County-Specific Post-Employment Restrictions.

In addition to State post-employment restrictions:

A. Two-Year Representation Restriction

No former County employee shall, within two (2) years after separation, represent or assist a private entity before Kent County in connection with any matter in which the employee participated personally and substantially during County service.

B. One-Year Cooling-Off for Senior Personnel

For one (1) year after separation, no former Department Head, Division Director, Procurement Officer, or employee with final decision-making authority shall accept employment with or compensation from a private entity if:

1. The entity had a contract, regulatory approval, development application, or procurement pending before the employee during their final year of service; and
2. The employee exercised discretionary authority affecting that entity.

C. Confidential Information

Officials and employees shall not use or disclose confidential information (e.g. site acquisition, collective bargaining, litigation, or personnel matters) acquired during County service for personal benefit or for the benefit of any private party.

D. Contracting Prohibition

No former employee may assist a private party in securing a County contract where the employee was directly involved in drafting specifications, evaluating proposals, negotiating terms, or approving the contract.

E. Waiver Authority

The County Attorney may issue written advisory guidance regarding the applicability of this section; however, enforcement authority remains with the Public Integrity Commission.

§ 41-4. Ethics Training.

All officials and employees shall certify completion of ethics training as approved by the County Administrator every two years and upon swearing-in, appointment, or hiring.

§ 41-5. Consequences.

A confirmed violation of Title 29 or this Chapter shall constitute grounds for discipline under County personnel policy, up to and including reprimand or censure, termination, removal from boards, or other penalties or remedies as sanctioned in Title 29 Chapter 58.

§ 41-6. Review.

This chapter of the Kent County Code shall be reviewed by the Levy Court each 5 years and changes or updates shall be made in accordance with standing procedures for the adoption of County Code.

§ 41-7. Severability.

If any provision is invalid, the remainder shall remain in effect.

Section 2. Severability.

The provisions of this Ordinance are severable and if any of its provisions or any sentence, clause, or paragraph or the application thereof to any person or circumstance shall be held unconstitutional or violative of the Laws of the State of Delaware by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions which can be given effect without the invalid provision or application.

Section 3. Effective Date.

This Ordinance shall be effective upon the date of adoption.

ADOPTED BY THE LEVY COURT OF KENT COUNTY, DELAWARE

President, Kent County Levy Court

This _____ day of _____, 20__

ATTEST: _____
Clerk of the Peace

Synopsis: This ordinance repeals and reenacts Chapter 41, Ethics, Code of to explicitly incorporate Title 29, Chapter 58 of the Delaware Code, as amended, as the governing ethics standards for County officers, employees, and appointed officials and includes specific ethics standards for Kent County elected officials and employees. This ordinance also deletes Chapter 68, Personnel Policy § 68-7 H. with incorporation of that policy in Chapter 41.



Kent County
Department of Public Works

MEMORANDUM

DATE: May 26, 2026
TO: Kent County Commissioners
VIA: Kevin Sipple, County Administrator
FROM: Sam Bautista, P.E., Director of Public Works
RE: **COMMERCIAL TRASH SERVICE CONTRACT- CHANGE ORDER #8
REPUBLIC SERVICIES**

The County's office buildings, parks, pump stations and wastewater treatment facility are serviced under the Commercial Trash Collection Services Contract. Levy Court approved the award of the contract to BFI Waste Services, LLC dba Republic Services on April 19, 2022. The original contract period is July 1, 2022, through June 30, 2025 (35 months). Seven (7) change orders have been approved to date, including Change Order #3, a 1-Year contract extension.

Proposed Change Order #8

The Department of Public Works was contacted by Republic Services regarding a 2nd, 1-year extension. Republic Services is willing to extend the contract with a unit price increase of 4.0% effective July 1, 2026. The Change Order #8 is an increase in the estimated amount of at \$61,700 including estimated cost for roll-off tonnage of \$2,000/month. This increases the total contract amount to \$268,484.68. Staff recommends a one-year extension with Republic Services as described above.

The Department suggests the following motions:

1. **"Move to approve Change Order #8 to the Commercial Trash Collection Services Contract with BFI Waste Services, LLC dba Republic Services in the estimated amount of \$61,700.00 with a unit price increase of 4% and a one-year contract extension until June 30, 2027. Increasing the total contract amount to \$268,484,68. Funds for services are budgeted in the annual budgets of the General Fund and Sewer Fund." AND**
2. **"Move to authorize the President of Levy Court to sign Change Order #8."**

Reviewed and concurred:

A handwritten signature in black ink, appearing to read "Susan Durham", written over a horizontal line.

Susan Durham, Finance Director

Attachment



KENT COUNTY - DEPARTMENT OF PUBLIC WORKS
555 BAY ROAD, DOVER, DE 19901

CONTRACT CHANGE ORDER

PROJECT #: N/A
PROJECT NAME: Kent County Department of Public Works - Commercial Trash Contract
BFI Waste Services, LLC, DBA Republic Services of Delmar
ISSUED TO: 907 Willow Grove Road, Felton, DE 19943

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS AND SPECIFICATIONS:		DECREASE	INCREASE
Description of Changes (Supplemental Plans and Specifications Attached)			
A	1 Year extension of existing contract to provide commercial trash pickup for multiple locations. Extend contract period from July 1, 2026 through June 30, 2027.		
	Unit price(s) per pickup will increase by 4%, please see attached table.		\$ 37,700.00
	Disposal costs for roll-off's are to be invoiced using the DSWA's rate at time of disposal.		\$ 24,000.00
	Estimated disposal cost for roll-off containers \$2,000.00 per month		
Note: This is the second and last 1- year extension option for this contract.			
TOTAL CHANGES LISTED ABOVE:		\$ -	\$ 61,700.00
NET CHANGE IN CONTRACT PRICE:			\$ 61,700.00

JUSTIFICATION:

Explain (Differing Site Conditions), (Errors or Omissions in Drawing or Specifications), (Changes in Regulatory Requirements), (Design Changes), (Over run or Under run in Quantities), (Factors Affecting Time of Completion), (Other: Describe below)
1 year extension with adjusted contract pricing to reflect 4% increase.

The original amount of the Contract is: Ninety Two Thousand, One Hundred and Sixty Dollars and Zero Cents	\$92,160.00
The Contract amount as adjusted by all previously approved Change Orders: Two Hundred and Six Thousand, Seven Hundred Eighty Four and Sixty-Eight Cents	\$206,784.68
The amount of Contract will be INCREASED through this Change Order: Sixty-One Thousand, Seven Hundred and Zero Cents	\$ 61,700.00
The Contract Total, including all Change Orders: Two Hundred Sixty-Eight Thousand, Four Hundred Eighty-Four Dollars and Sixty-Eight Cents	\$268,484.68

This document will become a supplement to the contract and all provisions will apply hereto.

Recommended By: Segundo "Sam" Baustista, P.E., Public Works Director

Date

Approved By: Joanne Masten, Levy Court President

Date

Accepted By: BFI Waste Services LLC

Date

KENT COUNTY DEPARTMENT OF PUBLIC WORKS
COMMERCIAL TRASH COLLECTION SERVICES (07/01/22 - 06/30/25)
CHANGE ORDER SUMMARY dated 05/11/26

ITEM	DESCRIPTION		TOTAL COST
	ORIGINAL CONTRACT COST (Note: Tonnage not included in contract cost, but authorized by Levy Court)		\$ 92,160.00
1	CHANGE ORDER #1 - DATED 01/17/2023		\$41,378.00
	A. Location: Pump Station No.1 - change "Quantity and Size of Dumpsters" from 3 - 2 CY dumpsters to 4 - 2 CY dumpsters. Frequency remains twice weekly. No. of pickups increases from 312 to 416 pickups/yr.	\$2,808.00	
	Delta Year 1 + Delta Year 2 + Delta Year 3 = \$936 + \$936 + \$936		
	Delta Year 1: 104 pickups/yr *\$9.00/pickup = \$936.00 (Started change on 07/01/22)	\$936.00	
	Delta Year 2: 104 pickups/yr *\$9.00/pickup = \$936.00	\$936.00	
	Delta Year 3: 104 pickups/yr *\$9.00/pickup = \$936.00	\$936.00	
	B. Location: Kent County RRRF-Building B- change "Quantity and Size of Dumpsters" from 1 - 20 CY rolloff to 2 - 20 CY rolloff. The 2nd dumpster was added after 12/12/22. The frequency is changed for the 1st dumpster from "Every Other Week" to "OnceWeekly" starting 08/16/22. The frequency for the 2nd dumpster is "Once Weekly" starting after delivery.	\$38,570.00	
	Delta Year 1: \$0 (Jly)+\$190 (Aug)+\$190*2 (Sept)+\$190 *2 (Oct)+\$0(Nov)+1extra 20CY@ \$190/pickup*1/wk*4wk/mo*7mo + 1 orig 20CY@ \$190/pickup*2 extra pickups/mo*7mo=0+190+190*2+190*2+0+(190*1*4*7)+(190*2*7)=\$8,930	\$8,930.00	
	Delta Year 2: (2 dumpsters*52 pickups/dumpster/yr * \$190/pickup)-(1 dumpster *26pickups/dumpster/yr*\$190)=\$14,820	\$14,820.00	
	Delta Year 3: (2 dumpsters*52 pickups/dumpster/yr * \$190/pickup)-(1 dumpster *26pickups/dumpster/yr*\$190)=\$14,820	\$14,820.00	
	C. Correction of Typographic Errors in Locations and/or Address.	\$ -	
	Corrected Location: Kent County RRRF-Building A, 1 - 8 CY Cardboard Recycle Dumpster		
	(Change from Kent County RRRF-Building B, 1 - 8 CY Cardboard Recycle Dumpster to Building A)		
	Corrected Location: EMS Substation, 2500 Forest Avenue, Dover, DE		
	(Change from EMS Substation, 2500 Forest Grove Rd., Dover, DE to 2500 Forest Avenue)		
2	CHANGE ORDER #2 - DATED 10/10/2024		\$ (612.00)
	A. Location KC Admin Office 1	-\$612.00	
3	CHANGE ORDER #3 - DATED 3/19/2025		\$ 73,906.20
	1 Year Extension	\$49,906.20	
	Roll off Dumpsters Estimated Tipping Fees	\$24,000.00	
4	CHANGE ORDER #4 - DATED 5/15/2025		\$ (936.00)
	Remove 8-CY from Dover EMS sub- station	-\$1,872.00	
	Add residential bins to Forest Ave EMS for weekly pickup (2-95 gall trash bins & 1-65 gallon recycle)	\$468.00	
	Add residential bins to Wheatly's Pind EMS (2-95 gall trash bins & 1-65 gallon recycle)	\$468.00	
5	CHANGE ORDER #5 - DATED 7/17/2025		\$ 222.48
	Increase trash dumpster pickup at RecCenter to 2x weekly starting 7/21/25 until 8/31/25	\$222.48	
6	CHANGE ORDER #6 - DATED 1/9/2026		\$ 540.00
	Add 1-6yd dumpster to Milford EMS station weekly pickups starting 1/12/26	\$540.00	
7	CHANGE ORDER #7 - DATED 3/20/2026		\$ 126.00
	Add 1-4yd to Harrington EMS bi-weekly pickups starting 3/23/26	\$126.00	
8	CHANGE ORDER #8 - DATED 5/26/2026		\$ 61,700.00
	1 Year Extension	\$37,700.00	
	Roll off Dumpsters Estimated Tipping Fees	\$24,000.00	
	TOTAL CONTRACT COST		\$ 268,484.68

KENT COUNTY DEPARTMENT OF PUBLIC WORKS
COMMERCIAL TRASH COLLECTION SERVICES (07/01/26 - 06/30/27)
Change Order #8 2nd 1-Year Contract Extension 05/11/26
TABLE A

