

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 JULY MEETING

Date: July 7, 2025
Time: 6:00 P.M.
Place: Selbyville Town Hall

To Join the ZOOM Meeting Online:

<https://us06web.zoom.us/j/83552221479?pwd=PF7dEd8aYOeyb6ARF8OAgbDffYOlvv.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
- B. Pledge of Allegiance
- C. Approval of Minutes June 2, 2025, meeting
- D. Treasurer's report & authorization to pay bills

Mayor Duncan
Mayor Duncan
Mayor Duncan
Mayor Duncan

2. Public Hearing –

AN ORDINANCE AMENDING THE TOWN CODE OF THE TOWN OF SELBYVILLE, BY REVISING EXISTING CHAPTER 200, ZONING, § 200-3, DEFINITIONS AND WORD USE, TO INCLUDE A DEFINITION OF “SHORT-TERM RENTAL”, AND BY REVISING § 200-11, PROHIBITED USES, TO PROHIBIT THE SHORT-TERM RENTAL OF ALL TYPES OF RESIDENTIAL DWELLINGS IN ALL DISTRICTS WITHIN THE JURISDICTIONAL LIMITS OF THE TOWN OF SELBYVILLE.

3. Mayor's Report & Comments:

Mayor Duncan

A. A RESOLUTION PROPOSING THAT A PUBLIC HEARING BE HELD ON THE SUBJECT OF AMENDING THE TOWN CODE OF THE TOWN OF SELBYVILLE, CHAPTER 200, ZONING (“ZONING CODE”), TO ADD THE MU MIXED-USE OVERLAY DISTRICT AND NB NEIGHBORHOOD BUSINESS DISTRICT TO THE ZONING TABLE (200 ATTACHMENT 1).

B. RESOLUTION TO APPROVE THE RENAMING OF THE STREETS LOCATED WITHIN THE JURISDICTIONAL LIMITS OF THE TOWN OF SELBYVILLE THAT ARE PRESENTLY IDENTIFIED AS E. DUKES STREET EXT. AND W. DUKES STREET EXT.

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4. Reports – Council, Committees, Etc.:

A. Police

1. Consideration of quote from Vector Security to add cameras, monitors, and intercoms for the police department side door lobby entrance.

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

1. Consideration of Town Park sign on the west side of Main Street.
2. Consideration of erecting a new fence between the cemetery and ball field at the Town Park.

G. Sewer Dept

C. Snader

H. Planning and Zoning Committee

C. Snader

I. Industrial Park

S. Long

J. Annexation Committee

C. Cary

K. Economic Development Committee

C. Cary

1. Report of June 9, 2025, meeting.

L. Security Committee

M. Hudson

M. Administration

C. Cary

N. Administration

S. Long

1. New Business

- a. Request for an agreement for use and maintenance of Town Property for parking facilities for property located at the corner of Bethany Road and Main Street TMP #533-16.16-173.00 from Robert McClanahan.
- b. Consideration of providing town utilities to property located outside of town limits on McCabe Road for a proposed industrial park TMP# 533-9.00-47.00 by Travis Martin.
- c. Consideration of purchasing an auto folder & sealer for the utility bills and tax bills.

2. Old Business

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

6. Executive Session – 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: June 30, 2025