

1 West Church St.  
P.O. Box 106  
Selbyville, Delaware 19975  
302-436-8314  
302-436-8018 Fax



*Mayor*  
Richard A. Duncan, Sr.  
*Council*  
Dr. Carol R. Cary  
Monroe B. Hudson, Jr.  
Chris S. Snader, Sr.  
Gary L. Steffen  
*Town Administrator*  
Stacey L. Long

## AGENDA SEPTEMBER MEETING

Date: September 9, 2024  
Time: 6:00 P.M.  
Place: Selbyville Town Hall

### To Join the ZOOM Meeting Online:

<https://us06web.zoom.us/j/83552221479?pwd=PF7dEd8aYOeyb6ARF8OAgbDffYOlv.1>

If your computer/laptop doesn't have a microphone, you may call into the event at the following phone number: 301-715-8592

- A. When prompted, the Meeting ID: **835 5222 1479**, followed by the # sign.
- B. There is no Member ID, just press the # sign.
- C. Enter the Passcode: **918358**, followed by the # sign.

#### 1. Opening of Meeting:

- A. Call to order. Mayor Duncan
- B. Pledge of Allegiance Mayor Duncan
- C. Proclamation – J. Conn Scott Furniture, Inc. Mayor Duncan
- D. Approval of Minutes August 5, 2024, meeting. Mayor Duncan
- E. Treasurer's report & authorization to pay bills. Mayor Duncan

#### 2. Public Hearing –

**ANNEXING CERTAIN TERRITORY, CONTIGUOUS TO THE PRESENT LIMITS OF THE TOWN OF SELBYVILLE, OWNED BY MARICRYST BIRAO SANCHEZ AND DAN JASON M. VELEZ, LOCATED AT 32634 LIGHTHOUSE ROAD AND IDENTIFIED AS SUSSEX COUNTY TAX MAP AND PARCEL NO. 533-18.00-35.03, CONTAINING 1.15 ACRES, MORE OR LESS (“SUBJECT PROPERTY”); AND AN ORDINANCE AMENDING THE ZONING MAP AND ZONING ORDINANCE OF THE TOWN OF SELBYVILLE TO INCLUDE SAID SUBJECT PROPERTY IN THE NB NEIGHBORHOOD BUSINESS DISTRICT.**

#### 3. Close Public Hearing. Vote on Public Hearing.

#### 4. Mayor's Report & Comments:

Mayor Duncan

- A. **RESOLUTION TO UPDATE AND ADOPT A NEW “NOTICE OF VIOLATION” FORM FOR USE IN CONNECTION WITH THE ABATEMENT OF VIOLATIONS OF THE TOWN CODE OF THE TOWN OF SELBYVILLE.**

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**B. RESOLUTION AUTHORIZING THE ISSUANCE OF UP TO \$707,000.00  
MAXIMUM PRINCIPAL AMOUNT GENERAL OBLIGATION BONDS TO  
PROVIDE FINANCING FOR THE COSTS ASSOCIATED WITH THE  
TOWN'S TINGLE ACRES MOBILE HOME PARK (MHP) LEAD SERVICE  
LINE REPLACEMENT PROJECT, SAID AMOUNT TO INCLUDE THE  
PAYMENT OF COSTS ASSOCIATED THEREWITH AND ESTABLISHING  
THE TIME AND PLACE FOR A PUBLIC HEARING THEREON.**

5. Reports – Council, Committees, Etc:

- |   |              |
|---|--------------|
| A. Police   | M. Hudson    |
| B. Building and Code Dept   | A. Merollini |
| C. Hazard Inspection Committee  | C. Snader    |
| D. Water Dept   | G. Steffen   |
| E. Public Works   | G. Steffen   |
| F. Recreation Dept  | G. Steffen   |
| G. Sewer Dept   | C. Snader    |
| H. Planning and Zoning Committee  | C. Snader    |
| 1. Report of August 27, 2024, meeting.  |              |
| a. Consideration of Selbyville Volunteer Fire Company's Training Facility located at 30 N. Main Street  |              |
| b. Consideration of Preliminary Site Plan Approval for an office/shop for One Hour Heating & Air located at 204 Gumboro Road  |              |
| c. Consideration of Lot Consolidation and Preliminary Site Plan Approval for an 8,250 square foot warehouse owned by Leimbach Investments, LLC located at 50 N. Main Street, District 5-33, Map 16.12, Parcel 35.00 & 35.01 |              |
| d. Consideration of Preliminary Plan Approval for a 32-lot subdivision located at Lighthouse Road & Lynch Road, owned by Bruce & Sandra Bennett, District 5-33, Map 17.00, Parcel 156.00                                    |              |
| I. Industrial Park  | S. Long      |
| J. Annexation Committee   | C. Cary      |
| K. Economic Development Committee   | C. Cary      |
| 1. Report of August 12, 2024, meeting.  |              |
| L. Administration   | C. Cary      |
| M. Administration   | S. Long      |
| 1. Consideration of the beneficiary for the 2024 Christmas Parade proceeds  |              |
| 2. Consideration of releasing Saltwater Landing's 1 year maintenance bond   |              |

6. Visitors in Attendance – (Speakers limited to 3 minutes.)

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7. Executive Session:
  - A. Preliminary discussions on site acquisition for any publicly funded capital improvements, or sales or leases of real property, as permitted by 29 Del. C. § 10004(b)(2)
  - B. Personnel Matters

THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE DELETION OF ITEMS, THE ADDITION OF ITEMS INCLUDING EXECUTIVE SESSIONS AND EXECUTIVE SESSIONS WHICH ARISE AT THE TIME OF THE MEETING.

Posted: August 29, 2024

Amended: August 30, 2024 – 5.M.2. Changed language to reference correct development