Location	Address	Qty & Size of Dumpsters	Number of Pickups	Unit Price Per Pickup	YEARLY TOTAL
Kent County Administrative Offices	555 Bay Road, Dover, DE 19901	1 - 8 C.Y. Dumpster	Twice Weekly 104 Pickups	\$ 38.56	\$ 4,010.24
Kent County Administrative Offices	555 Bay Road, Dover, DE 19901	1 - 8 C.Y. Cardboard Recycle Dumpster	Once Weekly 52 Pickups	\$ 38.56	\$ 2,005.12
911 Emergency Management Facility	911 Public Safety Blvd, Dover, DE 19901	1 - 8 C.Y. Dumpster	Once Weekly 52 Pickups	\$ 38.56	\$ 2,005.12
EMS Substation	2500 Forest Ave Dover, DE 19904	2- 95 Gal trash	Once Weekly 52 Pickups	\$ 3.12	\$ 324.48
EMS Substation	2500 Forest Ave Dover, DE 19904	1- 65 Gal. Recycling	Once Weekly 52 Pickups	\$ 3.12	\$ 162.24
Wheatley's Pond EMS	5100 Wheatley's Pond Rd. Smyrna, DE 19977	2- 95 Gal Trash	Once Weekly 52 Pickups	\$ 3.12	\$ 324.48
Wheatley's Pond EMS	5100 Wheatley's Pond Rd. Smyrna, DE 19977	1- 65 Gallon Recycling	Once Weekly 52 Pickups	\$ 3.12	\$ 162.24
EMS Substation- Harrington	503 Gordon St. Harrington, DE	1-4 Cubic Yard Dumpster	Bi-Weekly pickup= 26 pickups	\$ 19.28	\$ 501.28
Kent County Recreation Center	1683 New Burton Rd., Dover, DE 19904	1 - 8 C.Y. Dumpster	Once Weekly 52 Pickups	\$ 38.56	\$ 2,005.12
Kent County Recreation Center	1683 New Burton Rd., Dover, DE 19904	1 - 8 C.Y. Recycle Dumpster	Once Weekly 52 Pickups	\$ 38.56	\$ 2,005.12
Pump Station No. 1	205 Mill Street, Smyrna, DE 19977	4 - 2 C.Y. Dumpster	Twice Weekly 104 Pickups x 4 Dumpsters = 416 Pickups	\$ 9.64	\$ 4,010.24
Pump Station No. 6	DAFB-Old Lebanon Rd., Dover, DE 19901	1 - 2 C.Y. Dumpster	Once Monthly 12 Pickups	\$ 9.64	\$ 115.68
Pump Station No. 14	1969 S. DuPont Hwy, Dover, DE 19901	1 - 2 C.Y. Dumpster	Once Monthly 12 Pickups	\$ 9.64	\$ 115.68
Kent County RRRF - Building A	139 Milford Neck Rd, Milford, DE 19963	1 - 4 C.Y. Dumpster	Once Weekly 52 Pickups	\$ 19.28	\$ 1,002.56
Kent County RRRF - Building B	139 Milford Neck Rd, Milford, DE 19963	2 - 20 C.Y. Roll-Off	Weekly 104 pickups	\$ 203.53	\$ 10,583.56
Kent County RRRF - Building B	139 Milford Neck Rd, Milford, DE 19963	1 - 8 C.Y. Cardboard Recycle Dumpster	Once Weekly 52 Pickups	\$ 38.56	\$ 2,005.12

KENT COUNTY DEPARTMENT OF PUBLIC WORKS
COMMERCIAL TRASH COLLECTION SERVICES (07/01/26 - 06/30/27)
Change Order #8 2nd 1-Year Contract Extension 05/11/26
TABLE A

Location	Address	Qty & Size of Dumpsters	Number of Pickups	Unit Price Per Pickup	YEARLY TOTAL
Kent County RRRF - Building J	139 Milford Neck Rd, Milford, DE 19963	1 - 4 C.Y. Dumpster	Every Other Week 26 Pickups	\$ 19.28	\$ 501.28
Kent County RRRF - Building K	139 Milford Neck Rd, Milford, DE 19963	1 - 4 C.Y. Dumpster	Once Weekly 52 Pickups	\$ 19.28	\$ 1,002.56
Kent County - Brecknock Park	80 Old Camden Rd Camden, DE 19934	1 - 8 C.Y. Dumpster	Twice Weekly 104 Pickups	\$ 38.56	\$ 4,010.24
Various Locations Within Kent County	Various Locations Within Kent County	1 - 20 C.Y. Roll-Off	4 Times Per Year	\$ 203.53	\$ 814.12
TOTAL COST FOR 1-YEAR CONTRACT EXTENSION					\$ 37,666.48



Kent County
Department of Public Works
MEMORANDUM

DATE: May 26, 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 SERVICES AND DISPOSAL COSTS

The Kent County Wastewater Treatment Facility provides wastewater treatment through an advanced biological process utilizing extended aeration to facilitate the effective breakdown of organic matter. The facility operates a Biolac® system manufactured by Parkson Corporation. The system consists of two aeration basins, each containing 26 aeration chains (laterals), with each chain supporting 18 diffuser assemblies, resulting in a total of 936 diffusers throughout the treatment process. Diffuser replacement was identified as a need in the HDR assessment and was included as an optimization strategy within the recently submitted Implementation Plan to DNREC as the diffusers are approaching the end of their useful service life.

On April 28, 2026, Levy Court approved the sole-source purchase of 936 Parkson Biolac diffuser assemblies for this project. The Department of Public Works is now requesting approval of the additional funding required for diffuser replacement services and disposal costs as referenced in the previous Levy Court memorandum.

Per procurement requirements, Public Works issued a Letter Bid to six contractors for installation services and received three responsive bids. Clean Infusion, LLC submitted the lowest responsible bid in the amount of \$170,000. Therefore, the Department of Public Works is requesting that Levy Court award a contract to Clean Infusion for diffuser replacement services in the amount of \$170,000.

Additionally, the Department anticipates disposal costs for the removed diffuser assemblies to be approximately \$60,000 to ensure proper handling and disposal of the used diffusers and material. Both installation and disposal costs will be funded through the Department of Public Works contingency budget line.

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

1. **“Move to allocate \$230,000.00 from Sewer Fund Contingency for the diffuser replacement services and for disposal of existing material as related to the “Diffuser Replacement Project.”**

AND

2. **“Move to award the contract and authorize issuance of purchase order to Clean Infusion, LLC for Diffuser Replacement Services in the amount of \$170,000.00”.**

AND

3. **“Authorize the President of Levy Court to sign the associated contract documents subject to the County Attorney’s concurrence.”**

AND

4. **“Move to authorize issuance of purchase orders for other contingency items such as disposal, related to the Diffuser Replacement Project”.**

Reviewed and Concurred:



Susan Durham, Finance Director

INTRODUCED BY: Commissioner Terry L. Pepper
INTRODUCTION DATE: May 26, 2026
PUBLIC HEARING DATE: June 9, 2026
EFFECTIVE DATE: July 1, 2026

RESOLUTION NO. 4157

FY 2027 Sewer Assessment Rolls for Kent County Sewage Disposal District No. 1 (KCSDD No. 1) as listed Bakers Choice, Bowers Beach, Burtonwood Village, Capitol Park, Carlisle Village, Cheswold, Colony West, Dover Air Force Base & Housing, Dykes Branch, East Dover, Felton, Frederica, Garrisons Lake I, Garrisons Lake II, Garrisons Lake IV, Garrisons Lake V, Generals Greene, Greater Houston-Breeders Crown Farm, Greater Houston-Southfield, Hartly, Hilltop, Isaacs, Kenton, Kitts Hummock, Little Creek, Little Heaven, Magnolia, Milford Neck Area, North Magnolia, Northeast (NESSD), Paris Villa - London Village (PV-LV), Smyrna/Clayton, South Central, Tidbury.

BE IT RESOLVED, that the annual Assessment Roll for **Kent County Sewage Disposal District No. 1 (KCSDD No. 1)** is accepted and adopted.

BE IT FURTHER RESOLVED, that the annual assessment be apportioned against the several lots and parcels of land herein according to the previously established zones of assessments so that each parcel shall be annually assessed in accordance with Tables I and II. The said assessments are to be billed in quarterly increments; therefore the sanitary sewer district quarterly rate is calculated as in Table III.

HON. Joanne Masten, PRESIDENT

HON. Robert J. Scott, VICE PRESIDENT

HON. Terry L. Pepper, COMMISSIONER

HON. Paul Hertz, COMMISSIONER

HON. George Wm. Sweeney, Sr., COMMISSIONER

HON. Allan F. Angel, COMMISSIONER

HON. Jeffrey W. Hall, COMMISSIONER

ATTEST:

PUBLIC NOTICE

The Kent County Levy Court will hold a public hearing on **Tuesday, June 9, 2026**, at 7:00 p.m. in the Levy Court Chambers, Room 203, at the Kent County Administrative Complex located at 555 Bay Road, Dover, DE concerning Resolution 4157, FY 2027 Sewer Assessment Rolls for Kent County Sewage Disposal District No. 1 (KCSDD No. 1).

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

OR

CALL IN NUMBER: 1-408-418-9388

MEETING NUMBER (ACCESS CODE): 2342 429 6539

MEETING PASSWORD: #

As listed below:

Bakers Choice, Bowers Beach, Burtonwood Village, Capitol Park, Carlisle Village, Cheswold, Colony West, Dover Air Force Base & Housing, Dykes Branch, East Dover, Felton, Frederica, Garrisons Lake I, Garrisons Lake II, Garrisons Lake IV, Garrisons Lake V, Generals Greene, Greater Houston-Breeders Crown Farm, Greater Houston-Southfield, Hartly, Hilltop, Isaacs, Kenton, Kitts Hummock, Little Creek, Little Heaven, Magnolia, Milford Neck Area, North Magnolia, Northeast (NESSD), Paris Villa - London Village (PV-LV), Smyrna/Clayton, South Central, Tidbury.

The Assessment Rolls for each of the above referenced Sanitary Sewer Districts for the fiscal year of **July 1, 2026 to June 30, 2027** have been completed and filed and are available for inspection at the office of the Kent County Levy Court located at 555 Bay Road, Dover, DE. The Assessment Rolls contain each respective Sanitary Sewer District which will be assessed sewer charges together with the method of apportioning said assessments. At the public hearing the Kent County Levy Court will hear and consider any objections to the Assessment Rolls. The Levy Court may affirm and adopt the Assessment Rolls as it deems necessary or just. The Levy Court may affirm and adopt the Assessment Rolls as originally proposed or amended or changed, or the Levy Court may prepare new Assessment Rolls as it deems necessary or just.

Kent County Sewer District Assessment Roll - Fiscal Year 2027

(July 1, 2026 through June 30, 2027)
(Public Hearing Date June 9, 2026)

	Bakers Choice	Bowers Beach	Burtonwood Village	Capitol Park	Carlisle Village	Cheswold	Colony West	DAFB & Housing	Dykes
<u>Facility Served</u>									
Single Family Residence	119.92	0.00	22.60	22.60	22.60	31.36	0.00	22.60	22.60
Multiple Family Residence (per EDU)	119.92	0.00	22.60	22.60	22.60	31.36	0.00	22.60	22.60
Apartments (per EDU)	119.92	0.00	22.60	22.60	22.60	31.36	0.00	22.60	22.60
Mobile Homes	119.92	0.00	22.60	22.60	22.60	31.36	0.00	22.60	22.60
Commercial (Rates based on Chapter 128, Kent County Code. Minimum amounts listed are for one EDU.)	119.92	0.00	22.60	22.60	22.60	31.36	0.00	22.60	22.60
Industrial (Rates based on Chapter 128, Kent County Code. Minimum amounts listed are for one EDU.)	119.92	0.00	22.60	22.60	22.60	31.36	0.00	22.60	22.60
Others (Rates based on Chapter 128, Kent County Code. Minimum amounts listed are for one EDU.)	119.92	0.00	22.60	22.60	22.60	31.36	0.00	22.60	22.60
Undeveloped Land which is defined as a parcel upon which a building can be constructed pursuant to the Kent County Zoning Ordinance. (Rates based per acre or fraction thereof.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Penalty on Past-Due Balance (1 1/2% per month, 18% per annum)	1 1/2%	1 1/2%	1 1/2%	1 1/2%	1 1/2%	1 1/2%	1 1/2%	1 1/2%	1 1/2%
<u>TABLE II - ANNUAL OPERATIONS AND MAINTENANCE</u>									
Uniform Rate	509.36	509.36	509.36	509.36	509.36	509.36	509.36	509.36	509.36
Contractual O&M Rate (Greater Houston) Note 1									
<u>TABLE III - CALCULATION OF QUARTERLY RATE</u>									
Quarterly Debt Service	29.98	0.00	5.65	5.65	5.65	7.84	0.00	5.65	5.65
Uniform Rate (Operating and Maintenance Cost)	127.34	127.34	127.34	127.34	127.34	127.34	127.34	127.34	127.34
Contractual O&M Rate (Greater Houston)									
Quarterly Sewer Rate	157.32	127.34	132.99	132.99	132.99	135.18	127.34	132.99	132.99
Undeveloped Land	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Direct of Finance Command for Assessment Collection: (Quarterly rates X 4 quarters)									
Connected User	629.28	509.36	531.96	531.96	531.96	540.72	509.36	531.96	531.96
Undeveloped Land	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Kent County Sewer District Assessment Roll - Fiscal Year 2027

