

**MINUTES OF THE TOWN OF SELBYVILLE
TOWN COUNCIL MEETING DECEMBER 4, 2023**

Mayor Duncan welcomed everyone and called the meeting to order at 6 o'clock p.m. Councilmembers Monroe Hudson, Carol Cary, Gary Steffen, and Chris Snader were in attendance.

The meeting was properly posted.

1. Public Hearing – Community Development Block Grant

The Public Hearing was properly advertised in the Coastal Point.

Mayor Duncan opened the Public Hearing at 6:00 P.M. at the Selbyville Town Hall. He introduced Mr. Brandon Hamilton, Rehabilitation Specialists for the Sussex County Community Development and Housing Department. Mr. Hamilton thanked the Mayor and Council for the opportunity to once again present the Community Development Block Grant (CDBG) to the residents of Selbyville. He stated that his office applies for and administers the Community Development Block Grant (CDBG) for Sussex County. They apply for the funding on behalf of municipalities and rural communities within the county. The grant is funded by the U.S. Department of Housing and Urban Development (HUD) and is allocated to Sussex and Kent counties through the Delaware State Housing Authority. Mr. Hamilton stated that this year, approximately \$2,000,000 will be awarded to Kent and Sussex counties on a competitive basis. Repairs may include roofs, windows, electrical, demolition, and water and sewer infrastructure. The program funds housing rehabilitation to low and moderate income homeowners. This is defined as households with income at or below 80% of the area's median income for the county which is determined annually by HUD. He reviewed the income guidelines. A single-person household can earn a maximum of \$49,800, a two-person household can earn a maximum of \$56,900, and it increases or decreases by approximately \$6,000-\$8,000 per person. Mr. Hamilton stated that the properties must be homeowner occupied and all property taxes, homeowner's insurance, and utilities must be current. In order to protect the funding, grants under \$5,000 require no lien, but grants between \$5,000 and \$15,000 require a five (5) year lien, and grants between \$15,000 and \$40,000 require a ten (10) year lien. Mr. Hamilton stressed that it is not a loan and that it does not accrue interest. It is repaid in years, not in money. The purpose of the lien is to encourage the homeowner to remain in the home after it has been repaired. If the person dies or the home is sold before the lien is forgiven, the remaining money must be repaid. Mr. Hamilton reported that within the past five years, Selbyville has received \$225,000 in CDBG funding and assisted six households. Additionally, funds are available from the Sussex County Council for such emergencies as no water, no heat, frozen or broken pipes, severe roof leaks, and handicap accessibility projects. There are currently about 20 homes on Selbyville's waiting list. Mr. Hamilton left the list for the town's review, and he also left information for residents interested in applying. Applications are due in his office on or before February 23, 2024. The phone number to his office is (302) 855-7777.

The Mayor and Council unanimously agreed that the Community Development Block Grant has been very beneficial to the Town of Selbyville.

**MINUTES OF THE TOWN OF SELBYVILLE
TOWN COUNCIL MEETING DECEMBER 4, 2023**

Councilwoman Cary made a motion to close the Public Hearing. Motion seconded by Councilman Steffen and carried by all.

2. Public Hearing –

Mayor Duncan opened the Public Hearing:

TO CONSIDER AMENDING THE TOWN CODE OF THE TOWN OF SELBYVILLE, BY REVISING EXISTING CHAPTER 200, ZONING, §200-11, TO PROHIBIT THE OPERATION OF MARIJUANA ESTABLISHMENTS, INCLUDING TESTING FACILITIES, MARIJUANA CULTIVATION FACILITIES, RETAIL MARIJUANA STORES, AND ANY COMMERCIAL ESTABLISHMENT, SUCH AS A MARIJUANA LOUNGE OR CAFÉ, THAT ALLOWS PATRONS TO CONSUME, SMOKE OR PARTAKE IN MARIJUANA PRODUCTS WITHIN THE JURISDICTION LIMITS OF THE TOWN OF SELBYVILLE.

Mayor Duncan invited public comment. Karen Cropper, a resident of Meadowview Estates, a resident of Mill Pond, and Susan Bunting each made statements and agreed they would like the Town Code to prohibit the operation of marijuana establishments, including testing facilities, marijuana cultivation facilities, retail marijuana stores, and any commercial establishment, such as a marijuana lounge or café, that allows patrons to consume, smoke, or partake in marijuana products within the jurisdiction limits of the Town of Selbyville.

Being there were no further comments, Councilman Snader made a motion to close the Public Hearing. Motion seconded by Councilman Hudson and carried by all.

