

**MINUTES OF THE TOWN OF SELBYVILLE  
TOWN COUNCIL MEETING JULY 7, 2025**

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

The meeting was properly posted.

1. Opening of Meeting –

- A. Mayor Duncan led in the Pledge of Allegiance.
- B. Presentation of the Minutes of the June 2, 2025, meeting by Mayor Duncan. Councilman Hudson made a motion to dispense with the reading of the Minutes and to approve them as presented. Motion seconded by Councilman Snader and carried by all.
- C. Presentation of the June 30, 2025, bills by Mayor Duncan. Councilman Steffen made a motion to pay all bills as presented. Motion seconded by Councilwoman Dr. Cary and carried by all.

2. Public Hearing –

Mayor Duncan opened the Public Hearing and invited public comment.

**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.**

Mary Newman Haynes, a property owner in Schooner Landing, shared that she purchased her home in November 2023 as an investment property. At the time of purchase, she was informed by both the HOA and the builder that short-term rentals were permitted within the community. She was unaware of any prohibition on such rentals until she submitted an application for a rental license. Ms. Newman Haynes noted that the check submitted with her application was cashed, yet she has not received a refund. She states banning short-term rentals could cause her hardship, and she is requesting to be grandfathered in.

Mayor Duncan stated that the Town did not have a specific ordinance addressing short-term rentals, just long-term. He emphasized that the Town welcomes all residents and visitors to the community. However, he noted that short-term rentals have been a source of disruption, affecting the peace and character of the neighborhood. Mayor Duncan expressed his desire to enjoy his

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property and the natural surroundings without the disturbances often associated with short-term rental activity.

Joe Nelson, a resident of Atlantic Lakes, expressed concerns regarding an incident that occurred at a neighboring property operating as a short-term rental. He stated his opposition to short-term rentals, citing their negative impact on neighborhood cohesion. Mr. Nelson emphasized his desire for a stronger sense of community within the development.

Gavin Robinson, Vice President of Operations for Beazer Homes in Delaware, thanked the Council for addressing short-term rentals and acknowledged the strong opinions on both sides of the discussion. He explained that companies like Beazer see the opportunity that comes with this area, and those who want to move to the area can utilize short-term rentals while transitioning to a permanent residence. Mr. Robinson stated that his company views short-term rentals as beneficial and expressed concern that restricting their availability could have unintended negative consequences. While recognizing that there are valid arguments both for and against short-term rentals, he recommended that decisions regarding their regulations be made at the HOA level rather than by the Town.

Margaret Flounders, a resident of Lighthouse Lakes, expressed her opposition to short-term rentals. She noted that such rentals are still permitted and available in neighboring towns, emphasizing that she and her family chose to buy their home in Selbyville for its laid-back, community-oriented atmosphere. Ms. Flounders outlined several concerns associated with short-term rentals, including over-occupancy, excessive noise, parking congestion, increased sewer usage, water pressure issues, and higher traffic volumes. She added that the enforcement of noise ordinances places an additional burden on the police. She also cited the likely need for increased police presence, which could lead to higher taxes, as well as a greater demand for fire and EMS services, which are already facing volunteer shortages. In conclusion, Ms. Flounders stressed that Selbyville was originally planned and built with the intention of preserving a hometown feel, prioritizing family values and community pride, and she believes allowing short-term rentals threatens that vision.

Dennis Francioli, a resident of Lighthouse Lakes, voiced his opposition to short-term rentals. He shared that throughout his life, he has lived in various types of housing, and regardless of the location, short-term rentals have consistently caused problems.

David Beach II, a resident of Saltwater Landing, stated he was opposed to short-term rentals and values the Town's strong sense of family and community.

Mary Jo Beach, a resident of Atlantic Lakes, shared her opposition to short-term rentals, stating that she and her family purposely chose to live in the area for its stability and sense of community. She noted that her HOA is currently awaiting the Town's decision on the matter. Ms. Beach expressed several concerns regarding short-term rentals, including the uncertainty of not knowing who is coming or when, which she believes undermines the sense of security and

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stability in the neighborhood. She emphasized that short-term rentals place a strain on local resources and infrastructure. She also pointed out that jurisdictions such as Ocean City, Maryland, as well as others at the county and state level, are actively discussing and addressing the challenges posed by short-term rentals. In her view, if a larger municipality like Ocean City struggles to manage them, it raises serious questions about the capacity of smaller towns like this to do so effectively. Additional concerns included the impact on housing affordability for full-time residents, a potential rise in crime, increased noise complaints, and the strain on communities with limited income and public resources. Lastly, Ms. Beach raised the issue of insufficient vetting of renters, including individuals with criminal backgrounds.