(July 1, 2026 through June 30, 2027)
(Public Hearing Date June 9, 2026)

	East Dover	Felton	Frederica	Garrisons Lake I	Garrisons Lake II	Garrisons Lake IV	Garrisons Lake V	Generals Greene	Greater Houston - Breeders Crown
Facility Served									
Single Family Residence	210.96	51.36	51.36	22.60	22.60	22.60	22.60	22.60	157.00
Multiple Family Residence (per EDU)	210.96	51.36	51.36	22.60	22.60	22.60	22.60	22.60	157.00
Apartments (per EDU)	210.96	51.36	51.36	22.60	22.60	22.60	22.60	22.60	157.00
Mobile Homes	210.96	51.36	51.36	22.60	22.60	22.60	22.60	22.60	157.00
Commercial (Rates based on Chapter 128, Kent County Code. Minimum amounts listed are for one EDU.)	210.96	51.36	51.36	22.60	22.60	22.60	22.60	22.60	157.00
Industrial (Rates based on Chapter 128, Kent County Code. Minimum amounts listed are for one EDU.)	210.96	51.36	51.36	22.60	22.60	22.60	22.60	22.60	157.00
Others (Rates based on Chapter 128, Kent County Code. Minimum amounts listed are for one EDU.)	210.96	51.36	51.36	22.60	22.60	22.60	22.60	22.60	157.00
Undeveloped Land which is defined as a parcel upon which a building can be constructed pursuant to the Kent County Zoning Ordinance. (Rates based per acre or fraction thereof.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Penalty on Past-Due Balance (1 1/2% per month, 18% per annum)	1 1/2%	1 1/2%	1 1/2%	1 1/2%	1 1/2%	1 1/2%	1 1/2%	1 1/2%	1 1/2%
TABLE II - ANNUAL OPERATIONS AND MAINTENANCE									
Uniform Rate	509.36	509.36	509.36	509.36	509.36	509.36	509.36	509.36	509.36
Contractual O&M Rate (Greater Houston) Note 1									
TABLE III - CALCULATION OF QUARTERLY RATE									
Quarterly Debt Service	52.74	12.84	12.84	5.65	5.65	5.65	5.65	5.65	39.25
Uniform Rate (Operating and Maintenance Cost)	127.34	127.34	127.34	127.34	\$ 127.34	\$ 127.34	127.34	127.34	127.34
Contractual O&M Rate (Greater Houston)									
Quarterly Sewer Rate	180.08	140.18	140.18	132.99	132.99	132.99	132.99	132.99	166.59
Undeveloped Land	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Direct of Finance Command for Assessment Collection: (Quarterly rates X 4 quarters)									
Connected User	720.32	560.72	560.72	531.96	531.96	531.96	531.96	531.96	666.36
Undeveloped Land	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Kent County Sewer District Assessment Roll - Fiscal Year 2027

(July 1, 2026 through June 30, 2027)
(Public Hearing Date June 9, 2026)

	Greater Houston - Southfield	Hartly	Hilltop	Isaacs	Kenton	Kitts Hummock	Little Creek	Little Heaven	Magnolia
<u>Facility Served</u>									
Single Family Residence	157.00	331.64	152.88	22.60	22.60	460.40	80.68	0.00	0.00
Multiple Family Residence (per EDU)	157.00	331.64	152.88	22.60	22.60	460.40	80.68	0.00	0.00
Apartments (per EDU)	157.00	331.64	152.88	22.60	22.60	460.40	80.68	0.00	0.00
Mobile Homes	157.00	331.64	152.88	22.60	22.60	460.40	80.68	0.00	0.00
Commercial (Rates based on Chapter 128, Kent County Code. Minimum amounts listed are for one EDU.)	157.00	331.64	152.88	22.60	22.60	460.40	80.68	0.00	0.00
Industrial (Rates based on Chapter 128, Kent County Code. Minimum amounts listed are for one EDU.)	157.00	331.64	152.88	22.60	22.60	460.40	80.68	0.00	0.00
Others (Rates based on Chapter 128, Kent County Code. Minimum amounts listed are for one EDU.)	157.00	331.64	152.88	22.60	22.60	460.40	80.68	0.00	0.00
Undeveloped Land which is defined as a parcel upon which a building can be constructed pursuant to the Kent County Zoning Ordinance. (Rates based per acre or fraction thereof.)	0.00	0.00	0.00	0.00	0.00	0.00	89.72	0.00	0.00
Penalty on Past-Due Balance (1 1/2% per month, 18% per annum)	1 1/2%	1 1/2%	1 1/2%	1 1/2%	1 1/2%	1 1/2%	1 1/2%	1 1/2%	1 1/2%
<u>TABLE II - ANNUAL OPERATIONS AND MAINTENANCE</u>									
Uniform Rate	509.36	509.36	509.36	509.36	509.36	509.36	509.36	509.36	509.36
Contractual O&M Rate (Greater Houston) Note 1									
<u>TABLE III - CALCULATION OF QUARTERLY RATE</u>									
Quarterly Debt Service	39.25	82.91	38.22	5.65	5.65	115.10	20.17	0.00	0.00
Uniform Rate (Operating and Maintenance Cost)	127.34	127.34	127.34	127.34	127.34	127.34	127.34	127.34	127.34
Contractual O&M Rate (Greater Houston)									
Quarterly Sewer Rate	166.59	210.25	165.56	132.99	132.99	242.44	147.51	127.34	127.34
Undeveloped Land	0.00	0.00	0.00	0.00	0.00	0.00	22.43	0.00	0.00
Directof of Finance Command for Assessment Collection: (Quarterly rates X 4 quarters)									
Connected User	666.36	841.00	662.24	531.96	531.96	969.76	590.04	509.36	509.36
Undeveloped Land	0.00	0.00	0.00	0.00	0.00	0.00	89.72	0.00	0.00

Kent County Sewer District Assessment Roll - Fiscal Year 2027

(July 1, 2026 through June 30, 2027)
(Public Hearing Date June 9, 2026)

	<u>Milford Neck</u>	<u>North Magnolia</u>	<u>Northeast (NEESD)</u>	<u>Paris Villa/ London Village</u>	<u>Smyrna- Clayton</u>	<u>South Central</u>	<u>Tidbury</u>
<u>Facility Served</u>							
Single Family Residence	794.00	222.72	125.84	50.60	22.60	157.00	22.60
Multiple Family Residence (per EDU)	794.00	222.72	125.84	50.60	22.60	157.00	22.60
Apartments (per EDU)	794.00	222.72	125.84	50.60	22.60	157.00	22.60
Mobile Homes	794.00	222.72	125.84	50.60	22.60	157.00	22.60
Commercial (Rates based on Chapter 128, Kent County Code. Minimum amounts listed are for one EDU.)	794.00	222.72	125.84	50.60	22.60	157.00	22.60
Industrial (Rates based on Chapter 128, Kent County Code. Minimum amounts listed are for one EDU.)	794.00	222.72	125.84	50.60	22.60	157.00	22.60
Others (Rates based on Chapter 128, Kent County Code. Minimum amounts listed are for one EDU.)	794.00	222.72	125.84	50.60	22.60	157.00	22.60
Undeveloped Land which is defined as a parcel upon which a building can be constructed pursuant to the Kent County Zoning Ordinance. (Rates based per acre or fraction thereof.)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Penalty on Past-Due Balance (1 1/2% per month, 18% per annum)	1 1/2%	1 1/2%	1 1/2%	1 1/2%	1 1/2%	1 1/2%	1 1/2%
<u>TABLE II - ANNUAL OPERATIONS AND MAINTENANCE</u>							
Uniform Rate	509.36	509.36	509.36	509.36	509.36	509.36	509.36
Contractual O&M Rate (Greater Houston) Note 1							
<u>TABLE III - CALCULATION OF QUARTERLY RATE</u>							
Quarterly Debt Service	198.50	55.68	31.46	12.65	5.65	39.25	5.65
Uniform Rate (Operating and Maintenance Cost)	127.34	127.34	127.34	127.34	127.34	127.34	127.34
Contractual O&M Rate (Greater Houston)							
Quarterly Sewer Rate	325.84	183.02	158.80	139.99	132.99	166.59	132.99
Undeveloped Land	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Directof of Finance Command for Assessment Collection: (Quarterly rates X 4 quarters)							
Connected User	1,303.36	732.08	635.20	559.96	531.96	666.36	531.96
Undeveloped Land	0.00	0.00	0.00	0.00	0.00	0.00	0.00

INTRODUCED BY: Terry L. Pepper
INTRODUCTION DATE: May 26, 2026
PUBLIC HEARING DATE: June 9, 2026
PUBLIC HEARING TIME: 7 P.M.
ADOPTION DATE: _____
EFFECTIVE DATE: July 1, 2026

RESOLUTION 4158

FY 2027 PROPERTY TAX RATE

BE IT RESOLVED, that the KENT COUNTY LEVY COURT affixes the
PROPERTY TAX RATE for fiscal year 2027 to
be 5.72 cents (\$.0572 per \$100 assessed value).

SEAL OF THE OFFICE OF THE KENT COUNTY LEVY COURT.

PRESIDENT, KENT COUNTY LEVY COURT

VICE PRESIDENT

COMMISSIONER

COMMISSIONER

COMMISSIONER

ATTEST: _____
SECRETARY

COMMISSIONER

COMMISSIONER

INTRODUCED BY: Terry L. Pepper
INTRODUCTION DATE: May 26, 2026
PUBLIC HEARING DATE: June 9, 2026
PUBLIC HEARING TIME: 7 P.M.
ADOPTION DATE: _____
EFFECTIVE DATE: July 1, 2026

RESOLUTION 4159
FY 2027 OLD MILL ACRES SUBURBAN PARK DISTRICT TAX RATE

BE IT RESOLVED, that the KENT COUNTY LEVY COURT affixes the OLD MILL ACRES SUBURBAN PARK DISTRICT TAX RATE for fiscal year 2027 to be 0.842 cents (\$.00842 per \$100 Assessed Value).

SEAL OF THE OFFICE OF THE KENT COUNTY LEVY COURT.

PRESIDENT, KENT COUNTY LEVY COURT

VICE PRESIDENT

COMMISSIONER

COMMISSIONER

COMMISSIONER

ATTEST: _____
SECRETARY

COMMISSIONER

COMMISSIONER

INTRODUCED BY: Terry L. Pepper
INTRODUCTION DATE: May 26, 2026
PUBLIC HEARING DATE: June 9, 2026
PUBLIC HEARING TIME: 7 P.M.
ADOPTION DATE: _____
EFFECTIVE DATE: July 1, 2026

RESOLUTION 4160
FY 2027 ROYAL GRANT SUBURBAN PARK DISTRICT TAX RATE

BE IT RESOLVED, that the KENT COUNTY LEVY COURT affixes the ROYAL GRANT SUBURBAN PARK DISTRICT TAX RATE for fiscal year 2027 to be 0.933 cents (\$.00933 per \$100 Assessed Value).

SEAL OF THE OFFICE OF THE KENT COUNTY LEVY COURT.

PRESIDENT, KENT COUNTY LEVY COURT

VICE PRESIDENT

COMMISSIONER

COMMISSIONER

COMMISSIONER

ATTEST: _____
SECRETARY

COMMISSIONER

COMMISSIONER

INTRODUCED BY: Terry L. Pepper
INTRODUCTION DATE: May 26, 2026
PUBLIC HEARING DATE: June 9, 2026
PUBLIC HEARING TIME: 7 P.M.
ADOPTION DATE: _____
EFFECTIVE DATE: July 1, 2026

**RESOLUTION 4161
FY 2026 EAGLES NEST SUBURBAN PARK DISTRICT TAX RATE**

BE IT RESOLVED, that the KENT COUNTY LEVY COURT affixes the EAGLES NEST SUBURBAN PARK DISTRICT TAX RATE for fiscal year 2027 to be 1.173 cents (\$.01173 per \$100 Assessed Value).

SEAL OF THE OFFICE OF THE KENT COUNTY LEVY COURT.

