

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 OCTOBER MEETING

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

To Join the ZOOM Meeting Online:

<https://us06web.zoom.us/j/83552221479?pwd=PF7dEd8aYOeyb6ARF8OAgbDffYOlvy.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 September 8, 2025, meeting
- D. Treasurer's report & authorization to pay bills

Mayor Duncan
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Mayor Duncan

2. Mayor's Report & Comments:

Mayor Duncan

- A. Appointment of Councilmember to fulfill a vacancy for the remainder of the term set to end March 2026
- B. Swearing in of Council member.
- C. Chamber of Commerce Fire & Ice Festival sponsorship opportunity
- D **RESOLUTION DIRECTING THE ANNEXATION**

COMMITTEE TO INVESTIGATE THE POSSIBILITY OF ANNEXING CERTAIN TERRITORY, CONTIGUOUS TO THE PRESENT LIMITS OF THE TOWN OF SELBYVILLE, OWNED BY FAITH I. CARAS, SUSAN C. FOUST AND LOVELLA B. MCCABE, IDENTIFIED AS PART OF SUSSEX COUNTY TAX MAP AND PARCEL NO. 533-17.00-124.00, CONTAINING 9.019 ACRES, MORE OR LESS, AND THE POSSIBILITY OF ANNEXING CERTAIN TERRITORY, CONTIGUOUS TO THE PRESENT LIMITS OF THE TOWN OF SELBYVILLE, OWNED BY GAIL M. HICKMAN, IDENTIFIED AS PART OF SUSSEX COUNTY TAX MAP AND PARCEL NO. 533-17.00-123.00, CONTAINING 1.256 ACRES, MORE OR LESS; AND TO AMEND THE ZONING MAP AND ZONING ORDINANCE OF THE TOWN OF SELBYVILLE TO INCLUDE SAID TERRITORIES IN THE R-4 RESIDENTIAL DISTRICT, WITH A RESIDENTIAL PLANNED COMMUNITY (RPC) OVERLAY.

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3. 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 |
| 1. Consideration of a Shared Sign Agreement with the Pepper Family & Cabinetry Unlimited for a new town park sign. | |
| G. Sewer Dept | C. Snader |
| 1. Consideration of quote from M2 Construction to demo and replace wet well piping, hangers, supports, and hardware | |
| H. Planning and Zoning Committee | C. Snader |
| 1. Report of September 23, 2025, meeting. | |
| a. Consideration of a lot partitioning for a vacant parcel on Strawberry Lane, District 5-33, Map 16.15, Parcel 35.00 owned by Rockswitch Properties, LLC | |
| b. Consideration of a lot partitioning located at 60 W. McCabe Street, District 5-33, Map 16.15, Parcel 116.00, owned by David & Ruth Koontz | |
| c. Consideration of Phase 2 Record Plan approval for Kingfisher | |
| d. Discussions on 63 Handy Lane proposal for Multi-Family Dwellings | |
| I. Industrial Park | S. Long |
| J. Annexation Committee | C. Snader |
| K. Economic Development Committee | S. Long |
| L. Security Committee | M. Hudson |
| M. Administration | Admin. Councilmember |
| N. Administration | S. Long |
| 1. New Business | |
| a. Discussion and consideration of determining the speed limits within all developments | |
| b. Discussions on request for vacating a portion of the town street on N. Williams St. | |
| 1. If favorable, appointment of 3 committee members to investigate the possibility of changing the street structure by vacating/abandoning this particular street. | |
| c. Consideration of approving the fourth amendment to the Declaration of Protective Covenants for Selbyville Industrial Park to change the rear yard setback for Lot 17 as approved by the Board of Adjustment | |
| 2. Old Business | |

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4. Visitors in Attendance – (Speakers limited to 3 minutes.)
5. 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: September 29, 2025

Amended: September 30, 2025

Removed 3. J. 1. – Application has been temporarily withdrawn.

Removed 3. J. 2. – Application has been temporarily withdrawn.

Added 2. C. – The applicant is requesting 2 parcels for annexation in lieu of the 1 originally requested.

Inserted 2.B. – Inadvertently omitted swearing in of council member