3. Opening of Meeting –

A. Mayor Duncan led in the Pledge of Allegiance.

B. Mayor Duncan invited the Council to vote on the first Public Hearing. Councilwoman Cary made a motion to continue participating in the Community Development Block Grant. Motion seconded by Councilman Steffen and carried by all.

C. Mayor Duncan invited the Council to vote on the second Public Hearing. Councilman Steffen made a motion to amend the Town Code of the Town Of Selbyville, by revising existing Chapter 200, Zoning, §200-11, to prohibit the operation of marijuana establishments, including testing facilities, marijuana cultivation facilities, retail marijuana stores, and any commercial establishment, such as a marijuana lounge or café, that allows patrons to consume, smoke or partake in marijuana

**MINUTES OF THE TOWN OF SELBYVILLE
TOWN COUNCIL MEETING DECEMBER 4, 2023**

products within the jurisdiction limits of the Town of Selbyville. Motion seconded by Councilwoman Cary and carried by all.

- D. Mayor Duncan invited Mountaire Farms to present their request. Doug Smith of Mountaire Farms read the presentation regarding the Operating Agreement For Land Use between the Town of Selbyville and Mountaire Farms. See attached presentation. Mayor Duncan thanked him for the information presented.

4. Mayor's Report & Comments:

Mayor Duncan expressed sympathy regarding the cancellation of the 62nd Annual Selbyville Christmas Parade due to inclement weather and acknowledged all the time and effort that goes into planning and preparing for the parade. The Town is looking forward to next year's Christmas Parade. Additionally, Mayor Duncan thanked Mountaire Farms for continuing their Thanksgiving for Thousands Program. He stated that he and Councilwoman Cary participated in the event, and it was a great experience.

A. AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FOR THE TOWN OF SELBYVILLE BY AMENDING MAP 8, AREAS OF POTENTIAL ANNEXATION, TO REDESIGNATE THE FUTURE LAND USE OF TAX MAP PARCEL NO. 533-18.00-11.00 AS MIXED RESIDENTIAL/COMMERCIAL FROM RESIDENTIAL/AGRICULTURE.

Mayor Duncan read the Ordinance into the Minutes by title only. The Town Administrator explained that several months ago the property owner presented their future plans for this parcel and requested annexation. The Town's Comprehensive Land Use Plan showed the parcel as an area of potential annexation, so the Town is permitted to annex this parcel if desired. It was discovered that the Town's Comprehensive Land Use Plan had this parcel designated as Residential, however, the property owner is requesting it to be Mixed Residential/Commercial. In order for the annexation process to move forward, it needed to be reviewed by the Office of State Planning and amended in the Town's Comprehensive Land Use Plan. The Office of State Planning provided comments and allowed the Town to proceed with the amendment. Councilman Steffen made a motion to adopt the Ordinance as presented. Motion seconded by Councilwoman Cary and carried by all.

B. RESOLUTION RESUMING AND RENEWING THE APPLICATION FOR THE POSSIBLE ANNEXATION OF CERTAIN TERRITORY, CONTIGUOUS TO THE PRESENT LIMITS OF THE TOWN OF SELBYVILLE, OWNED BY SELBYVILLE PARTNERS, LLC, IDENTIFIED AS SUSSEX COUNTY TAX MAP AND PARCEL NO. 533-18.00-18.00, CONTAINING 47.734 ACRES, MORE OR LESS; AND DIRECTING THE ANNEXATION COMMITTEE TO RESUME ITS INVESTIGATION OF THE POSSIBILITY OF ANNEXING SAID

**MINUTES OF THE TOWN OF SELBYVILLE
TOWN COUNCIL MEETING DECEMBER 4, 2023**

**TERRITORY INTO THE R-4 RESIDENTIAL DISTRICT, WITH A
RESIDENTIAL PLANNED COMMUNITY (RPC) OVERLAY.**

Mayor Duncan read the Resolution into the Minutes by title only. The Town Administrator explained that the Annexation Committee had already met regarding this parcel, however, they could not move forward due to the Town's Comprehensive Land Use Plan needing to be amended. Now that it has been amended, the Annexation Committee may resume. Councilwoman Cary made a motion to adopt the Resolution as presented. Motion seconded by Councilman Hudson and carried by all.