PRESIDENT, KENT COUNTY LEVY COURT

VICE PRESIDENT

COMMISSIONER

COMMISSIONER

COMMISSIONER

ATTEST: _____
SECRETARY

COMMISSIONER

COMMISSIONER

INTRODUCED BY: Terry L. Pepper
INTRODUCTION DATE: May 26, 2026
PUBLIC HEARING DATE: June 9, 2026
PUBLIC HEARING TIME: 7 P.M.
ADOPTION DATE: _____
EFFECTIVE DATE: July 1, 2026

RESOLUTION 4162

KENT COUNTY DISPOSAL DISTRICT NO. 1 USER RATES

BE IT RESOLVED, the user rate for Kent County Disposal District No. 1 for fiscal year 2027 be \$4.24 per 1,000 gallons of sewage transmitted into the District. This rate will be assessed on Sanitary Sewer Districts and others, except septage haulers, contracting with Kent County for sewage disposal services.

SEAL OF THE OFFICE OF THE KENT COUNTY LEVY COURT.

PRESIDENT, KENT COUNTY LEVY COURT

VICE PRESIDENT

COMMISSIONER

COMMISSIONER

COMMISSIONER

ATTEST: _____
SECRETARY

COMMISSIONER

COMMISSIONER

INTRODUCED BY: Terry L. Pepper
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PUBLIC HEARING TIME: 7 P.M.
ADOPTION DATE: _____
EFFECTIVE DATE: July 1, 2026

**RESOLUTION 4163
FY 2027 MILFORD LIBRARY DISTRICT TAX RATE**

BE IT RESOLVED, that the KENT COUNTY LEVY COURT affixes the MILFORD LIBRARY DISTRICT TAX RATE for fiscal year 2027 to be 1.21 cents (\$.0121 per \$100 Assessed Value).

SEAL OF THE OFFICE OF THE KENT COUNTY LEVY COURT.

PRESIDENT, KENT COUNTY LEVY COURT

VICE PRESIDENT

COMMISSIONER

COMMISSIONER

COMMISSIONER

ATTEST: _____
SECRETARY

COMMISSIONER

COMMISSIONER

INTRODUCED BY: Terry L. Pepper
INTRODUCTION DATE: May 26, 2026
PUBLIC HEARING DATE: June 9, 2026
PUBLIC HEARING TIME: 7 P.M.
ADOPTION DATE: _____
EFFECTIVE DATE: July 1, 2026

RESOLUTION 4164

FY 2027 DUCK CREEK LIBRARY DISTRICT TAX RATE

BE IT RESOLVED, that the Kent County Levy Court affixes the DUCK CREEK LIBRARY DISTRICT TAX RATE for fiscal year 2027 to be 0.51 cents (\$.0051 per \$100 Assessed Value).

SEAL OF THE OFFICE OF THE KENT COUNTY LEVY COURT.

PRESIDENT, KENT COUNTY LEVY COURT

VICE PRESIDENT

COMMISSIONER

COMMISSIONER

COMMISSIONER

ATTEST: _____
SECRETARY

COMMISSIONER

COMMISSIONER

INTRODUCED BY: Terry L. Pepper
INTRODUCTION DATE: May 26, 2026
PUBLIC HEARING DATE: June 9, 2026
PUBLIC HEARING TIME: 7 P.M.
ADOPTION DATE: _____
EFFECTIVE DATE: July 1, 2026

RESOLUTION 4165

FY 2027 LAKE FOREST LIBRARY DISTRICT TAX RATE

BE IT RESOLVED, that the Kent County Levy Court affixes the LAKE FOREST
LIBRARY DISTRICT TAX RATE for fiscal year 2027 to be 0.51
cents (\$.0051 per \$100 Assessed Value).

SEAL OF THE OFFICE OF THE KENT COUNTY LEVY COURT.

PRESIDENT, KENT COUNTY LEVY COURT

VICE PRESIDENT

COMMISSIONER

COMMISSIONER

COMMISSIONER

ATTEST: _____
SECRETARY

COMMISSIONER

COMMISSIONER

INTRODUCED BY: Terry L. Pepper
INTRODUCTION DATE: May 26, 2026
PUBLIC HEARING DATE: June 9, 2026
PUBLIC HEARING TIME: 7 P.M.
ADOPTION DATE: _____
EFFECTIVE DATE: July 1, 2026

RESOLUTION 4166

FY 2027 Caesar Rodney Library District Tax Rate

BE IT RESOLVED, that the Kent County Levy Court affixes the CAESAR RODNEY
LIBRARY DISTRICT TAX RATE for fiscal year 2027 to be .51 cents
(\$.0051 per \$100 Assessed Value).

SEAL OF THE OFFICE OF THE KENT COUNTY LEVY COURT.

PRESIDENT, KENT COUNTY LEVY COURT

VICE PRESIDENT

COMMISSIONER

COMMISSIONER

COMMISSIONER

ATTEST: _____
SECRETARY

COMMISSIONER

COMMISSIONER

INTRODUCED BY: Terry L. Pepper
INTRODUCTION DATE: May 26, 2026
PUBLIC HEARING DATE: June 9, 2026
PUBLIC HEARING TIME: 7 P.M.
ADOPTION DATE: _____
EFFECTIVE DATE: July 1, 2026

RESOLUTION 4167

FY 2027 Capital Library District Tax Rate

BE IT RESOLVED, that the Kent County Levy Court affixes the CAPITAL LIBRARY DISTRICT TAX RATE for fiscal year 2027 to be 0.51 cents (\$.0051 per \$100 Assessed Value).

SEAL OF THE OFFICE OF THE KENT COUNTY LEVY COURT.

PRESIDENT, KENT COUNTY LEVY COURT

VICE PRESIDENT

COMMISSIONER

COMMISSIONER

COMMISSIONER

ATTEST: _____
SECRETARY

COMMISSIONER

COMMISSIONER

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INTRODUCTION DATE: May 26, 2026
PUBLIC HEARING DATE: June 9, 2026
PUBLIC HEARING TIME: 7 P.M.
ADOPTION DATE: _____
EFFECTIVE DATE: July 1, 2026

RESOLUTION 4168

**COMMAND FOR COLLECTION OF
SEWER DELINQUENT ACCOUNTS**

BE IT RESOLVED, that the KENT COUNTY LEVY COURT
commands the DIRECTOR OF FINANCE to
collect Sewer Delinquent Accounts by District
as of March 31, 2026.

SEAL OF THE OFFICE OF THE KENT COUNTY LEVY COURT.

PRESIDENT, KENT COUNTY LEVY COURT

VICE PRESIDENT

COMMISSIONER

COMMISSIONER

COMMISSIONER

ATTEST: _____
SECRETARY

COMMISSIONER

COMMISSIONER

INTRODUCED BY: Terry L. Pepper
INTRODUCTION DATE: May 26, 2026
PUBLIC HEARING DATE: June 9, 2026
PUBLIC HEARING TIME: 7 P.M.
ADOPTION DATE:
EFFECTIVE DATE: July 1, 2026

ORDINANCE LC26-07

An Ordinance adopting the budget of Kent County, Delaware, for the fiscal year beginning July 1, 2026.

WHEREAS, The Kent County Levy Court Commissioners have diligently reviewed actual revenues and expenses for FY26 and projected revenues and expenses for FY27, and

WHEREAS, after careful consideration, the Kent County Levy Court Commissioners have developed budgets for all general, restricted, and other funds.

NOW, THEREFORE, THE LEVY COURT OF KENT COUNTY, DELAWARE, HEREBY ORDAINS:

Section 1. The Kent County Levy Court Fiscal Year 2027 Budget, incorporated herein by this reference, is adopted as the Annual Operating Budget of Kent County, Delaware, for the fiscal year beginning July 1, 2026, and ending June 30, 2027.

Section 2. This Ordinance is adopted pursuant to the powers conferred upon the Levy Court of Kent County, Delaware, in the Delaware Code, Title 9, Section 4110.

Section 3. If any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance which shall continue in full force and effect; and to this end, the provisions of this Ordinance are hereby declared to be severable.

**ADOPTED BY THE LEVY COURT
OF KENT COUNTY, DELAWARE**

PRESIDENT, KENT COUNTY LEVY COURT
THIS ____ DAY OF ____, 2026

ATTEST: _____
CLERK OF THE PEACE

SYNOPSIS

This Ordinance adopts The Kent County Levy Court Fiscal Year 2027 Budget, for the fiscal year beginning on July 1, 2026, and ending June 30, 2027.

**Kent County Levy Court
Budget Ordinance - FY 2027**

**Section 1. The Statement Of Anticipated General Fund Revenues for the
Fiscal Year ending June 30, 2027, is as follows:**

<u>General Fund Revenue</u>	<u>FY 2027</u>
<u>Taxes</u>	
Real Property - County	\$ 15,000,000
Real Property - Library	\$ 331,200
Real Property - Suburban Parks	\$ 15,600
Realty Transfer Tax	\$ 8,900,000
Telephone Tax (911 surcharge)	\$ 270,000
Penalties and Interest	\$ 102,000
Total Taxes	<u>\$ 24,618,800</u>
<u>Grants</u>	
Federal Grants	
Emergency Management Planning Grant	\$ 160,000
Federal Grant IT Related	\$ -
ARPA Grant	\$ -
State Grants	
LEPC State Grant	\$ 78,300
Library Standards Grant	\$ 253,900
Paramedic Grant	\$ 3,388,800
Total Grants	<u>\$ 3,881,000</u>

General Fund Revenues (Continued)**FY 2027****Charges for Services****General Government Services**

Building Entrance ID Fees	\$	300
No-Photo ID Fees	\$	6,000
Room Rental Fees - Admin Bldg	\$	1,000
Information Technology Fees	\$	4,600
Technology Fees - Deeds	\$	116,900
Return Check Fees	\$	4,000
Manufactured Housing Letter Fees	\$	12,000
Assessment Office Fees	\$	400
Monition-related fees	\$	130,000

Community Services

Recreation Fees - General	\$	130,000
Recreation Fees - Rec Center	\$	265,000
Recreation Program Misc Fees	\$	200
Rec Center Rental Fees	\$	3,000
Rec Center CAM Fees	\$	32,000
Parks Special Programs Fees	\$	14,000
Parks Rental Fees	\$	4,000
Library Fines	\$	1,600
Misc Library Fees	\$	4,400

Planning Services

Inspection & Enforcement (I&E) Fees	\$	1,500,000
Code Enforcement Fines	\$	1,000
I&E Lien Admin Fees	\$	5,000
Grass Cutting Reimbursement	\$	30,000
Housing Demolition Reimbursement	\$	45,000
Manufactured Home Demo Reimburse	\$	11,000
Planning Application Fees	\$	95,000
Zoning Application Fees	\$	20,000

General Fund Revenues (Continued)**FY 2027****Planning Services (Continued)**

Misc Planning Fees	\$	800
HOA Admin Fees	\$	8,100
Street Addressing Fees	\$	18,000
GIS Fees	\$	100

Public Safety Services

Special Events Fees	\$	86,800
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Row Offices

Clerk of Peace - Marriage License/Ceremony	\$	102,000
Recorder of Deeds Fees	\$	4,306,300
Register of Wills Fees	\$	1,025,000
Sheriff's Office Fees	\$	739,100

Total Charges for Services	\$	8,722,600
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Other Revenues

Rental Income	\$	40,800
Payment in Lieu of Taxes	\$	8,000
Interest Income	\$	3,000,000
Miscellaneous Revenue	\$	51,000

Total Other Revenue	\$	3,099,800
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Other Financing Sources

Appropriated (Drawdown) Reserves	\$	6,094,993
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Total Other Financing Sources	\$	6,094,993
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Total Revenues

\$	46,417,193
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Section 2. The Statement Of Anticipated General Fund Expenditures for the Fiscal Year ending June 30, 2027, is as follows:

<u>General Fund Expenditures</u>	<u>FY 2027</u>
Administration	
Administration	\$ 2,148,500
Economic Development	126,100
Information Technology	2,696,500
Human Resources	739,200
Facilities Management	1,278,700
Legal Services	250,000
Total Administration	\$ 7,239,000
Finance	
Finance Administration	\$ 645,300
Accounting Services	1,571,000
Tax Division	1,114,400
Assessment Division	2,179,800
Total Finance	\$ 5,510,500
Community Services	
Community Services Administration	\$ 499,100
Library Services	\$ 1,008,600
Library Standards Grant (Offset)	\$ 253,900
Recreation	\$ 2,012,900
Parks	\$ 1,366,400
Suburban Parks	\$ 15,600
Total Community Services	\$ 5,156,500