Lee Himmel, a resident of Lighthouse Crossing, expressed his opposition to short-term rentals. He suggested that, if surveyed, most residents would likely report having purchased their homes with the intention of full-time residency. He also expressed his belief that the presence of short-term rentals could negatively affect property values.

Charles Murray, a resident of Lighthouse Lakes, shared several stories about crime and disturbances linked to previous rental experiences and stated that he is opposed to short-term rentals.

Dorsey Butterbaugh, a resident of Lighthouse Lakes, stated that one reason he chose to buy a home in the community was because it is a non-rental development. Having previously lived in a community that allowed rentals, he expressed opposition to short-term rentals.

Arthur Teeter, a resident of Schooner Landing, expressed his opposition to short-term rentals, stating that he chose to live in the area because it is safe and clean. As a retired police officer, he values knowing his neighbors and believes short-term rentals cause disruptions and strain community resources. He does not believe that prohibiting such rentals would negatively impact home sales in the area. He also noted that if not listed in the Town Code, it is prohibited.

After a brief discussion, Jan Hums, a resident of Lighthouse Crossing, shared a story highlighting the lack of accountability often associated with rentals, particularly regarding the number of occupants and vehicles. She also expressed concern about the disruptions and lack of control that can accompany short-term rentals. Based on these experiences, she stated her opposition to short-term rentals.

Town resident Wendie Butterer stated that she had originally planned to move to Ocean City, Maryland, but ultimately chose Selbyville for its quiet and welcoming atmosphere. She expressed her opposition to short-term rentals.

David Beach Sr., a resident of Atlantic Lakes, stated that a neighboring property has operated as a short-term rental throughout the past year he and his family have lived there. He shared concerns about repeated issues, including overcrowding, the smell of marijuana, and excessive noise. He also noted that some residents have threatened to sue the HOA if restrictions on short-

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term rentals are enforced, which has created significant controversy and tension within the community. According to Mr. Beach, short-term renters often show little pride in maintaining the property. He expressed his strong opposition to short-term rentals.

Councilwoman Dr. Cary acknowledged Mr. and Mrs. Beach for bringing this topic to the attention of the Mayor and Council. She emphasized the importance of preserving Selbyville's small-town character and echoed the community's desire to maintain it. Councilwoman Dr. Cary also thanked the residents for attending the hearing and sharing their perspectives, noting that their participation reflects how deeply they care about the town.

Councilman Steffen stated that his community's HOA does not typically take on an enforcement role. With a background in law enforcement, he emphasized his strong focus on safety. While he personally opposes short-term rentals, he stated that he will vote in accordance with the community's wishes, which, based on current input, appears to be largely opposed.

Councilman Snader stated that he does not live in a development and that all of his neighbors are full-time residents. While he said he understands why many residents are opposed to short-term rentals, he expressed concern about situations where they may be necessary, such as temporary housing after a house fire. For that reason, he believes there should be some flexibility for certain circumstances.

Sharon Icenroad, a resident of Lighthouse Lakes, stated that her realtor informed her Selbyville does not permit short-term rentals. She expressed concerns about over-occupancy, excessive vehicles, strain on utilities and public services, and the lack of adequate infrastructure to support such rentals. She concluded by stating her opposition to short-term rentals.

Mike Mercilliot, a resident of Victoria Forest, encouraged residents to read their HOA documents and educate themselves on their community's regulations and processes. He noted that with a strong HOA board, there would be less need for the Town to intervene. While he shared that he has mixed feelings about short-term rentals, he expressed an understanding of both sides of the debate.

Nina Paterno, a resident of Lighthouse Crossing, stated that she is opposed to short-term rentals but acknowledged there may be a need for them in certain situations, such as emergencies or rent-back arrangements where a seller remains in the home briefly after closing.

Councilman Hudson stated that he is opposed to short-term rentals and expressed a desire to preserve the town's small-town atmosphere. However, he acknowledged having mixed feelings regarding rent-back situations and emergencies and believes there should be clear language in place to address those specific scenarios.

