

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.
Ralph L. Lindenberger
Chris S. Snader, Sr.
Gary L. Steffen
Town Administrator
Stacey L. Long

AGENDA SEPTEMBER MEETING

Date: September 14, 2026
Time: 6:00 P.M.
Place: Selbyville Town Hall

To Join the ZOOM Meeting Online:

<https://us06web.zoom.us/j/88438253654?pwd=R9XKLw63nLAbIfr0BrygHvUKRTtNsK.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
Mayor Duncan
- B. Pledge of Allegiance
Mayor Duncan
- C. Organization Meeting
Mayor Duncan
 1. Motion to hire:
 - a. Secretary/Treasurer – Lisa Michaels
 - b. Assistant Secretary/Treasurer – Mackenzie Culley
- D. Approval of Minutes August 3, 2026, meeting
Mayor Duncan
- E. Treasurer's report & authorization to pay bills
Mayor Duncan

2. Mayor's Report & Comments:

Mayor Duncan

- A. **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 LOGAN RODRIGUEZ AND MADALYN SCHNADER, LOCATED AT 28758 CYPRESS ROAD AND IDENTIFIED AS SUSSEX COUNTY TAX MAP AND PARCEL NO. 533-16.00-3.01, CONTAINING 1.03 ACRES, MORE OR LESS; AND TO AMEND THE ZONING MAP AND ZONING ORDINANCE OF THE TOWN OF SELBYVILLE TO INCLUDE SAID TERRITORY IN THE R-4 RESIDENTIAL DISTRICT.**

3. Reports – Council, Committees, Etc.:

- A. Police
M. Hudson
- B. Building and Code Dept
A. Merollini

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- C. Hazard Inspection Committee
 - D. Water Dept
 - E. Public Works
 - F. Recreation Dept
 - 1. Consideration and possible approval of agreement between the Town and Olde Tymers Softball League Inc. for use of the Town's ball field located at the Town Park for League tournaments/games
 - G. Sewer Dept
 - H. Planning and Zoning Committee
 - 1. Report on August 18, 2026, meeting.
 - a. Consideration of Hosier Street Self Storage Conditional Use and Preliminary Site Plan Approval
 - b. Consideration of Final Site Plan Approval for Hayden's Harbor
 - c. Review and Consideration of Preliminary Site Plan Approval for Lighthouse Towne Centre, Tax Map Parcel # 533-17.00-156.07, located at Lighthouse Road and Lynch Road
 - 2. Report on September 8, 2026, meeting.
 - a. Consideration of Final Plan Approval for Woodwind Shores Phases 2&3
 - I. Industrial Park
 - J. Annexation Committee
 - K. Economic Development Committee
 - L. Security Committee
 - M. Administration
 - N. Administration
 - 1. New Business
 - a. Review and consideration of lease agreement with Salem Church for the municipal parking lot
 - b. Request from DR Horton to remove a sidewalk between lots 9 & 10 that connects to the DelDOT walking path
 - 2. Old Business
4. Visitors in Attendance – (Speakers limited to 3 minutes.)
5. Executive Session
- A. Pursuant to 29 Del. C. §10004 (b) (4), discussion of pending litigation where an open meeting would have an adverse effect on the Town's litigation position
 - B. 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 4, 2026