- C. RESOLUTION RESUMING AND RENEWING THE APPLICATION FOR THE POSSIBLE ANNEXATION OF CERTAIN TERRITORY, CONTIGUOUS TO THE PRESENT LIMITS OF THE TOWN OF SELBYVILLE, OWNED BY BUNTING HOLDINGS, LLC, IDENTIFIED AS SUSSEX COUNTY TAX MAP AND PARCEL NO. 533-18.00-11.00, CONTAINING 36.592 ACRES, MORE OR LESS; AND DIRECTING THE ANNEXATION COMMITTEE TO RESUME ITS INVESTIGATION OF THE POSSIBILITY OF ANNEXING A 26.905 ACRE, MORE OR LESS, PORTION OF SAID TERRITORY INTO THE R-4 RESIDENTIAL DISTRICT, WITH A RESIDENTIAL PLANNED COMMUNITY (RPC) OVERLAY, AND THE POSSIBILITY OF ANNEXING A 9.687 ACRE, MORE OR LESS, PORTION OF SAID TERRITORY INTO THE GC GENERAL COMMERCIAL DISTRICT.**

Mayor Duncan read the Resolution into the Minutes by title only. The Town Administrator explained that the Annexation Committee had already met regarding this parcel, however, they could not move forward due to the Town's Comprehensive Land Use Plan needing to be amended. Now that it has been amended, the Annexation Committee may resume. Councilman Snader made a motion to adopt the Resolution as presented. Motion seconded by Councilman Steffen and carried by all.

5. Reports

A. Police Report – M. Hudson

Chief Wilson reported there were 251 calls for service, 101 tickets issued, and 7 criminal arrests for the month of November. He reported that they are operating on short staff as an officer is out due to injury with an unknown return date.

Chief Wilson requested the Mayor and Council's approval to purchase two 2024 Chevrolet Tahoe Police Package vehicles for \$53,850 each. They are anticipated to begin building them in January 2024 and estimate they will be delivered in the summer. Payment is due upon delivery. Chief Wilson stated they typically utilize grant funds from Sussex County to assist with offsetting the cost. He added that if/when the new Tahoe(s) are received, they would look into

**MINUTES OF THE TOWN OF SELBYVILLE
TOWN COUNCIL MEETING DECEMBER 4, 2023**

getting rid of a couple of the older police vehicles with higher mileage. Chief Wilson stated he would prefer to keep at least a couple of backup vehicles in case of emergencies. The two new vehicles would also need to be sent out to be outfitted with additional emergency equipment. Councilman Hudson made a motion to approve the purchase of two 2024 Chevrolet Tahoe Police Package vehicles for \$53,850 each. Motion seconded by Councilman Steffen and carried by all.

B. Code Enforcement – S. Long

See report for the month of November. The Town Administrator announced that the new Code Enforcement/Building Inspector, Tony Merollini, has begun his employment with the Town.

C. Hazard Inspection Committee – C. Snader

The Hazard Inspection Committee did not meet in November. The Town Administrator stated that the deadline for 3 Lighthouse Road to submit a corrective action plan to the Town regarding violations was November 22, 2023. She stated that the property owner did not contact the Town, so with the Mayor and Council's approval the committee may move forward with the condemnation process. Councilman Snader made a motion for the Hazard Inspection Committee to begin the condemnation process for 3 Lighthouse Road. Motion seconded by Councilwoman Cary and carried by all.

D. Water – G. Steffen

See report for the month of November. Councilman Steffen reported that the water plant produced 3,372,583 gallons of water. We continue to purchase water from Artesian to help keep the water pressure on the eastern side of town as well as meet all State and Federal testing requirements. The Water Department continues to read meters, replace meters as needed, and mark water lines for utility locates.

Councilman Steffen reported that the motor for Well CR2 Pump has been replaced. They will be working on starting it up tomorrow. Additionally, a SCADA pack went bad, but it has been replaced. SCADA is a device that tells the water plant when to run.

The Town Engineer provided an update on the 1 million gallon water tower project on Hudson Road. He stated that there are a few things that need to be done before they can begin. First, some tree removal needs to be done to make room for the tower. Bunting and Murray submitted a quote in the amount of \$15,735.32 for the tree removal. A geotechnical investigation also needs to be done in order to design the foundation. John D. Hynes Geotech submitted a quote in the amount of \$12,245.00 for the necessary geotechnical investigation. Councilman Steffen made a motion to accept the quote from Bunting and Murray in the amount of \$15,735.32 for the tree removal, and the quote from John D. Hynes Geotech in the amount of \$12,245.00 for the geotechnical investigation, as presented. Motion seconded by Councilman Snader and carried by all.