Town resident Nancy West shared that she owns several properties in Selbyville and expressed her opposition to short-term rentals.

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At this time, Town Administrator Long read three letters into the record. The first was from town residents, Jackie and Rick Berger, expressing their opposition to short-term rentals. The second letter, from town resident Susan Tillman, voiced support for prohibiting short-term rentals. The final letter, submitted by Bill Davis, President of the Sussex County Association of Realtors (SCAOR), requested that short-term rentals be permitted. Copies of all letters are attached to the Minutes.

Town Administrator Long then made several announcements. She explained that although Ms. Newman Haynes applied for a rental license and her check was cashed, the license was never issued. Ms. Haynes was contacted and asked to provide her lease and tenant information. When she inquired whether she needed to submit a copy of the lease each time a tenant changed for her short-term rental, she was informed that short-term rentals are not permitted in the Town. A refund was subsequently issued. However, Ms. Haynes later stated she had not received the refund, and Town Administrator Long advised her to contact Town Hall if that remains the case.

Town Administrator Long also clarified that the rental application outlines the requirement for a one-year lease, annual inspection, and applicable fee. It also includes a note regarding notifying the Town of any changes. She emphasized that the Town has never issued a rental license for a short-term rental, and those operating without a valid rental license are in violation of the Town Code, which is a finable offense. Lastly, she noted that no builder or realtor had contacted the Town to inquire about the permissibility of short-term rentals within town limits.

Inspector Merollini acknowledged that short-term rentals often come with a lack of responsibility and pride of ownership. Drawing from personal experience, he noted that such rentals can be exhausting on the property. He encouraged residents to inform the Town about both long-term and short-term rentals so that the appropriate processes can be followed.

Town Administrator Long added that if short-term rentals were permitted, the Town would need an entire Code Enforcement Department just to handle the inspections required for issuing licenses each time the tenants changed.

Mayor Duncan took a moment to thank the Planning and Zoning Commission and Council for taking the time to discuss and understand short-term rentals and the community for showing up and expressing their beliefs.

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

Councilman Steffen made a motion to adopt the 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 as presented. Motion seconded by

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Councilwoman Dr. Cary and carried by all.

3. Mayor's Report & Comments:

Mayor Duncan reported that he had attended the Board of Adjustment hearing last month regarding the adjustment of a property's setbacks.

**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).**

Mayor Duncan read the Resolution into the Minutes by title only. Town Administrator Long explained that this is to add the two new zoning districts to the table within our Town Code. The table lists the zoning district, acreage, and setbacks. This was not included during the hearings and votes when those original ordinances were passed, so they will need to hold an additional hearing for it. Councilwoman Dr. Cary made a motion to accept the Resolution to hold a Public Hearing on Monday, August 4, 2025, at 6:00PM, at the Selbyville Town Hall, 1 West Church Street, Selbyville, Sussex County, Delaware, 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). Motion seconded by Councilman Snader and carried by all.

**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.**

Mayor Duncan read the Resolution into the Minutes by title only. Town Administrator Long explained that the Mayor and Council had previously received a letter from a resident requesting a name change for Dukes Street Ext. due to mail delivery issues and its lack of recognition by navigation systems, which brought concerns that it could potentially affect first responders as well. After polling the residents of E. and W. Dukes Street Ext., it was determined that a majority supported renaming the street. Following the Mayor and Council's recommendation, residents were asked to submit up to three suggestions for a new street name. At the May meeting, the Mayor and Council directed Town Administrator Long to submit the names Selby Court, Townsend Court, and Strawberry Lane to Sussex County for review. Sussex County confirmed that all three names were available. Town Administrator Long then asked the Council to select two of the three names to replace E. and W. Dukes Street Ext. Once the final names are selected, the Town Administrator stated that the next steps will include notifying residents, Sussex County, local first responders, and the post office of the street name changes. After a brief discussion, Councilwoman Dr. Cary made a motion to change E. Dukes Street Ext. to Selby

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Court and W. Dukes Street Ext. to Strawberry Lane. Motion seconded by Councilman Hudson and carried by all.

**4. Reports**

**A. Police Report – B. Wilson**

Chief Wilson reported there were 265 calls for service, 220 tickets issued, and 3 criminal arrests for the month of June. He reported that the recruit is entering week 11 of the Police Academy and is doing well. He added that they have begun testing for the next Police Academy this fall.