General Fund Expenditures (Continued)**FY 2027****Planning**

Planning Administration	\$ 663,300
Geographic Information Systems	\$ 642,800
Inspections & Enforcement	\$ 2,912,500
Land Use (formerly Planning)	\$ 1,883,700

Total Planning**\$ 6,102,300****Public Safety**

Public Safety Administration	\$ 136,500
Emergency Communications	\$ 5,248,100
Mobile Command Center	\$ 47,600
Emergency Medical Services (EMS)	\$ 11,402,000
EMS Special Events & Non-reimburse costs	\$ 1,591,500
Emergency Management (EMPG)	\$ 473,400
Emergency Management (LEPC)	\$ 98,200

Total Public Safety**\$ 18,997,300****Row Offices**

Clerk of the Peace	\$ 351,100
Recorder of Deeds	\$ 876,800
Register of Wills	\$ 853,400
Sheriff's Office	\$ 1,089,700

Total Row Offices**\$ 3,171,000****Special Grants & Programs**

Open Space Preservation	\$ 100,000
Dog Control Support	\$ 810,700
Volunteer Fire Companies	\$ 1,515,000
Community Service Grants	\$ 454,293

Total Special Grants & Programs**\$ 2,879,993**

General Fund Expenditures (Continued)**FY 2027****Other Expenditures**

Building Security	\$	135,000
Debt Service	\$	362,600
Interest Expense	\$	307,500
Benefits to Retirees	\$	70,000
Contingency	\$	1,000,000

Total Other Expenditures**\$ 1,875,100****Operating Transfers Out**

Transfer to CDBG	\$	436,500
Transfer to Capital Projects Fund	\$	4,501,500

Total Transfers Out**\$ 4,938,000****Sub Total Expenditures****\$ 55,869,693****Less: Indirect cost allocation:****\$ 9,452,500****Total Expenditures****\$ 46,417,193**

Section 3. The Statement Of Anticipated General Government Capital Projects Fund Revenue and Expenditures for Fiscal Year ending June 30, 2027 is as follows:

<u>Capital Projects Revenue & Other Financing Sources</u>	<u>FY 2027</u>
Grants	\$ 1,000,000
Other Financing Sources	\$ 1,500,000
Capital Project Fund Reserves	\$ 732,000
Transfer from Real Estate Transfer Tax	\$ 940,500
Transfers from General Fund	\$ 3,561,000
Total Revenues	<u>\$ 7,733,500</u>

<u>Capital Projects Expenditures</u>	<u>FY 2027</u>
Information Technology	
Department Upgrades	\$ 108,000
Network Switch & Firewall Replacement (Virtual Machine Server Farm Replacement)	\$ 50,000
Future Capital Outlays	\$ 25,000
Network Intrusion Disaster Recovery	\$ 10,000
A/V Replacement Fund	\$ 60,000
VM Server Replacement	\$ 20,000
Phone System	\$ 41,600
ERP	\$ 100,000
Total Information Technology	<u>\$ 414,600</u>

Facilities Management	
Stormwater Pond Management	\$ 50,000
Commercial Grade 60' Cut Lawn Mower	\$ 20,000
Replace Custodial Equipment Floor Scrubber	\$ 15,000
Administrative Complex Digital Sign Upgrade	\$ 40,000
Ventilation System Duct Cleaning-Admin Complex	\$ 242,500
Replace HVAC Boiler-Admin Complex	\$ 10,000

Flooring Replacement-Admin Complex	\$	10,000
Security Enhancement	\$	200,000
New ADA Employee Entrance	\$	25,000
Chiller Replacement-Admin Complex	\$	10,000
Lighting Controls Replacement-Admin Complex	\$	50,000
Total Facilities Management	\$	672,500

Capital Project Expenditures Continued

FY 2027

Administration

Vehicle-County Administrator	\$	61,500
Total Administration	\$	61,500

Economic Development

Land Acquisition	\$	100,000
Total Economic Development	\$	100,000

Finance

Property Reassessment	\$	1,700,000
Total Finance	\$	1,700,000

Community Services

Picadilly Playground Replacement	\$	250,000
Big Oak Park Loop Trail	\$	20,000
Brecknock Maintenance Bldg Paving	\$	25,000
Brecknock Red Barn Rehabilitation	\$	7,500
Kesselring Irrigation Well & Hose Reel System	\$	50,000
Batwing Mower Replacement (Brecknock & Big Oak Parks)	\$	27,000
Truck Replacement (Brecknock & Big Oak Parks)	\$	60,000
 Brecknock Split Rail Fencing Replacement	 \$	 20,000
Big Oak Park Pickleball Courts	\$	540,000
Floor Scrubbing Machine	\$	40,000
Update Furniture & Shelving	\$	65,000
Total Community Services	\$	1,104,500

Planning Services

(2) Pickup Trucks	\$ 75,000
Total Planning Services	\$ 75,000

Public Safety

EMS vehicle purchase & conversion	\$ 210,000
Portable Radio Replacement	\$ 180,000
Gator Replacements	\$ 35,000
Gear Bag Replacement	\$ 70,000
Drone Replacement	\$ 25,000
Public Safety Building Renovation	\$ 1,500,000
EMS Station Building Renovations	\$ 50,000
Energy Lane EMS Building	\$ 1,500,000
Total Public Safety	\$ 3,570,000

Recorder of Deeds

Land Record Management System	\$ 35,400
Total Recorder of Deeds	\$ 35,400

Total Expenditures

\$ 7,733,500

Section 4. The Statement Of Anticipated Sewer Fund Revenues and Expenses for the Fiscal Year ending June 30, 2027, is as follows:

<u>Revenues & Other Financing</u>	<u>FY 2027</u>
Operating Revenues	
User Fees	\$ 28,686,600
Permits & Review Fees	\$ 294,800
Rent	\$ 146,100
Other Revenue	\$ 390,000
Non-Operating Revenues	
Interest	\$ 800,000
Misc Revenues	\$ 50,900
Other Financing Sources	
Transfers	\$ 852,600
<u>Total Revenues & Other Financing</u>	<u>\$ 31,221,000</u>
<u>Expenditures & Debt Service</u>	<u>FY 2027</u>
Operating Expenses	
Engineering	\$ 3,575,200
Environmental Programs	\$ 525,400
WWF: Administration	\$ 1,213,700
Operations & Biosolids	\$ 11,594,300
Maintenance	\$ 6,155,000
Non-Operating Expenses	
Capital Expenses	\$ 2,145,000
Debt Service	\$ 4,454,200
Contingency	\$ 1,558,200
<u>Total Expenses & Debt Service</u>	<u>\$ 31,221,000</u>

**Section 5. The Statement Of Anticipated Sewer Fund Capital Projects
Revenues and Expenses for the Fiscal Year ending
June 30, 2027, is as follows:**

Revenues & Other Financing		FY 2027
Transfer from Sewer Fund Operating	\$	1,395,000
Working Capital Reserve	\$	1,533,600
State of DE Revolving Fund Loan	\$	11,370,000
State of DE Revolving Fund Loan w/Redemption	\$	1,900,000
Federal Grant	\$	1,770,000
Main System Capital Improvement Fees	\$	1,830,800
Total Revenues	\$	19,799,400
Expenses		FY 2027
Treatment Plant Upgrades		
Elevated water tower inspection and painting	\$	55,000
Headworks Improvements	\$	200,000
UV Disinfection System Upgrade	\$	1,800,000
Biological Process Capacity Upgrade;Study, Design, & Construction	\$	500,000
Sodium Hypochlorite Tank&Containment	\$	100,000
Conveyance System Expansion & Upgrades		
Route 13 forcemain relocation- S Dover Design & Construction Phase 2	\$	4,620,000
Route 13 forcemain relocation - PS3 to Puncheon Run Design & Construction	\$	6,150,000
PS24A Upgrades & Improvements	\$	420,000
Murderkill River main transmission 36" crossing replacement	\$	700,000
Sanitary Sewer Districts		
Hedgerow Hollow Mobile Home Park	\$	1,900,000

Sewer Fund Capital Project Expenses (Continued)**FY 2027****Pump Station Upgrades**

Pump replacement (PS3)	\$	250,000
Influent Screen (PS3)	\$	1,000,000
Wet Well Rehabilitation (PS4)	\$	1,214,400
Lead/Lag Pump Replacement (PS14)	\$	90,000
Pumps for pump stations	\$	125,000

Equipment & Software Projects

Loader	\$	225,000
Pumper truck	\$	150,000

Special Projects

Wastewater Rate Study	\$	100,000
Security Upgrade	\$	50,000
SCADA Master Plan	\$	150,000

Total Expenses**\$ 19,799,400**

**Section 6. The Statement Of Anticipated CDBG Revenues and Expenditures
for the Fiscal Year ending June 30, 2027, is as follows:**

Special Revenue Funds (Community Development Block Grant)

<u>Revenues & Other Financing Sources</u>		FY 2027
Grants (CDBG)	\$	1,055,400
Transfers from General Fund	\$	436,500
Total Revenues	\$	1,491,900
<u>Expenditures</u>		
Grant Expenditures (CDBG)	\$	1,055,400
County Match	\$	436,500
Total Expenditures	\$	1,491,900

**Section 7. The Statement Of Anticipated AeroPark Revenues and
Expenditures for the Fiscal Year ending June 30, 2027,
is as follows:**

<u>Revenues & Other Financing Sources</u>		FY 2027
Interest Income	\$	7,000
Total Revenues	\$	7,000
<u>Expenditures</u>		
Economic Development	\$	7,000
Total Expenditures	\$	7,000

Section 8. The Statement Of Anticipated Landfill Fund Revenues and Expenses for the Fiscal Year ending June 30, 2027, is as follows:

Landfill Fund Revenues & Expenses

Revenues & Other Financing

	FY 2027
Interest	\$ 11,000
Contribution from HLCC	\$ 3,000
Total Revenues	\$ 14,000

Expenses

Legal & Contractual	\$ 8,000
Indirect Costs	\$ 6,000
Total Expenses	\$ 14,000

Section 9. The Street Light District Rates for Fiscal Year ending June 30, 2027 shall be:

Streetlight District Rates

<u>District Number</u>	<u>District Name</u>	<u># of Customers</u>	<u>FY 2027 Unit Rate</u>
1	Briar Park	141	\$ 135.28
2	Kent Acres	135	\$ 55.04
3	Rodney Village	380	\$ 70.21
4	Capitol Park	212	\$ 82.04
6	Richardson Estates	22	\$ 53.74
8	Moores Lake	236	\$ 77.84
9	Old Mill Acres	64	\$ 61.58
10	Northridge	128	\$ 58.35
11	Brookdale	61	\$ 144.94
13	Windswept	57	\$ 138.10
14	Star Hill	173	\$ 85.72
20	Generals Greene	97	\$ 49.49
21	Burwood	31	\$ 187.62
22	Sheffield Farms	121	\$ 128.27
23	Kentbourne	52	\$ 195.31
24	Eagles Nest	99	\$ 71.82
25	Old Mill Manor	77	\$ 81.55
26	Pennwood	141	\$ 80.23
27	Hidden Acres	95	\$ 196.57
28	Brighton/Windy Way	53	\$ 51.31
39	Brookfield	166	\$ 167.34
41	Stonegate	180	\$ 161.25
42	John Char	56	\$ 189.87
44	Wild Quail	185	\$ 39.75
48	Sandy Hills	175	\$ 133.66
49	Pleasant Woods	19	\$ 54.46
51	Normansmead	60	\$ 53.44
54	Winding Ridge	46	\$ 54.13
55	Kentwood	284	\$ 38.34

Streetlight District Rates (Continued)