**MINUTES OF THE TOWN OF SELBYVILLE
TOWN COUNCIL MEETING DECEMBER 4, 2023**

Councilman Steffen provided an update on the Cross-Connection Control Plan that HydroCorp prepared. The Cross-Connection Control Plan is a State Law that is going into effect in February 2024. The Town Administrator stated that we have received the final draft for the Mayor and Council's review. A vote will take place at the January Town Council Meeting. For more information, please visit our Cross-Connection Control Plan website: <https://watercustomer.com/selbyville/>.

E. Public Works – G. Steffen

Councilman Steffen reported that the Christmas lights have been up and running since Thanksgiving evening. The Public Works Department continues to clean out storm drains. They have also begun getting the snowplows ready for any potential winter weather that may arise. The new Ford F-350 will be picked up tomorrow. It is scheduled to have a new plow and salt box installed in January.

F. Recreation – G. Steffen

Councilman Steffen reported the new 24' x 24' pavilion has been built and the concrete is done. Once the concrete is cured, they will be adding picnic tables.

The Town Administrator stated the 25-year lease agreement between the Town and the Indian River School District (IRSD) that pertains to a parcel owned by the school district between Cemetery Road and the Town Park has been signed.

The Town Administrator reported that the 2-5 year old playground equipment and surfacing is estimated to begin installation in the spring. Installation is weather-dependent. They hope to be completed by summer.

G. Sewer Report – C. Snader

See report for the month of November. Councilman Snader reported the plant had an average daily flow of 1,107,000 gallons and a peak flow of 1,266,000 gallons. The plant performed within all required permit parameters for the month. Councilman Snader added that Whayland Construction is continuing to repair the Headworks Building.

See Minutes of the November 28, 2023 meeting.

The Town Engineer reported on the special workshop that was held concerning the Coastal Villages pump station regarding the Kingfisher project. Coastal Villages phase 1 is currently under construction. Phase 2 has been approved and includes the regional pump station. It is requested that the Town and the developer work out an agreement regarding upsizing the pump station to encourage smart growth. The Town Engineer added that Kingfisher is currently going through their final plan review. This project was intended to pump directly to Coastal Villages

**MINUTES OF THE TOWN OF SELBYVILLE
TOWN COUNCIL MEETING DECEMBER 4, 2023**

Pump Station, however, that will not be constructed in time as Kingfisher plans to begin construction sooner than phase 2 of Coastal Villages. Kingfisher has requested to temporarily connect to the Lighthouse Lakes Force Main just until the regional pump station is completed. The pump stations on Rt. 54 could handle the extra flow temporarily, but not permanently. If the Town agrees to move forward with these requests, they will begin organizing the legal documents for an agreement. The Mayor and Council agreed to allow the developer to move forward with creating the legal documents to begin negotiations regarding these requests.

H. Planning & Zoning – C. Snader

No report for the month of November.

I. Industrial Park Report – S. Long

See Minutes of the November 29, 2023 meeting.

The Town Administrator stated that the first item on the agenda was a request for the addition of two additional buildings for warehousing located at 9 Mason Drive, TMP # 533-16.00-135.00. Due to the existing building on this parcel being placed at an odd angle for the front of the building to align with Mason Drive, it is difficult to place two warehouses behind the building without encroaching into the rear and side yard setback. It is the recommendation of the Industrial Park Committee that the Mayor and Council approve this request on the condition that they receive an area variance from the Board of Adjustment. Councilman Steffen made a motion to accept the request for the addition of two additional warehouses at 9 Mason Drive with the condition that the Board of Adjustment approve their variance request. Motion seconded by Councilman Snader and carried by all.

J. Annexation Report – C. Cary

No report for the month of November. An Annexation Committee Meeting is scheduled for December 12, 2023.

K. Economic Development Committee – C. Cary

See Minutes of the November 20, 2023 meeting.

Councilwoman Cary reported the Economic Development Committee discussed a potential mission statement at their last meeting. The next meeting will take place on Monday, January 15, 2024, at 4:15 P.M.

L. Administrative Report – S. Long

**MINUTES OF THE TOWN OF SELBYVILLE
TOWN COUNCIL MEETING DECEMBER 4, 2023**

The Town Administrator announced that the new Assistant Secretary/Treasurer, Lisa Michaels, has begun her employment with the Town. Assistant Secretary/Treasurer Sandra Givans is training Lisa leading up to her retirement.

The Town Administrator reported that we have a new business coming to town: Illusions 360 Studio. They offer dance classes, party rentals, party decorations, party set up/clean up, a photo booth, and video creation. They are located at 5 W. Church Street in Unit #204.

