

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 JULY MEETING

Date: July 13, 2026
Time: 6:00 P.M.
Place: Selbyville Town Hall

To Join the ZOOM Meeting Online:

<https://us06web.zoom.us/j/88438253654?pwd=R9XKLw63nLAbIf0BrygHvUKRTtNsK.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: **884 3825 3654**, followed by the # sign.
- B. There is no Member ID, just press the # sign.
- C. Enter the Passcode: **792287**, 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
- B. Pledge of Allegiance
- C. Approval of Minutes June 8, 2026, meeting
- D. Treasurer's report & authorization to pay bills

Mayor Duncan
Mayor Duncan
Mayor Duncan
Mayor Duncan

2. Public Hearing—

- A. **AN ORDINANCE AMENDING THE TOWN CODE OF THE TOWN OF SELBYVILLE, CHAPTER 200, ZONING ("ZONING CODE"), § 200-124. DETERMINATION OF STATUS, BY CHANGING THE PROCESS FOR DETERMINING THE EXISTENCE OF A NONCONFORMING USE.**
 1. Close Hearing
 2. Vote on Hearing

3. Mayor's Report & Comments:

- A. Appointment of Vacant Council seat

Mayor Duncan

4. Reports – Council, Committees, Etc.:

- A. Police
- B. Building and Code Dept
- C. Hazard Inspection Committee
- D. Water Dept
- E. Public Works
- F. Recreation Dept
- G. Sewer Dept

M. Hudson
A. Merollini
C. Snader
G. Steffen
G. Steffen
G. Steffen
C. Snader

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

1. Consideration of Chlorine Hoist Replacement Quotes
 - H. Planning and Zoning Committee
 - I. Industrial Park
 1. Right of First Refusal – 131 Dixon Street, Selbyville Industrial Park
 - J. Annexation Committee
 - K. Economic Development Committee
 - L. Security Committee
 1. Consideration of quote for 3 additional security cameras for Town Hall service window, vestibule, and hallway
 - M. Administration
 - N. Administration
 1. New Business
 - a. Consideration of quote from Cloudpermit for additional software modules for Building Permits and Code Enforcement
 - b. Deed of Dedication and Bill of Sale - Schooner Landing
 - c. Deed of Dedication and Bill of Sale – Coastal Villages Phase 1, Subphase 1
 2. Old Business
 - a. Consideration of quote from Matt's Management Family DBA: Matt's Paving, for paving a municipal parking lot for town owned property at the S/E corner of S. Main Street & Bethany Road
5. Visitors in Attendance – (Speakers limited to 3 minutes.)
6. Executive Session
- A. Preliminary discussions on site acquisition for any publicly funded capital improvements, or sales or leases of real property, as permitted by 29 Del. C. § 10004(b)(2)

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: July 6, 2026
Amended: July 9, 2026

4. N.1. c. Subphase 1 was erroneously left out