Chief Wilson informed the Council that the cost to upfit the new police vehicle is \$22,103.41, and the cost for the in-car camera system is \$12,550.00. He noted that both expenses are included in the approved budget.

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

Chief Wilson presented a quote from Vector Security for \$11,507.00 for the doorbell video intercom system that will be installed within the department and at the Main Street side entrance as part of the security upgrades. Town Administrator Long stated this was not included within the budget but would be paid with the Public Safety Impact Fee funds. Councilman Hudson made a motion to accept the quote from Vector Security for \$11,507.00 for the doorbell video intercom system as presented. Motion seconded by Councilman Steffen and carried by all.

Mr. Mercilliot inquired about the total number of police vehicles and full-time officers. Chief Wilson responded that the department currently has 14 vehicles, although one is in the process of being decommissioned. He also stated there are 10 full-time officers, and the department is actively hiring.

**B. Building and Code Enforcement – A. Merollini**

See report for the month of June. Inspector Merollini reported they issued 43 building permits, conducted 149 building inspections, closed 54 open building permits, investigated 33 code violations, had 116 postings, and conducted 9 rental inspections. They did not come in contact with any contractors working in town limits without their Outside Contractors Business License.

**C. Hazard Inspection Committee – C. Snader**

Councilman Snader reported that the committee did not meet in June, however, a property located at 40 Clendaniel Avenue was brought to their attention. He stated that a meeting and site visit will be scheduled to address the matter.

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**D. Water – G. Steffen**

See report for the month of June. Councilman Steffen reported that the water plant produced 11,509,868 gallons of water. We continue to purchase water from Artesian to supplement the water pressure on the eastern side of town, and we continue to meet all State and Federal testing requirements. He noted it was 5.5 million gallons lower than this time last year and commended the community for being conservative. The Water Department continues to mark water lines for Miss Utility locate requests and read and repair meters as needed.

Town Administrator Long announced that the Water Resource Committee is scheduled to meet with a representative from Delaware Rural Water Association (DRWA) and one HOA member per development that has common space irrigation systems. The meeting will be held on July 10, 2025, at 10:00 A.M. at Selbyville Town Hall. She stated that she had only received confirmation from two of the developments, Schooner Landing and Coastal Villages. She asked if anyone was present from any of the remaining developments, and if so, requested that their HOA President contact her to confirm their attendance.

Mayor Duncan complimented the appearance of the freshly painted water towers.

**E. Public Works – G. Steffen**

Councilman Steffen reported that the Public Works Department continues to spray streets and cut grass. He also commended the department, other Town staff, and participating organizations for their efforts in making the Old Timers' Day Classic Car Show & Family Festival a success.

**F. Recreation – G. Steffen**

Councilman Steffen reported that the playground equipment for children ages 5–12 is currently being installed and, weather permitting, should be open to the public soon. He also noted that the installation of the walking path has been delayed due to inclement weather and a recent property survey.

**1. Consideration of Town Park sign on the west side of Main Street.**

Councilman Steffen presented a quote from Ad Art for \$4,375.00 for a new Town park sign, shared with Cabinetry Unlimited, on the west side of Main Street. Councilman Steffen made a motion to accept the quote from Ad Art for \$4,375.00 for a new Town park sign as presented. Motion seconded by Councilman Hudson and carried by all.

**2. Consideration of erecting a new fence between the cemetery and ball field at the Town Park.**



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Councilman Steffen presented a quote from Ruppert Fence & Deck for \$6,896.00 to erect a new fence between the cemetery and ball field at the Town Park. As a result of the recent property survey, it was determined that there is additional space available for the walking trail, allowing it to be routed behind the dugout. They will remove the current fence, and the new fence will be positioned closer to the cemetery but will not disturb any existing features or structures. After a brief discussion, Councilman Steffen made a motion to accept the quote from Ruppert Fence for \$6,896.00 to erect a new fence between the cemetery and ball field at the Town Park as presented. Motion seconded by Councilwoman Dr. Cary and carried by all.

**G. Sewer Report – C. Snader**

See report for the month of June. Councilman Snader reported the plant had an average daily flow of 1,151,500 gallons and a peak flow of 1,227,000 gallons. The plant performed within all required permit parameters for the month.