The Town Administrator advised that it's time to appoint the Board of Election in anticipation of the March election. Councilwoman Cary made a motion to appoint Renda Wise, Bonita Maull, and Susan Kirsch to the Board of Election. Motion seconded by Councilman Steffen and carried by all.

The Town Administrator stated the last item on the agenda is the request from Mountaire Farms to amend #6 of the Amendment to Operating Agreement For Land Use to increase the required reporting period. She invited Zach Evans of Mountaire Farms to explain further. Mr. Evans stated that after conducting their annual review of all they have implemented as well as the results, they are requesting to amend #6 from a specific time period to a conditional one. He stated that the Town and Mountaire Farms can create a list of circumstances, and if any of them arise, then the Town has the ability to request a report within a reasonable time frame and Mountaire Farms is obliged to do so. Additionally, Mr. Evans stated that every two years the Operating Agreement For Land Use is reviewed and signed, however, they are requesting to change it to an "evergreen policy" meaning that it will permanently carry on until a request to renegotiate or terminate is made by either party. After a brief discussion, the Mayor and Council directed the Town Administrator to contact the Town Solicitor to move forward with creating a draft of the Operating Agreement For Land Use changes.

Due to the cancellation of the 62nd Annual Selbyville Christmas Parade, the Town Administrator drew the 50/50 raffle ticket at the Town Council Meeting. \$824 was collected in total through the sale of the 50/50 raffle tickets. \$412 was awarded to the winner, Karen Moore, and \$412 was awarded to the 50/50 raffle beneficiary, the Selbyville Community Club.

4. Visitors in Attendance:

Chris Mercurio, a resident of Lighthouse Lakes, spoke in support of the changes to the Operating Agreement For Land Use between the Town and Mountaire Farms.

Doug Smith of Mountaire Farms reported they had done 98 odor checks since the last town meeting and detected 6 instances of odor. They have made adjustments and are exploring additional options to reduce the instances of odor.

Zach Evans from Mountaire Farms thanked the Town for their continued support of the Thanksgiving for Thousands Program. He stated that this was their first year hosting the event on

**MINUTES OF THE TOWN OF SELBYVILLE
TOWN COUNCIL MEETING DECEMBER 4, 2023**

a Saturday, and it was their largest event to date. They were able to pack 14,000 boxes in total which provided 56,000 meals. Mr. Evans added that while Mountaire Farms was looking forward to the 62nd Annual Selbyville Christmas Parade, they appreciated the Town providing plenty of notice when deciding to cancel due to inclement weather. JR LaPearl from Mountaire Farms echoed Mr. Evans's statements. Mr. LaPearl added that between four Mountaire Farms locations, they were able to provide 152,128 meals as a result of their Thanksgiving for Thousands Program.

Paul Kerstanski, a resident of Saltwater Landing, expressed thanks to the Mayor and Council for their guidance that led to resolving an issue in the development.

Councilman Steffen inquired about the current status of an additional Administrative Assistant position. The Town Administrator stated that it was approved at the last Town Council Meeting for the next budget year beginning February 1, 2024. Councilwoman Cary stated they will work on creating a job description in January, and then begin advertising for the position.

The Town Administrator announced that the new televisions for future meetings have been installed in the Council Chambers. She concluded by stating they will begin painting the area soon as well.

There being no further business to discuss Councilman Steffen made a motion to adjourn the meeting. Motion seconded by Councilman Hudson and carried by all.

Mayor Duncan adjourned the meeting and thanked everyone for attending.

Respectfully submitted,



Loryn Rose
Administrative Assistant

Update: Meeting with M&C on Hoosier Street

12.04.23

Past Proposals to Improve Traffic Flow on Hoosier Street

Update 12.04.23

ALLEN & MORGAN
ARCHITECTURE
ENGINEERS

ARCHITECTURE
ENGINEERS
PLANNERS
INTERIORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SCIENTISTS
CONSTRUCTION MANAGERS
GENERAL CONTRACTORS
GENERAL BUILDING
MANUFACTURING
POWER
WATER SUPPLY
SEWER / WASTE
INDUSTRIAL PROCESS
PETROLEUM
TRANSPORTATION
TELECOMMUNICATIONS