<u>District Number</u>	<u>District Name</u>	<u># of Customers</u>	<u>FY 2027 Unit Rate</u>
56	Riverview Estates	167	\$ 45.29
57	Jonathans Landing	206	\$ 47.84
58	Misty Pines	56	\$ 236.75
59	South Glen	27	\$ 53.43
60	Summerfield Village	18	\$ 102.06
61	Carlisle Village IV	63	\$ 45.27
62	Canterville	39	\$ 43.96
63	Church Creek	135	\$ 139.12
64	Meadow Ridge	30	\$ 63.17
66	Magnolia Meadows	67	\$ 56.19
67	Moores Meadows	127	\$ 175.69
68	The Orchards	198	\$ 193.11
71	Oaknoll	69	\$ 56.02
72	Fields of Magnolia	51	\$ 172.37
73	Pleasant Hill	89	\$ 164.05
74	Chimney Hills	221	\$ 53.67
75	Dykes	236	\$ 145.77
76	Crystal Creek	18	\$ 71.55
77	Meadowbrook Acres	184	\$ 40.85
78	Village of Wild Quail	84	\$ 61.36
79	Hunters Ridge	65	\$ 60.07
80	Maplehurst	13	\$ 79.37
81	Doe Run	31	\$ 187.59
83	Cardinal Hill	65	\$ 65.16
84	Rolling Meadows	85	\$ 53.69
85	Village Drive	16	\$ 55.29
86	Twelve Oaks	42	\$ 146.27
87	Carlisle Village I, II, III	173	\$ 45.67
88	Planters Woods	100	\$ 55.43
89	GL West/Fairway Circle	27	\$ 64.27
90	Traybern	43	\$ 181.08
92	Wynn Wood	182	\$ 192.87
93	Mt Vernon	76	\$ 143.71

Streetlight District Rates (Continued)

<u>District Number</u>	<u>District Name</u>	<u># of Customers</u>	<u>FY 2027 Unit Rate</u>
94	Jackson Ridge	52	\$ 169.44
95	Planters Run	80	\$ 103.58
96	Pleasant Valley	40	\$ 65.47
97	Stag Crossing	42	\$ 54.79
98	Fernwood	73	\$ 129.15
99	Burtonwood Village	96	\$ 55.69
100	Chestnut Ridge	36	\$ 58.93
101	Lakeshore Village	459	\$ 51.49
102	Pheasant Pointe	61	\$ 54.27
103	Brenford Station	217	\$ 45.82
104	Rockland Hills	82	\$ 53.11
105	Greenview/Highview	102	\$ 105.15
106	Grand Oaks	95	\$ 80.73
107	Rockland West	45	\$ 58.95
108	Derbywood	34	\$ 171.56
109	Otter Run	53	\$ 60.50
110	Twin Willows	158	\$ 51.33
111	Grandview Meadows	53	\$ 200.21
112	Quail Landing	86	\$ 170.28
113	Riverside	83	\$ 186.32
114	Wicksfield	202	\$ 70.15
115	Stonewater Creek	37	\$ 72.74
118	Weatherstone Crossing	199	\$ 129.01
120	Chestnut Ridge, Section 2	56	\$ 57.23
121	Pine Ridge	91	\$ 46.48
122	Heritage Trace	265	\$ 40.13
123	Providence Hills	29	\$ 59.50
124	Stone Ridge	81	\$ 82.10
126	Country Field	60	\$ 200.01
127	Pinehurst Village	187	\$ 46.81
128	Laureltowne	120	\$ 37.59
129	Point Landing	156	\$ 34.83
130	Harmony Hill	31	\$ 100.82

Streetlight District Rates (Continued)

<u>District Number</u>	<u>District Name</u>	<u># of Customers</u>	<u>FY 2027 Unit Rate</u>
131	The First Tenth	15	\$ 94.82
132	Estates at Wild Quail	95	\$ 187.74
133	Longacre Village	236	\$ 109.87
134	Whitetail Run	155	\$ 150.70
135	Brenford Woods	110	\$ 33.27
136	Hampton Hills	76	\$ 305.59
137	Jockey Hollow	210	\$ 41.19
138	Satterfield	294	\$ 120.12
139	Spring Meadow	246	\$ 28.30
140	Meadows at Chestnut Ridge	118	\$ 38.95
141	Townsend Fields	105	\$ 50.47
142	Masseys Mill	60	\$ 50.30
143	Olde Field Village	135	\$ 37.03
144	Breeders Crown Farm	63	\$ 137.67
145	Courseys Point	209	\$ 37.11
146	Garrison Circle	29	\$ 43.03
147	Reserve at Chestnut Ridge	464	\$ 54.24
149	Timber Mills	86	\$ 38.10
150	Pintail Pointe	38	\$ 126.65
151	Champions Club @ Jonathan	325	\$ 40.34
152	Roesville Estates	74	\$ 46.56
153	Barrett Farms	70	\$ 169.43
156	Mount Friendship	30	\$ 65.03
157	Village of Eastridge	189	\$ 71.68
158	Willowwood	494	\$ 37.86
161	Hazel Farm	203	\$ 254.20
163	Pickering Pointe	48	\$ 38.99
164	Quails Nest	103	\$ 106.98
165	Hunters Run	40	\$ 294.55
166	Lynnwood Village	42	\$ 163.47
167	Dogwood Meadows	102	\$ 44.04
168	Dickinson Creek	67	\$ 95.94
169	Village of Nobles Pond	458	\$ 115.93

Streetlight District Rates (Continued)

<u>District Number</u>	<u>District Name</u>	<u># of Customers</u>	<u>FY 2027 Unit Rate</u>
170	East Bay Point	38	\$ 238.51
171	Woodfield	226	\$ 58.00
172	Ponds at Willow Grove	92	\$ 103.59
173	Robin Hill	18	\$ 69.15
175	Fox Hollow	59	\$ 40.83
176	Victoria Meadows	17	\$ 172.81
177	Green Hill Farm Estates	109	\$ 115.21
178	Alexanders Village	48	\$ 40.43
179	Derby Shores	17	\$ 191.64
180	Hidden Brook	151	\$ 45.59
181	Forty Nine Pines	114	\$ 40.87
182	Danfield Estates	19	\$ 156.22
183	Fork Landing West	127	\$ 31.39
184	Cattail Creek	72	\$ 44.00
185	Estates of Verona Woods	148	\$ 47.60
186	Loganberry	153	\$ 21.58
187	Auburn Meadows	217	\$ 47.48
188	Big Oak	49	\$ 41.90
189	Hatteras Hills	51	\$ 116.86
190	Magnolia Estates	105	\$ 104.19
191	Knollwood	51	\$ 45.41
192	Pondview Estates	54	\$ 50.99

Section 10. The Statement Of Anticipated Street Light Fund Revenues and Expenses for the Fiscal Year ending June 30, 2027, is as follows:

**There are currently 150 Active Street Light Districts
Serving 16,934 customers**

Revenues

	FY 2027
User Fees	\$ 1,447,100
Total Revenues	\$ 1,447,100

Expenses

Insurance	\$ 300
Indirect Costs	\$ 58,500
Administrative Services	\$ 165,600
Office Supplies	\$ 500
Legal & Contractual Services	\$ 500
Utilities	\$ 100
Vehicle Expenses	\$ 2,100
Capital Expenses	\$ 1,000
Electrical Company Charges	\$ 1,218,500
Total Expenses	\$ 1,447,100

Section 11. The Trash Fund District Rates for Fiscal Year ending June 30, 2027 shall be:

Trash Fund District Rates

Trash Fund Rates	FY2027	
	<u>FY 2027</u>	<u># of Customers</u>
Trash Districts with Yard Waste	\$ 403.00	13,548
Trash Districts without Yard Waste	\$ 369.00	5,265
		<u>18,813</u>

<u>District #</u>	<u>District Name</u>	# of Customers	Yard Waste N=No	FY 2027 Rate	Unit
1	Briar Park	141		\$403.00	
2	Kent Acres	139		\$403.00	
3	Rodney Village	395		\$403.00	
4	Capitol Park	207		\$403.00	
5	Taylor Estates	52		\$403.00	
6	Richardson Estates	37		\$403.00	
7	Woodland Beach	59	N	\$369.00	
8	Moore's Lake	565		\$403.00	
9	Old Mill Acres	195		\$403.00	
10	Northridge	124		\$403.00	
11	Brookdale Heights	60		\$403.00	
12	S. Dover Manor	318		\$403.00	
13	Windswept	56		\$403.00	
14	Star Hill	255		\$403.00	
15	Woodbury	62	N	\$369.00	
16	Richardson Circle	96	N	\$369.00	
17	Hillside/Orchard Acres	136	N	\$369.00	
18	Felton Heights	85		\$403.00	
19	Royal Grant	222		\$403.00	
20	General's Greene	96		\$403.00	
24	Eagles Nest	103		\$403.00	
25	Old Mill Manor	87		\$403.00	
27	Hidden Acres	95		\$403.00	
28	Brighton Pl/Windy Way	54		\$403.00	

Trash Fund District Rates Continued

<u>District #</u>	<u>District Name</u>	# of Customers	Yard Waste	FY 2027	Unit
			N=No	Rate	
29	Hickory Dale	208		\$403.00	
30	Cypress Gardens	114		\$403.00	
31	DuPont Manor	72		\$403.00	
32	Garrisons Lake I	86		\$403.00	
33	Lakewind	74	N	\$369.00	
34	Woodshaven	147		\$403.00	
35	Hazelwood	41		\$403.00	
36	Hunter's Point	87		\$403.00	
37	Artis Drive	62	N	\$369.00	
38	North Magnolia	260		\$403.00	
39	Brookfield	162		\$403.00	
40	Baker's Choice	56		\$403.00	
41	Stonegate	180		\$403.00	
43	Green Briar	32		\$403.00	
44	Wild Quail	181		\$403.00	
45	Messina Hills	49		\$403.00	
46	S. Camden	155		\$403.00	
47	Persimmon Lane	57	N	\$369.00	
48	Sandy Hills	177		\$403.00	
49	Pleasant Woods	27	N	\$369.00	
50	West Magnolia	50	N	\$369.00	
51	Normansmeade	59		\$403.00	
52	Foxhall/Courtside	34	N	\$369.00	
53	Winmill	33		\$403.00	
54	Winding Ridge	46		\$403.00	
56	Riverview Estates	232		\$403.00	
57	Jonathans Landing	204		\$403.00	
58	Misty Pines	64		\$403.00	
61	Carlisle Village IV	63		\$403.00	
63	Church Creek	135		\$403.00	
64	Meadow Ridge	30		\$403.00	
65	Beaver Runne II	73		\$403.00	
66	Magnolia Meadows	71		\$403.00	

Trash Fund District Rates Continued

<u>District #</u>	<u>District Name</u>	# of Customers	Yard Waste	FY 2027	Unit
			N=No	Rate	
67	Moores Meadows	147		\$403.00	
68	The Orchards	197		\$403.00	
69	Bowers Beach	118		\$403.00	
70	Bailey's Subdivision	42	N	\$369.00	
71	Oaknoll	69		\$403.00	
72	Fields of Magnolia	51		\$403.00	
73	Pleasant Hill Farms	97		\$403.00	
74	Chimney Hills	221		\$403.00	
78	Village of Wild Quail	79		\$403.00	
79	Hunters Ridge	65		\$403.00	
81	Doe Run	31	N	\$369.00	
82	St. Jones Commons	145		\$403.00	
83	Cardinal Hill	70		\$403.00	
84	Rolling Meadows	85		\$403.00	
86	Twelve Oaks	42		\$403.00	
88	Planter's Woods	100		\$403.00	
90	Traybern	43		\$403.00	
91	Frederica West	56	N	\$369.00	
92	Wynn Wood	182		\$403.00	
93	Mount Vernon Ests.	81	N	\$369.00	
94	Jackson's Ridge	52	N	\$369.00	
95	Planters Run	80	N	\$369.00	
96	Pleasant Valley	40	N	\$369.00	
97	Stag Crossing	44	N	\$369.00	
98	Fernwood	73	N	\$369.00	
99	Burtonwood Village	96		\$403.00	
100	Chestnut Ridge	92	N	\$369.00	
101	Lakeshore Village	460		\$403.00	
102	Pheasant Pointe II	61		\$403.00	
103	Brenford Station	214		\$403.00	
104	Rockland Hills	84		\$403.00	
106	Grand Oaks	95		\$403.00	
107	Rockland West	45		\$403.00	