Councilman Snader reported that Ditch #2 requires further evaluation, and he will be meeting with the Town Engineer to discuss it. He also noted that the slide gate repair project for Oxidation Ditch #1 has been completed. M2 Construction installed two plug valves for the RAS and a spare drive for Clarifier #1. Additionally, the department conducted a chlorine program parts inventory for DNREC.

Councilman Snader announced that the S/E Sewer Project has been successfully completed, and a one-year warranty bond has been issued for the cost of the project, which was \$2,900,000. Additionally, he expressed his appreciation to Fields and Facilities Supervisor Murray for his dedicated work with the department over the past month. The office has been thoroughly cleaned, painted, and reorganized. The property has been tidied up as well. Lastly, they have hired another employee who began his employment with the town on June 23, 2025.

**H. Planning & Zoning – C. Snader**

No report for the month of June.

**I. Industrial Park Report – S. Long**

No report for the month of June.

**J. Annexation Report – C. Cary**

No report for the month of June.

**K. Economic Development Committee – C. Cary**

**1. Report of June 9, 2025, meeting.**

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See Minutes of the June 9, 2025, meeting.

Town Administrator Long reported the committee discussed the following agenda items: possible business incentives for new and existing businesses, Old Timers' Day, and a citizen's request for a possible farmers' market. They also discussed Phase 4 of the Town Park, how town staff can get involved in new business lease discussions before they're finalized and brought before Council, and putting together a welcome packet for new residents. The next committee meeting is scheduled for August 11, 2025, at 9:00 A.M.

### **L. Security Committee – M. Hudson**

Town Administrator Long reported that the assessment from the workers' compensation insurance provider has been received. She noted that the committee will need to schedule a meeting to review and discuss the details further.

### **M. Administrative Report – C. Cary**

Councilwoman Dr. Cary reported they have an interview scheduled for this Friday with a potential candidate for an administrative position.

### **N. Administrative Report – 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.**

Town Administrator Long explained that Mr. McClanahan had submitted a letter to the Council for their review and invited him to speak further if he wished. Mr. McClanahan thanked the Council for their progress in adopting the MU Mixed-Use zoning district and emphasized that the parcel in question is essential to the proposed design and would be unusable for any other purpose upon project completion. Councilman Steffen noted that the parcel is owned by the Town, and expressed concern after reviewing the agreement, which states the Town agrees to the property being available in perpetuity. He voiced reservations about granting Town-owned real estate indefinitely and suggested exploring the option of selling the property instead. Mr. McClanahan responded that the arrangement would not be entirely without cost, as it requires an initial investment. Town resident Albert Simpson asked whether this matter would go to a public hearing before any action is taken to which Town Administrator Long confirmed that it would. Councilman Snader then raised a concern about setting a precedent for similar future requests. Mr. McClanahan emphasized his intention to take a partnership approach, stating that the proposal is for the betterment of the Town. Town Administrator Long asked how much of the parcel would be required for the project. Mr. McClanahan replied that he would need the entire

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parcel, which is equivalent to six parking spaces. Councilman Hudson summarized the options moving forward: the Town could either appraise and sell the property or consider using it as a municipal lot. After a brief discussion, Councilman Snader made a motion to table the request. Motion seconded by Councilwoman Dr. Cary and carried by all.

- 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.

Town Administrator Long explained that Mr. Martin approached the Town in early 2024 and 2025 regarding this matter. In summary, Mr. Martin is planning to construct a business/industrial park on the northeast corner of McCabe Road and Route 113. This parcel is not in Town nor are any adjacent parcels in order for them to annex. The Town has water on the east side of Route 113 and on McCabe Road, which they could connect to. They are requesting sewer service as well. The Council was presented with a concept of where they will install, own, and maintain a private pump station on their property. They would then need to install a force main on the east side of Route 113 in the DelDOT right of way and connect to an existing Town sanitary sewer manhole that drains into the Town's Route 113 North Pump Station. The pump station has capacity for an estimated 70 EDUs. If the Council agrees to this concept, the Town will work with them on getting the proper design and permits. Town Administrator Long noted one caveat is that they should sign an agreement to annex when possible, and they will pay for all expenses associated with the project: design, attorney fees, permits, construction, and own and operate the pump station. Mayor Duncan noted, if approved, this should be done to Town standards. Town Administrator Long clarified that the force main will be turned over to the Town, but the pump station will be privately owned and operated. Councilman Hudson inquired about offering water service out of town with the current capacity. Mayor Duncan explained that this would affect the northern water tower, which would help circulate the water. Town Administrator Long noted that this will have minimal impact on utilities as it will just be for restrooms. After a brief discussion, Councilwoman Dr. Cary made a motion to accept the 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 with the caveat that they will need to sign an agreement to annex when possible, and they will pay for all expenses associated with the project: design, attorney fees, permits, construction, and own and operate the pump station. Motion seconded by Councilman Steffen and carried by all.