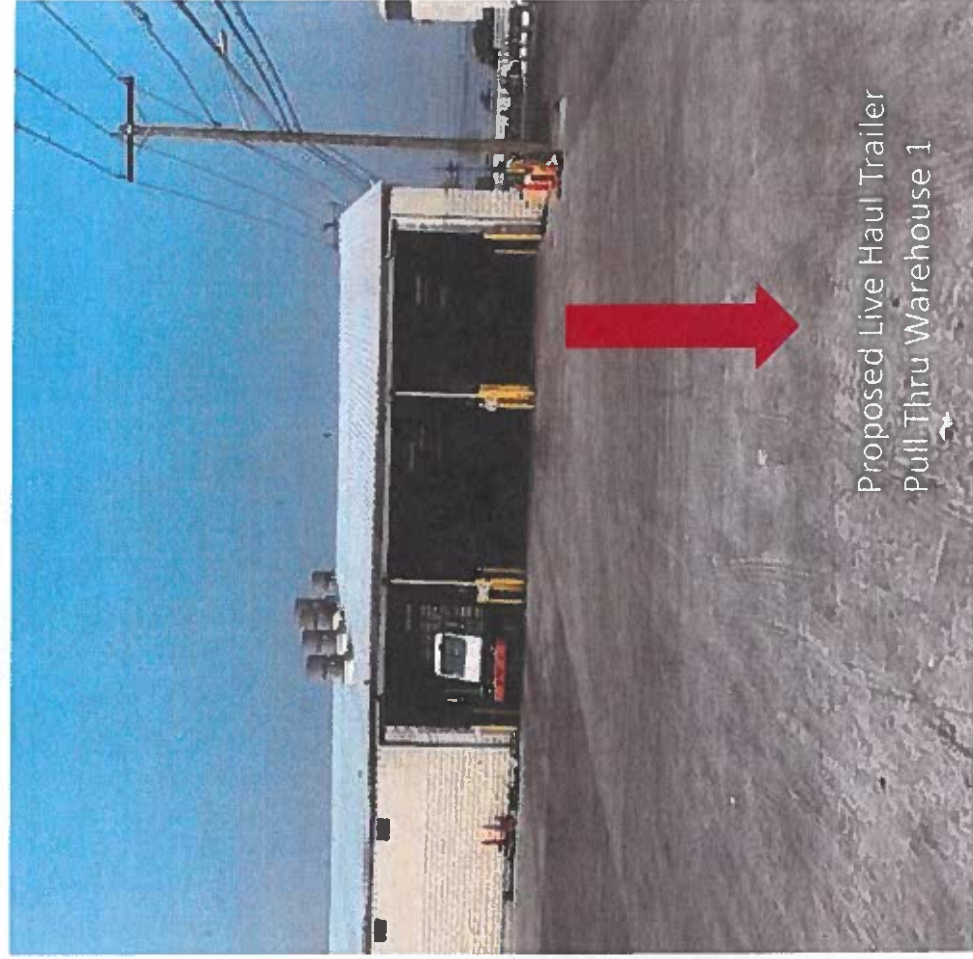
**MONTAIRE
FARMS
SELBYVILLE**
MONTAIRE FARM
SELBYVILLE, MD
MONTAIRE FARM
SELBYVILLE, MD