Trash Fund District Rates Continued

<u>District #</u>	<u>District Name</u>	# of Customers	Yard Waste	FY 2027	Unit
			N=No	Rate	
109	Otter Run	53	N	\$369.00	
110	Twin Willows	153		\$403.00	
111	Grandview Meadows	57	N	\$369.00	
112	Quail Landing	86		\$403.00	
113	Riverside	83		\$403.00	
114	Wicksfield	201		\$403.00	
115	Stonewater Creek	36	N	\$369.00	
116	Wolf Creek	35	N	\$369.00	
117	Irish Hill	105		\$403.00	
118	Weatherstone Crossing	195		\$403.00	
122	Heritage Trace	273		\$403.00	
123	Providence Hills	28		\$403.00	
124	Stone Ridge	81		\$403.00	
126	Country Fields	60		\$403.00	
127	Pinehurst Village	187		\$403.00	
128	Laureltown	118		\$403.00	
129	Point Landing	156		\$403.00	
130	Harmony Hill	31	N	\$369.00	
132	Estates at Wild Quail	79	N	\$369.00	
133	Longacre Village	234	N	\$369.00	
135	Brenford Woods	110		\$403.00	
136	Hampton Hills	76		\$403.00	
137	Jockey Hollow	210		\$403.00	
138	Satterfield	298	N	\$369.00	
139	Spring Meadow	245	N	\$369.00	
140	Meadows at Chestnut Ridge	118		\$403.00	
141	Townsend Fields	100	N	\$369.00	
142	Massey's Mill	59		\$403.00	
143	Olde Field Village	135	N	\$369.00	
144	Breeders Crown Farms	63		\$403.00	
145	Coursey's Pointe	202		\$403.00	
147	Reserve at Chestnut Ridge	463		\$403.00	
149	Timber Mill	86	N	\$369.00	

Trash Fund District Rates Continued

<u>District #</u>	<u>District Name</u>	# of Customers	Yard Waste	FY 2027	Unit
			N=No	Rate	
150	Pintail Point	38		\$403.00	
151	Champions Club	326	N	\$369.00	
152	Roesville	56		\$403.00	
153	Barrett Farm	69	N	\$369.00	
155	Deer Meadows	42		\$403.00	
156	Mount Friendship	24		\$403.00	
157	Village of Eastridge	182	N	\$369.00	
158	Willowwood	487	N	\$369.00	
159	Plymouth Place	86	N	\$369.00	
161	Hazel Farms	201	N	\$369.00	
163	Pickering Pointe	48		\$403.00	
164	Quail's Nest	101		\$403.00	
165	Hunters Run	40	N	\$369.00	
166	Lynnwood Village	42	N	\$369.00	
167	Dogwood Meadows	107	N	\$369.00	
168	Dickinson Creek	67	N	\$369.00	
169	Village of Noble Pond	584	N	\$369.00	
170	East Bay Point	38		\$403.00	
171	Woodfield	7		\$403.00	
172	Ponds of Willow Grove	90		\$403.00	
173	Robin Hill	18		\$403.00	
177	Green Hill Farms	96		\$403.00	
178	Alexanders Village	48		\$403.00	
180	Hidden Brook	193		\$403.00	
181	Forty Nine Pines	115		\$403.00	
183	Fork Landing West	126		\$403.00	
184	Cattail Creek	55		\$403.00	
185	Ests. Of Verona Woods	143	N	\$369.00	
186	Loganberry	153		\$403.00	
187	Auburn Meadows	170	N	\$369.00	
188	Big Oak	48		\$403.00	
189	Hatteras Hills	115	N	\$369.00	
190	Magnolia Estates	73		\$403.00	
191	Knollwood	41		\$403.00	

<u>District #</u>	<u>District Name</u>	Yard		
		# of Customers	Waste N=No	FY 2027 Unit Rate
192	Pond View Estates	13		\$403.00
194	Chaselynd	9	N	\$369.00
198	Beaver Pond	29		\$403.00

Section 12. The Statement Of Anticipated Trash Fund Revenues and Expenses for the Fiscal Year ending June 30, 2027, is as follows:

**There are currently 160 Active Trash Fund Districts
Serving 18,813 Customers**

Revenues

	FY 2027
User Fees	\$ 7,402,900
Total Revenues	\$ 7,402,900

Expenses

Insurance	\$ 700
Indirect Costs	\$ 58,500
Administrative Services	\$ 184,600
Office Supplies	\$ 400
Furniture & Equipment	\$ 376,200
Legal & Contractual Services	\$ 1,000
Operating Supplies	\$ 500
Utilities	\$ 1,300
Vehicle Expenses	\$ 7,000
Misc	\$ 100
Trash contractor fees	\$ 6,772,600
Total Expenses	\$ 7,402,900

**Section 13. The Statement Of Anticipated Stormwater Management
Revenues and Expenses for the Fiscal Year ending
June 30, 2027, is as follows:**

SWMD Billing Rates:

Residential	\$50/unit
Commercial	\$60/unit

Stormwater Management Fund Revenues & Expenses

Revenues

	FY 2027
User Fees	\$ 286,835
Total Revenues	\$ 286,835

Expenses

Contractual Services	\$ 286,835
Total Expenses	\$ 286,835

FY 2027 Budget Narrative

1. Whenever a supplemental or program request is submitted to Levy Court during the current budget year and exceeds \$1,000, a fiscal note explaining how the request will impact the adopted budget and how it will be funded in the future must be included.
2. Department heads may redistribute monies within their respective budgets from one minor code to another within the 5100-5190 or 5200-5250 or 5300-5900 groups without the approval of the County Administrator. Transfers are permitted between the specified groups of up to 10 percent per annum of the group total with the written approval of the County Administrator.
3. No funds in minor codes 5375-5390 may be encumbered for equipment unless said purchase was detailed in the department's approved budget request. An exception request may be submitted to the County Administrator for approval. The exception request must give details regarding the need for the requested alternative,
4. The County Administrator may approve intra-fund transfers of up to 5 percent annum. Budget amendments exceeding these conditions shall be referred to Levy Court. The required forms are available on the Levy Court channel on Teams or from the Finance Department and must be properly submitted and entered into the budget software before any funds may be encumbered.
5. Financial allocations to other governmental agencies or jurisdictions contained in this budget are subject to separate approval by Levy Court of a written agreement containing the specific obligations of the parties. Such budgeted allocations are subject to adjustment and may not apply to Community Service Grants.
6. The County is committed to full compliance with all required provisions of the Patient Protection and Affordable Care Act, Women's Health, and Cancer Rights Act of 1988, HIPPA, COBRA, protected health information, Fair Credit & Reporting Act, among others, and exercises all the legal protections afforded therein. Summaries of Benefits & Coverage and other required notices are located in the Kent County Human Resources Office and/or the Employment & Human Resources page of the Kent County Levy Court website.
7. The County is committed to full compliance with all nondiscrimination laws and wage and hour laws, including the Fair Labor Standards Act, and exercises all the legal protections afforded by it.
8. Employees shall be ineligible for reimbursement for any meals when on official County business or attending a training/educational program lasting no more than one day and located within the State of Delaware, unless said meal is included in the program registration cost. Employees attending such single-day programs or meetings outside the State of Delaware shall be eligible for reimbursement of actual meal costs, up to the amounts set by County policy, upon request and submission of actual receipts.
9. Mileage is computed at the prevailing U.S. General Services Administration (GSA) privately-owned vehicle mileage reimbursement rate for personal vehicle use on County business, with the primary work site or residence, whichever is closer to the destination, as the starting point. When a County vehicle is available, employees should use the County vehicle for such County business or receive the lower GSA reimbursement rate. The GSA rate in effect as of July 1, 2026, shall be used as the rate for reimbursement for the first six months of the County's 2027 fiscal year and the GSA rate in effect as of January 1, 2027, shall be used as the rate for reimbursement for the last six months of the fiscal year.
10. All employees shall receive electronically deposited paychecks, except those persons without a checking account or other reason approved by the Human Resources Director. Employees are paid every two weeks on Friday. If the normal payday is a holiday, then payday is on the workday before the holiday. Employees are paid one week in arrears.
11. The normal County work week is from 12 midnight on Sunday to 11:59 p.m. Saturday. The normal County office hours are 8:00 a.m. through 5:00 p.m. Monday through Friday, except for Kent County approved holidays and emergency closings.
12. The successor collective bargaining agreement approved by the members of CWA Local 13101, which represents members of the bargaining unit located at Kent County Wastewater Treatment Facility, and Levy Court, on December 20, 2022, will expire during fiscal year 2027 on December 31, 2026.
13. The successor collective bargaining agreement, approved on December 9, 2025, by the members of the AFSCME Council 81, Local 781, which represents non-supervisory paramedics, and Levy Court, will be in effect for the period from July 1, 2025, until June 30, 2030.

Section 14. FY2027 Budget Narrative

14. Employees assigned to positions that routinely require shift coverage or non-standard work hours are eligible for shift differential compensation based on hours physically worked during qualifying shifts. Shift differential compensation applies only to hours physically worked and does not apply during periods of leave or absence from work. Differential pay provisions support operational continuity, ensure adequate staffing coverage during evening and overnight hours, and assist in recruitment and retention for positions requiring non-traditional schedules.
 - a. Employees regularly scheduled for second shift assignments may receive \$0.50 per hour for covered hours worked during the designated shift period.
 - b. Employees assigned to the third shift (12:00 a.m. – 8:00 a.m.) may receive \$0.75 per hour for covered hours worked during eligible overnight shifts.
 - c. Employees working extended 12- or 14-hour shifts may receive \$0.85 per hour for qualifying second shift coverage (7:00p.m.-7:00a.m. or 6:00 p.m. to 8:00 a.m.).
 - d. Early start times prior to 8:00 a.m. or extended work hours beyond 5:00 p.m., by themselves, do not qualify for shift differential compensation.
 - e. Shift differential practices may vary for employees covered under collective bargaining agreements in accordance with negotiated contract provision.
15. Any employee approved for on-call pay for a given week shall receive payment as follows:
 - a. Information Technology and Facilities Management — \$150 for each week assigned.
 - b. Emergency Communications Division (non-salaried employees) — \$40 for each day assigned, to be available to report for duty during the assigned 24-hour period. If the assigned employee fails to report when called to work or is on scheduled vacation or lengthy FMLA-qualifying absence, the on-call pay will be forfeited.
 - c. A different rate may apply to members of a collective bargaining unit.
16. In accordance with the collective bargaining agreement with AFSCME Council 81, Local 781, an employee designated as a Field Training Officer shall be compensated an additional \$2 per hour for time spent with a student/candidate.
17. An employee designated as a Communications Training Officer shall be compensated an additional \$2 per hour for time spent with a student/candidate.
18. Any elected County officers, including members of Levy Court and Row Officers, shall receive an annual salary of \$39,284, in addition to other employee benefits payable in such a manner as other Kent County employees. Appointed County officers (Chief Deputy and Deputy positions) shall be compensated in such a manner as prescribed by County policy. Members of Levy Court-appointed boards and commissions with approved by-laws providing for compensation shall receive \$150 per meeting, but no employee benefits. The chairperson, or in his/her absence the acting chairperson, of each board or commission shall be compensated \$175 per meeting. No board or commission member is permitted to spend more than 10 hours per week in preparation for or performing his/her official duties. After appointment, such member(s) shall promptly submit all employment-related forms to the Human Resources Office, or such appointment shall be considered voluntary service to the community without compensation. Compensation will generally be paid on a quarterly basis with appropriate documentation of attendance only when the board or commission transacts official business related to its purpose and the meeting is of notable duration.
19. As provided in County policy as amended from time to time and by applicable plan documents, each full-time employee shall be eligible for coverage under the County's approved health insurance program, dental insurance program, life insurance program(s), long-term disability insurance program and travel accident insurance program. Effective 7/1/2026, employees enrolling in offered health insurance coverage shall pay 7% per month of premium (phantom rate) in advance for individual coverage or as provided in County policy. Employees waiving health insurance coverage shall receive \$100 per month cash back for opting out of the health insurance plan, upon presentation and maintenance of evidence of comparable health insurance coverage provided by some other source. In addition to individual coverage rates, employees may purchase offered health insurance coverage for dependents at established rates, per month in advance or as established by motion of the Levy Court.
20. As provided by the Retiree Benefits ordinance as amended from time to time and applicable plan documents, participants will be eligible for coverage under the County's approved health insurance program, dental insurance program and retiree life insurance program. Effective 7/1/2026, non-Medicare-eligible retirees enrolling in offered health insurance coverage shall pay 7% per month of premium (phantom rate) or, as provided in County policy, one month in advance for individual coverage. Medicare-eligible retirees and dependents must be covered under the

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Medicare Supplement Plan and shall submit sufficient evidence of Medicare enrollment, including Part A and Part B, to the Human Resources Office at least 30 days before the effective date or eligibility for retiree/dependent benefits may be withdrawn. Participants waiving health insurance coverage shall receive \$100 per month cash back for opting out of the health insurance plan, upon presentation and maintenance of evidence of comparable health insurance coverage provided by some other source. In addition to the individual coverage rate, retirees may purchase offered health insurance coverage for dependents at established rates per month in advance, or as established by motion of the Levy Court.