- c. Consideration of purchasing an auto folder & sealer for the utility bills and tax bills.

Town Administrator Long announced that the Town is implementing a new format for utility bills. Instead of postcards, the bills will now be mailed as trifold mailers, similar to the tax bills. Given that the Town processes and sends a minimum of 1,000 utility bills each month, Town Administrator Long requested the purchase of an automatic folder and sealer to streamline the mailing process. She proposed reallocating approximately \$5,500.00 previously approved for

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minute software, which the Town will no longer be pursuing, toward the purchase of this equipment. The estimated cost of the auto folder and sealer is between \$4,500.00 and \$4,700.00. Councilwoman Dr. Cary made a motion to approve the reallocation of funds and the purchase of the auto folder and sealer for utility bills and tax bills as presented. Motion seconded by Councilman Hudson and carried by all.

At this time, Town Administrator Long provided several general updates. Regarding the Hometown Heroes Banner Program, she reported that following Old Timers' Day and with the assistance of the Selbyville Historical Society, the final number of banners to be processed is 57, which was 17 more than initially anticipated. As a result, the Town will purchase additional brackets and identify 17 more poles for installation, ensuring the banners do not interfere with the Christmas lights. She also announced the opening of a new business in Selbyville: Salt Life Pipe Dreams, located at the corner of Route 113 and W Church Street. In addition, Keystone Novelties has been issued a vendor license to sell sparklers and ground-based fireworks in the Royal Farms parking lot. Town Administrator Long noted that delinquent utility and tax accounts for July have been posted with interest, and notices will be sent out this week informing customers that their accounts will be forwarded to the Town's solicitor for collection. The relocation of offices for both administrative and police department staff is expected to be completed in the next few weeks. For the quarter of April 1 through June 30, 2025, the Town collected and distributed \$10,000 each to the library and the fire company for impact fees related to new construction. Additionally, the Fiscal Year 2026 Bond and Capital Improvements Act (Senate Bill 200) appropriated \$20,000,000.00 to the Community Redevelopment/Reinvestment Fund, from which Selbyville was awarded \$150,000.00 for building and/or capital improvement projects. These funds were requested for a new police department. Town Administrator Long also shared that on June 24, 2025, Senate Bill 39 was signed into law by the Governor. In the coming months, every registered voter within Town limits will receive a letter identifying their voting district, along with a color-coded voter registration card and other pertinent information regarding voting and candidate requirements. Lastly, she reported receiving a Conditional Use application from Smash Burger requesting to place a food truck on-site at Marleyz Smoke Shop. A Planning and Zoning Commission meeting will be scheduled later this month to review the request.

### **5. Visitors in Attendance:**

Ms. Butterer, owner of the English Rose Tea Room, announced they received their first set of plans and are expecting to receive their second set soon. Afterward, they will be meeting with an engineer and requesting bids.

Chris Mercurio, a resident of Lighthouse Lakes, informed Town Administrator Long that someone from his development will be reaching out about the July 10, 2025, meeting.

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Doug Staub, a resident of Sandy Branch, expressed concerns regarding Code Enforcement, stating that he does not believe some are being adequately enforced. He also voiced his dissatisfaction with the cost of the doorbell video intercom system recently approved for the police department, stating his opinion that the system was overpriced. Mr. Staub suggested that the approval should have been limited to no more than \$2,000.00, with the remaining funds redirected toward addressing dilapidated buildings within the Town.

Bill Kirsch, a resident of Lighthouse Lakes, expressed his appreciation for those who attended the public hearing to share their opinions. However, he also conveyed his disappointment that many chose to leave before the conclusion of the meeting. Mr. Kirsch noted that greater attendance at regular meetings would lead to a better understanding of Town matters. He commended the Council for their efforts and stated that he believes they are doing a good job.