CONCEPT





Proposed Live Haul Trailer Traffic to Plant



Proposed Live Haul Trailer
Pull Thru Warehouse 1

Live Haul Trucks to Admin 2 from Burpee. Enter & Exit North Shipping Yard



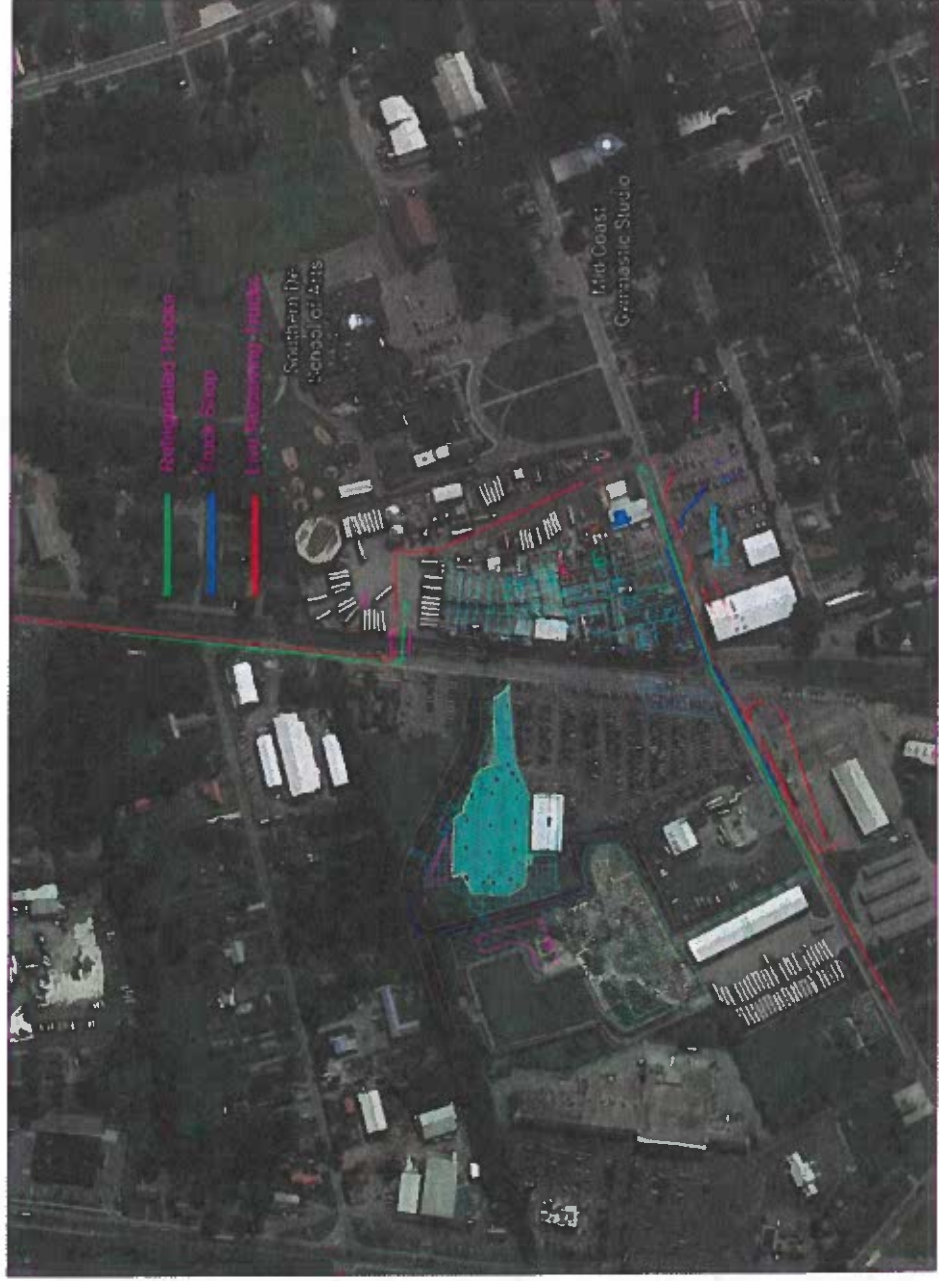
Pros

- Some Live Haul traffic removed from Hoosier Street
- Reduces impact on pedestrians on Railroad Ave.

Cons

- Requires demo of Admin 2 building. Creates additional staging area in new location.
- Conflict for offal and live haul traffic at live receiving.
- Lacks sufficient turning radius for trucks. Does not meet safety requirements.
- Difficult to keep plant running during construction process.
- Need to relocate garage, maintenance shop, parts room.

Update 11.18.21: All Truck Traffic Enters South & Exits North Shipping Yard.



Pros

Cons

- Drivers could attempt to drive around trailers waiting to make left turn into receiving. Current staging operation guarantees traffic stops because of the use of stop signs for traffic control.
- Conflict for offal and live haul traffic at live receiving.
- Lacks sufficient turning radius for trucks at south gate and north gate.
- Does not meet safety requirements.
- Difficult to keep plant running during construction process.
- Need to relocate garage, maintenance shop, parts room.

Improvements over the last 3 years at Mountaire's Selbyville Plant

- Relocation of USDA office to front of building. Reduction in pedestrian traffic on Hoosier Street, safety improvement for inspectors.
- Relocation of transportation clerk to guard shack. Eliminated dress haul drivers from crossing the street to get paperwork. Reduced instances of dress haul drivers parking on Hoosier Street to get paperwork before they go to the yard to pick up load.
- Upgrade of trash compactor and addition of baler. Reduced the number of trucks on the yard/Hoosier by 5-8 per week.
- Plant services yard attendant trained on environmental compliance tasks.
- Security guard certified to drive a jockey truck assigned to Burpee lot to verify yard organization and reduce unnecessary trips by shipping jockey truck on Hoosier Street.
- Additional jockey drivers and jockey trucks. Increased from 2 to 4.
- Employee traffic directed north on Railroad Ave at shift change.
- Relocated utility pole to allow right hand turns from west bay in live receiving. Reduced wait time from 76 seconds to 38 seconds.
- Revised street sweeper schedule to reduce impact on traffic on Hoosier St.



