

MINUTES OF THE TOWN OF SELBYVILLE
SPECIAL WORKSHOP MEETING April 14, 2026

Mayor Duncan called the special workshop to order at 5:00 p.m. Councilmembers Monroe Hudson, William Kirsch, Chris Snader and Gary Steffen were in attendance. Also in attendance was Town Administrator Stacey Long. Representatives of Selbyville Volunteer Fire Co. "SVFC" included President Howard Pepper and Chief Travis Timmons. Representatives of Roxana Volunteer Fire Co. "RVFC" included President Joshua Hudson and Chief Andrew Johnson.

Town Administrator Long stated that the purpose of this workshop is to discuss which fire company should receive the impact fees for several developments that are located within Roxana's fire district. The town has annexed some land into the town limits that is out of SVFC's fire district. RVFC then sent the town a letter inquiring if they would be receiving those impact fees that are located within their district. The town then had to amend the code because it referenced only SVFC, as at that time, these properties in RVFC's district had not been annexed when the code was originally implemented to collect impact fees from developers. Mayor Duncan stated that the town wants to be fair to both fire companies, as both have costs associated with being a first responder. The Kingfisher development was the first project that has expanded into a different fire district since the impact fees were implemented. Prior to this, the town was donating a portion of the building permit fees to SVFC and the library. Now, the town collects a fee from the developer and passes through to the first responding fire company. RVFC President Hudson stated that they are currently going through this same scenario with the Town of Millville. SVFC President Howard Pepper stated that the issue that all fire companies are having is the overabundance of calls they receive and they are constantly going into other fire company's districts. The fire districts are determined by the Delaware State Fire Prevention Commission and there are currently two projects that are in RVFC's fire district within town limits. There are 322 new homes that are being developed in Kingfisher. The project owned by Selbyville partners includes approximately 149 new homes and 10 acres of commercial development. Town Administrator Long gave updates on the number of current projects in town and a projection of how much revenue each fire department would receive from those impact fees collected. Mayor Duncan stated that the impact fees were adopted during the budget meeting. They will reassess the fees on our next budget cycle. Councilman Hudson stated that he would like to be fair towards both departments, while RVFC will only be servicing a few developments, SVFC is servicing the rest of the town. He would like to see both departments' benefit and wants to come up with an equation on how

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to make it fair for both. President Howard Pepper from SVFC noted that they are petitioning the commission to get their fire district boundaries changed. He also noted that they plan to build a substation ½ mile from RVFC's district and questions if it is justifiable given the proximity. The Mayor & Council will discuss this during FY 2028 budget preparations towards the end of this year.

There being no further business, Councilman Steffen made a motion to adjourn the workshop. The motion was seconded by Councilman Kirsch and carried by all.

Respectfully submitted,


Stacey Long
Town Administrator



TOWN OF SELBYVILLE
MEETING SIGN-IN SHEET

Mayor & Town Council Workshop

Type of Meeting

Date: April 14, 2026

	Name (Please Print)	Representing
1.	Joshua Hudson	Roxana Vol. Fire Co.
2.	Andrew Johnson	Roxana Vol Fire Co.
3.	Travis Timmons	Selbyville Vol Fire Co.
4.	Pat Papp	Selbyville Vol Fire Co.
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