

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



Mayor
Richard A. Duncan, Sr.
Council
Monroe B. Hudson, Jr.
William H. Kirsch, Jr.
Chris S. Snader, Sr.
Gary L. Steffen
Town Administrator
Stacey L. Long

AGENDA MARCH MEETING

Date: March 2, 2026
Time: 6:00 P.M.
Place: Selbyville Town Hall

To Join the ZOOM Meeting Online:

<https://us06web.zoom.us/j/83025609876?pwd=8oh2SRRIpX2TDi7EaD8lEH9fhKVbww.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, enter the Meeting ID: **830 2560 9876**, followed by the # sign.
- B. There is no Member ID, just press the # sign.
- C. Enter the Passcode: **918358**, followed by the # sign.
- D. Attending by Zoom or calling into the event are for listening only. Public participation by Zoom or by calling in is not available at this time.

1. Opening of Meeting:

- | | |
|--|--------------|
| A. Call to order | Mayor Duncan |
| B. Pledge of Allegiance | Mayor Duncan |
| C. Organization Meeting: | Mayor Duncan |
| 1. Motion to hire: | |
| a. Secretary/Treasurer – Deborah McCabe | |
| b. Assistant Secretary/Treasurer – Lisa Michaels | |
| D. Appoint the Chief of Police – Brian Wilson | Mayor Duncan |
| E. Approval of Minutes February 9, 2026, meeting | Mayor Duncan |
| F. Treasurer's report & authorization to pay bills | Mayor Duncan |

2. Public Hearing –

- A. PROPOSING TO CHANGE THE STREET STRUCTURE OF THE TOWN BY VACATING AN UNNAMED STREET, LOCATED BETWEEN 14 N. WILLIAMS STREET (SUSSEX COUNTY TAX MAP AND PARCEL NO. 533-16.12-99.00) AND 12. N. WILLIAMS STREET (SUSSEX COUNTY TAX MAP AND PARCEL NO. 533-16.12-98.00), IN THE TOWN OF SELBYVILLE**
1. Close Hearing
 2. Vote on Hearing

3. Mayor's Report & Comments:

Mayor Duncan

- A. Appointment of three Planning & Zoning Members for a 3-year term to end March 13, 2029

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- B. Appointment of Board of Adjustment Members – Town Solicitor,
Mayor & 1 Council member for a 3-year term
- C. Proclamation – Youth Art Month.

- 4. Reports – Council, Committees, Etc.:
 - A. Police M. Hudson
 - 1. Consideration of security camera replacement quote
 - B. Building and Code Dept A. Merollini
 - C. Hazard Inspection Committee C. Snader
 - D. Water Dept G. Steffen
 - 1. Discussions on the Hudson Road property that was deeded to
the town for the water tower project
 - E. Public Works G. Steffen
 - F. Recreation Dept G. Steffen
 - 1. Consideration of quote from Vector Security to add an additional
security camera at the Town Park
 - G. Sewer Dept C. Snader
 - H. Planning and Zoning Committee C. Snader
 - 1. Report on February 24, 2026, meeting.
 - a. Consideration of Final Site and Record Plan Approval for
Selbyville Landing, located at 31624 Lighthouse Road, TMP
#533-17.00-154.00, for a 4-lot single family subdivision,
owned by Balsamo Real Estate, LLC.
 - b. Consideration of Amenity Engineering Site Plan Approval for
Kingfisher
 - c. Consideration of Preliminary Site Plan Approval and
requested waivers for Hayden's Harbor for a 26-lot minor
Residential Planned Community located on Lighthouse Road,
Tax Map and Parcel Numbers 533-17.00-123.00 & 124.00
 - I. Industrial Park S. Long
 - J. Annexation Committee C. Snader
 - K. Economic Development Committee S. Long
 - L. Security Committee M. Hudson
 - M. Administration W. Kirsch
 - N. Administration S. Long
 - 1. New Business
 - a. Request from Selbyville Community Club to support Youth
Art Month at the Selbyville Library
 - b. Set public hearing date for Sussex County Community
Development Block Grant
 - c. Review & consideration of FY2027 Budget
 - 1. Set tax rate – Currently \$2.15 per \$100 of assessed value
 - 2. Adopt FY2027 Schedule of Fees

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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: February 23, 2026

Amended: February 27, 2026 to add item 4A1- Security Camera Needs Replacing