Wed Oct 18, 2023, Traffic Analysis – Hosier St. Selbyville, DE

TIME	NUMBER OF TRUCKS (HOW MANY TIMES TRAFFIC IS STOPPED)	HOW LONG TRAFFIC IS STOPPED (AVG SEC)
7AM – 8AM	6	36
8AM – 9AM	5	39
11AM – 12PM	5	42
12PM – 1PM	6	48
4PM – 5PM	6	32
5PM – 6PM	8	34

2023

- 6 stops per hour
- Avg. 34.6 seconds per stop
- Total stoppage per hour – 3 minutes 28 seconds

Thu Oct 19, 2023, Traffic Analysis – Hosier St. Selbyville, DE

TIME	NUMBER OF TRUCKS (HOW MANY TIMES TRAFFIC IS STOPPED)	HOW LONG TRAFFIC IS STOPPED (AVG SEC)
7AM – 8AM	5	34
8AM – 9AM	5	34
11AM – 12PM	7	32
12PM – 1 PM	6	32
4PM – 5PM	6	24
5PM – 6PM	7	28

2018

- 13.7 stops per hour
- Avg. 38.3 seconds per stop
- Total stoppage per hour – 8 minutes 45 seconds

Thu Feb 15, 2018, Traffic Analysis – Hosie St. Selbyville, DE

TIME	NUMBER OF TRUCKS (HOW MANY TIMES TRAFFIC IS STOPPED)	HOW LONG TRAFFIC IS STOPPED (AVE SEC)
7AM – 8AM	19	21
8AM – 9AM	18	33
11AM – 12PM	11	38
12PM – 1PM	11	40
4PM – 5PM	9	58
5PM – 6PM	14	40

Town Council Meeting, Monday, 12/4/23

Introduction: Doug Smith, Mountaire

Objective:

I appreciate the opportunity to take a few minutes of the council and Mayor's time to discuss the Land Use Operating Agreement currently in place between the town and our company. Over the course of the last few years, we have worked diligently with 3rd Party Engineers, internal Engineering and outside vendors to develop plans to eliminate backing across Hosier Street. At the time of the initial conversation with the town, during 2018, there was no Land Use Operating Agreement in place for the holding shed across from the entrance of the plant. We determined, through a 3rd Party traffic study, using Becker, Morgan, and Associates, we were stopping traffic on Hosier Street an average of 13.7 times per hour, with an average stop of 38.3 seconds per stop or a total of 8 minutes and 45 seconds per hour.

The previous town council, including our current mayor, agreed to allow us to use the holding shed and from this, the Land Use Operating Agreement was crafted and signed. To date, we have examined and vetted 4 possible scenarios to eliminate backing across the street and presented them to the town. To date, none of the potential changes have been a viable option for the town or Mountaire. We committed significant capital dollars to the effort and enlisted some of the areas foremost experts in these studies and subsequent development. The previous rejected plans are included in the packet you have as part of our presentation.

However, I am excited to report that our partnership with the town, through the Land Use Operating Agreement, has resulted in significant improvement since our initial discussion in 2018. Specifically, we were able to use the holding shed, add some additional jobs and improve our overall performance for the community. We recently conducted another traffic study of Hosier Street, during October, using a 3rd party vendor, Becker, Morgan and Associates, who determined traffic is only being stopped 6 times per hour, a 57% improvement from 2018; with an average stop of 34.6 seconds per stop, a 10% improvement or a total of 3 minutes and 28 seconds per hour or an overall 62% improvement since 2018.

Given these significant improvements, we would respectfully request the town consider the "evergreen" option for the Land Use Operating Agreement. We are confident, as needs and challenges arrive within the town, we can readily and quickly react to them building on our current relationship. An approval of the "evergreen" option would allow us to shift current capital expenditures away from studies and put these dollars into tangible improvements inside and outside the facility.

None of this would have been possible without the support and partnership with the town. We consider our partnership with Selbyville to be the gold standard as we develop other community relationships at our other locations in Delaware and North Carolina. I wanted to take these last few minutes and thank the town for their continued support in challenging us to become a better community member. Our partnership continues to grow strong, and we are committed to being the best neighbor and community member we can be for the residents of Selbyville and our employees.