Town resident Phil Oneschuk stated that his property borders Mr. McClanahan's property and expressed his opposition to the MU Mixed Use zoning district designation for the site. He cited concerns similar to those raised by others opposed to short-term rentals, stating that he believes the apartment component of the project would negatively impact his property value and contribute to increased noise and light pollution. Mr. Oneschuk shared that he would prefer to see a dog park developed at the location instead. Additionally, he expressed concern that if the proposed restaurant were to obtain a liquor license, it could pose safety risks, particularly given the proximity to two nearby schools.

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

Mayor Duncan adjourned the meeting and thanked everyone for attending.

Respectfully submitted,

A handwritten signature in cursive script that reads "Loryn Rose". The signature is written in dark ink and is positioned above the printed name and title.

Loryn Rose  
HR Specialist

## SHORT TERM RENTAL – OPPOSITION – BERGER

Hope you are having a good summer so far.

I had intended to attend the Selbyville town council this evening for the public hearing on short term rentals. However, circumstances have changed and I am unable to be there.

I am a resident of the Lighthouse Crossing community and I just wanted to let you know that our household is definitely against short term rentals of less than a year.

In general, rentals can be risky. In our experience, rentals of less than a year can disrupt family living. Many rental homes this close to the beach attract large groups that are inconsiderate with noise and lack of care for their surroundings. By the time the owner can be contacted, the nuisance has occurred.

We would like to keep our community safe and peaceful for our residents.

Thank you for your consideration of the various community input this evening. We appreciate your service to the Town of Selbyville.

Sincerely,

Jackie and Rick Berger.

OPPOSITION FOR STR

I reside at 27055 Shipwreck Drive Selbyville, DE and I support the proposed amendment to prohibit short term rentals.

Thank you,  
Susan Tillman



## **Sussex County Association of REALTORS®**

23407 Park Avenue Georgetown, DE 19947  
302-855-2300 | SCAOR.com | info@scaor.com

**June 30th, 2026**

### **Mayor and Members of the Selbyville Town Council**

Town of Selbyville  
1 West Church Street  
Selbyville, DE 19975

### **RE: Opposition to Proposed Ban on Short-Term Rentals**

Dear Mayor and Members of the Town Council:

On behalf of the Sussex County Association of REALTORS® (SCAOR), I respectfully urge you to reject the proposed amendment to Selbyville's zoning code that would formally prohibit short-term rentals across the town.

While we appreciate the Town Council's intent to preserve Selbyville's residential character, we believe this proposal poses unnecessary risks to property rights, economic vitality, and the long-term health of the community. A blanket ban on short-term rentals is both overly broad and counterproductive—especially in a time when flexibility in housing options is essential for both homeowners and visitors.

#### **Preserving Property Rights**

One of the fundamental principles we uphold as REALTORS® is the right of property owners to make lawful use of their property. Responsible short-term rental activity—especially when well-regulated—is a legitimate and beneficial use of residential property. Many homeowners rely on this option for supplemental income, especially retirees or seasonal residents who wish to keep their homes occupied and maintained year-round.

#### **Local Economic Impact**

Short-term rentals generate significant economic activity in small towns like Selbyville. Visitors staying in these homes support local restaurants, shops, barbers, and service providers. As noted in recent local news coverage, many workers in town—including small business owners—recognize the value that short-term guests bring to the local economy. To restrict this growing segment of tourism and commerce risks cutting off a valuable source of local revenue.

#### **Better Alternatives Than a Ban**

Instead of enacting a full ban, we encourage the Council to consider adopting reasonable and enforceable regulations that address potential concerns—such as occupancy limits, quiet hours, registration requirements, and enforcement mechanisms for nuisance violations. These solutions can preserve community standards without stripping homeowners of their rights or shutting down a valuable economic driver.

#### **Clarification Without Prohibition**

We recognize the town's desire to bring clarity to its code. However, clarification should not come at the cost of prohibition. A definition of short-term rentals, coupled with a permitting or



licensing process, can establish expectations and accountability without the unintended consequences of a ban.

Selbyville has always been a welcoming and community-oriented town. We urge you to embrace balanced policy—not one that imposes broad restrictions but one that reflects the needs of residents, businesses, and visitors alike. We welcome the opportunity to work collaboratively with the Town to develop fair, thoughtful, and effective regulations that respect the rights of property owners and preserve Selbyville's character.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'Bill Davis', with a stylized flourish extending to the right.

Bill Davis, President  
Sussex County Association of REALTORS®  
brokerbill@activeadultsrealty.com