21. Employees and retirees must pay the Levy Court-established nominal premium for dental benefits and may purchase dependent coverage at the Levy Court-established family rate, payable in advance as established by motion of the Levy Court, or opt out of dental coverage completely.
22. This Adopted Budget reflects the Fiscal Year 2027 recommendation of \$4,614,843, based on the annual actuarial valuation report by Milliman Inc., in compliance with GASB 67/68, to the Kent County Employee Pension Fund for Fiscal Year 2027. The budgeted General Fund portion of the Fiscal Year 2027 pension contribution is \$3,576,503 and the budgeted Sewer Fund portion is \$1,038,340. Kent County will make contributions to the pension fund on behalf of its employees under the IRS employer pick-up provision. Eligible employees hired before December 21, 2010, have one percent (1%) of base salary deducted over 26 pay periods for this purpose. Eligible employees hired between December 21, 2010, and December 31, 2019, shall have three percent (3%) of base salary over \$6,000 deducted over 26 pay periods. Eligible employees hired on or after January 1, 2020, shall have five percent (5%) of base salary over \$6,000 deducted over 26 pay periods. Employees may not make direct contributions to the pension plan.
23. This Adopted Budget reflects the Fiscal Year 2027 recommendation of \$3,437,166 based on the biennial actuarial valuation report by Milliman, Inc., in compliance with GASB 74/75, to the Kent County Other Post-Employment Benefit Fund for Fiscal Year 2027. The budgeted General Fund contribution for Fiscal Year 2027 is \$2,677,946 and the budgeted Sewer Fund contribution is \$759,220.
24. Funding has been included for anticipated career ladder promotions, longevity, other appropriate promotions and stipends or wage rate adjustments per policy, temporary/part-time and executive position employment agreements, and approved expenses required to achieve, maintain, or comply with new, enhanced, or additional licensing or certification requirements due to State and/or Federal regulation/law or changes to Position Description. The tenure of employees shall, among other things, be subject to necessity for the performance of work and the availability of funds.
25. In accordance with Ordinance 26-02, funding has been included for increased longevity awards. Regular employees shall receive an annual award for continuous County service as follows:
 - a. \$1,000 for 5 to 9 years
 - b. \$1,500 for 10 to 14 years
 - c. \$2,000 for 15 to 19 years
 - d. \$2,500 for 20 to 24 years
 - e. \$3,000 for 25 to 29 years
 - f. \$3,500 for 30 to 34 years
 - g. \$4,000 for 35 to 39 years
 - h. \$4,500 for 40 to 44 years
 - i. \$5,000 for 45 or more years
26. Effective July 1, 2026, all classified and unclassified employees shall receive a three percent (3%) cost-of-living adjustment and the pay ranges contained in the approved pay classification system shall increase to reflect the three percent (3%) cost-of-living adjustment. Said increase to hourly and annual rates will be applied in a manner consistent with the personnel ordinance and payroll software capabilities.
27. Retirees will receive a one percent (1%) cost-of-living adjustment in Fiscal Year 2027.
28. Effective July 1, 2026, as provided in the County employees' pay classification system, each classified and unclassified employee with at least one fiscal year, but not less than nine months of County service and not on an existing or pending Performance Improvement Plan, shall be eligible to advance one STEP (2%); each classified and unclassified employee with no more than one day less than nine months but not less than three months of County service and not on an existing or pending Performance Improvement Plan shall advance one half STEP (1%); each classified and

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unclassified employee with not more than one day less than three months of County service shall not receive any STEP advancement. Such STEP increases shall not exceed the maximum pay rate for the assigned grade, except for unclassified employees.

29. Salaries have been budgeted for temporary, part-time, contracted, hourly, and seasonal employees. Wages for such employees shall be determined by the Department Head, in consultation with the Human Resources Director and the County Administrator. Such employees shall not work more than 25 hours in any workweek, unless prior approval is obtained from the Human Resources Director. Any increase in the average weekly hours shall not extend beyond a seasonal duration.
30. Funding is included for an ongoing Paramedic Trainee Program for up to six (6) students as provided by County policy when approved by Levy Court.
31. Funding has been included in the General Fund for the reclassification of the Director of Finance position from grade 2134 to grade 2135, the Assistant Director of Finance position from grade 2128 to grade 2129, the Deputy Register of Wills position from grade 2115 to grade 2116, the Chief Deputy Register of Wills position from 2118 to 2119, the Director of Planning position from grade 2133 to grade 2134, and the Assistant Director of Planning position from grade 2127 to grade 2128. A vacant Planner I position in the Planning division has been reclassified as an Inspections & Permitting Specialist in the Inspections & Enforcement division. In the Facilities Management division, a Maintenance Worker III, grade 2115, has been reclassified as a Lead Maintenance Worker, grade 2116 and two vacant Custodian positions have been reclassified as one Maintenance Worker I position. Funding has also been included for an additional Assessor I position in the Assessment division.
32. Funding has been included in the Sewer Fund for the reclassification of (3) Maintenance Worker positions to (3) Maintenance Mechanic positions, the Engineer GIS Tech II position from grade 2116 to grade 2117, the Engineer GIS Tech II position from grade 2116 to grade 2117, the Office Support Specialist II position, grade 2114, to the Engineer Services Administrator position, grade 2117, and the Engineer Services Administrator position, grade 2117, to the Engineer Services Supervisor position, grade 2118.
33. The Sewer Fund budget for FY27 is based on the following rates:
 - Uniform rate; district users - \$127.34 per EDU
 - Uniform rate; contract users - \$4.24 per 1,000 gallons of flow
 - Hauler (septage) fee - \$98.50 per 1,000 gallons
 - DSWA Rate - \$23.42 per 1,000 gallons
34. Effective July 1, 2026, the fee for purchasing a "Drop-In Punch Card", redeemable for ten (10) individual sessions of any drop-in program at the Kent County Recreation Center, will increase from \$20 to \$25 per card.

INTRODUCED BY: Terry L. Pepper
INTRODUCTION DATE: May 26, 2026
PUBLIC HEARING DATE: July 7, 2026
PUBLIC HEARING TIME: 7:00 PM
ADOPTION DATE: _____
EFFECTIVE DATE: Upon Adoption

ORDINANCE LC25-24

An Ordinance amending The Code of Kent County, State of Delaware, Volume I, Chapter 128 (Fees), Article XI (Fees Enumerated), §128-49 (Meeting Room Fee Schedule) to implement a routine housekeeping update, incorporating updated terms, facility names, procedures, and potential rental fee increases.

NOW, THEREFORE, THE LEVY COURT OF KENT COUNTY, DELAWARE, HEREBY ORDAINS:

Section 1. That Article XI. Fees Enumerated, §128-49, Meeting Room Fee Schedule is hereby amended by deleting the language identified in brackets and strike-through, and adding underlined language as follows:

§128-49 Meeting Room Use and Fee Schedule [Added 5-12-2009 by Ord. No. 09-09]

Meeting room space in any County building or facility may be used, or reserved by individuals and groups that are not part of the Kent County government organization for a fee in accordance with the following schedule:

A. Purpose. The purpose of this section is to establish guidelines and fees for the use of County meeting rooms by external organizations.

B. Eligibility. Meeting rooms may be reserved by non-profit corporations, government agencies, and civic organizations as defined by Delaware code. Reservations are subject to availability and compliance with County policies.

C. Fee Schedule. The following fees apply to the use of County meeting rooms:

[A]D. Kent County Administrative Complex ~~[County Complex]~~ at 555 Bay Road, Dover, Delaware. [Amended 9-24-2019 by Ord. No. 19-19]

<u>Room</u>	<u>Base Rental (per hour)</u>	<u>Optional Support Staff Fee (per hour)</u>
<u>Levy Court Chamber*</u>	<u>\$60</u>	<u>\$40</u>
<u>Room 220</u>	<u>\$50</u>	<u>\$40</u>
<u>Room 221**</u>	<u>\$35</u>	<u>\$40</u>

Room Location	Base Rental	[With PA System]	With Audio-Visual Equipment	<u>Reference Section</u>
Levy Court Chamber*	\$40/hour	[\$55/hour]	[\$60] \$80/hour	<u>§ 4-1.C</u>
[Room 117**]	[\$20/hour]	{n/a}	{n/a}	
[Room 126**]	[\$20/hour]	{n/a}	{n/a}	
Room 220	\$30/hour	[\$45/hour]	[\$50] \$60/hour	<u>§ 128-49.A</u>
Room 221**	\$20/hour	{n/a}	[\$35] \$40/hour	<u>§ 128-49.A</u>

*The Levy Court Chamber may be authorized for use by state or other government-affiliated agencies.

**~~[After]~~ 5:00 p.m. – 8:00 p.m., Monday through Thursday, nonprofit and civic organizations are exempt from ~~[the fees associated with usage of Rooms [117, 126 and] 221 (without audio-visual equipment) [and the Library Conference Room.]]~~ the base rental fees for Room 221.

E. Support Staff Fee. All meeting rooms are equipped with audio-visual equipment. The base rental fee applies regardless of equipment usage. If support staff is requested or required to be present for the duration of the meeting or event to assist with setup, operation, or troubleshooting of equipment, an additional hourly support staff fee of \$40 shall apply.

F. Usage and Fee Waivers and Extended Building Hours. The Building may be opened beyond the designated times by the County Administrator or by majority vote of the Levy Court upon special request. When deemed appropriate, the County Administrator or a majority vote of the Levy Court may waive fees or usage policies for these spaces. and if a Levy Court Commissioner reserves a room to sponsor a group, the fee shall be waived provided the sponsoring Commissioner attends the meeting.

Other County Facilities with Meeting Rooms:

G. EMS Conference Room at 911 Public Safety Boulevard, Dover, Delaware.

- (1) Affiliated public safety, police, fire, EMS, and emergency services groups: no charge.
- ~~(2) All other outside groups: \$30/hour.~~

H. EMS Conference Room at Wheatley Pond Road Center, Smyrna, Delaware.

- (1) Affiliated public safety, police, fire, EMS, and emergency services groups: no charge.
- ~~(2) All other outside groups: \$20/hour.~~

I. Kent County Public Library Conference Room, Dover, Delaware.

(1) Affiliated library services support groups: no charge.

(2) All other outside groups: \$30/hour. [Pending availability.](#) ~~[A]~~after 5:00 p.m., nonprofit and civic organizations are exempt from the fees associated with usage of the Library Conference Room.

Section 3. This ordinance shall become effective _____.

Section 4. If any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance which shall continue in full force and effect; and to this end, the provisions of this Ordinance are hereby declared to be severable.

ADOPTED BY THE LEVY COURT
OF KENT COUNTY, DELAWARE

PRESIDENT, KENT COUNTY LEVY COURT
THIS ____ DAY OF ____, 2025

ATTEST: _____
CLERK OF THE PEACE

SYNOPSIS

[This Ordinance amends The Code of Kent County, State of Delaware, Volume I, Chapter 128 \(Fees\), Article XI \(Fees Enumerated\), §128-49 \(Meeting Room Fee Schedule\) to implement a routine housekeeping update. Key revisions include:](#)

[Removal of Rooms 117 and 126 from the schedule due to their unavailability](#)

Updated base rental fees for the Levy Court Chamber (\$60/hour), Room 220 (\$50/hour), and Room 221 (\$35/hour)

Addition of meeting room fee schedules for EMS Conference Rooms (911 Public Safety Boulevard and Wheatley Pond Road Center) and the Kent County Public Library Conference Room

Introduction of a standardized optional support staff fee of \$40/hour, applicable when technical assistance is requested or required for the duration of a meeting or event

Clarification that all rooms are equipped with audio-visual equipment, and the base rental fee applies regardless of equipment usage

Aligned eligibility to non-profit and civic organizations and government agencies as defined by Delaware code

Refined exemption language for nonprofit and civic organizations, applicable only to Room 221 and the Library Conference Room after 5:00 p.m., subject to availability

Updated facility names and references for consistency across County documents

Authorization for the County Administrator or Levy Court to waive fees or extend building hours under specific conditions

These updates ensure consistency across County facilities, reflect current operational practices, and improve transparency in meeting room rental procedures.