



AGENDA
TOWN OF DEWEY BEACH
TOWN COUNCIL PUBLIC HEARING & MONTHLY MEETING
Dewey Beach LifeSaving Station
1 Dagsworthy Ave
Dewey Beach, DE 19971

February 13, 2026
3:00pm

This meeting will also be livestreamed on [YouTube](#)
With the option to participate via [Zoom](#)
(Meeting ID 608 759 4237, Dial In 1(646)931-3860)

I. Opening of Meeting

- a. Convene Town Commissioners Meeting
- b. Pledge of Allegiance
- c. Roll Call
- d. Adoption of Agenda
- e. Approval of Minutes
- f. Public Comments (Non-Agenda Items)

II. Reports

- a. Committee Reports
- b. Town Manager
- c. Police Chief
- d. Chamber of Commerce

III. Open Public Hearing

- A. Public Hearing regarding an application submitted by Steve Montgomery for The Starboard located at 2009 Coastal Highway, Dewey Beach, DE for temporary expansion of premise for the following events:
 - Opening Weekend/St. Patricks Day to be held March 13 – 15, 2026.
 - 29th Anniversary Running of the Bull to be held June 27, 2026.
 - 15th Annual Dewey Goes Pink 5K to be held October 2 - 3, 2026.
- B. Public Hearing regarding a draft Ordinance to amend Chapter 185-46 and Chapter 185, Table 2 of the municipal code regarding building height regulations for pre-FIRM structures in flood hazard areas. (*G. Persinger*)
- C. Public Hearing regarding a draft Ordinance to amend Chapter 173 and Chapter 185, Table 2 of the municipal code to establish a minimum number of trees required for new construction or redevelopment projects. (*G. Persinger*)

IV. Agenda Items (*Public comment will be taken for each item after Town Council discussion and prior to vote being taken*)

- A. Discussion and possible action regarding an application submitted by Steve Montgomery for The Starboard located at 2009 Coastal Highway, Dewey Beach, DE for temporary expansion of premise for the following events:
 - Opening Weekend/St. Patricks Day to be held March 13 – 15, 2026.
 - 29th Anniversary Running of the Bull to be held June 27, 2026.
 - 15th Annual Dewey Goes Pink 5K to be held October 2 - 3, 2026.
- B. Discussion and possible action on a draft Ordinance to amend Chapter 185-46 and Chapter 185, Table 2 of the municipal code regarding building height regulations for pre-FIRM structures in flood hazard areas. (*G. Persinger*)
- C. Discussion and possible action on a draft Ordinance to amend Chapter 173 and Chapter 185, Table 2 of the municipal code to establish a minimum number of trees required for new construction or redevelopment projects. (*G. Persinger*)
- D. Review January financials. (*S. Hall*)
- E. Discussion and possible action on a Resolution to amend the FY 2026 budget. (*S. Hall*)
- F. Discussion and possible action on a draft Ordinance to amend Chapters 93-5 and 158 of the municipal code regarding parking rates and the hours during which parking fees are in effect. (*W. Stevens*)
- G. Discussion and possible action on a draft Ordinance to amend Chapter 117-3 of the municipal code regarding license fees. (*W. Stevens*)
- H. Discussion and possible action on a Resolution to approve the FY 2027 budget. (*S. Hall*)
- I. Discussion and possible action on a draft Ordinance to amend Chapter 167, Article II of the municipal code to adjust the beach assessment tax rate following the Sussex County property tax reassessment. (*W. Stevens*)
- J. Discussion and possible action on a Resolution to approve an employment contract with the Chief of Police. (*B. Zolper*)
- K. Discussion and possible action on a draft Ordinance to amend Chapter 138 of the municipal code to revise requirements for property maintenance and establish penalties for violations. (*G. Persinger*)
- L. Discussion of possible amendments to building permit requirements approved in December to address concerns from businesses about the burden of satisfying the reporting and approval requirements for maintenance projects costing between \$1,000 and \$10,000. The new building permit provisions are effective April 1. (*G. Persinger*)

- M. Discussion of a draft Ordinance to amend Chapter 185-94 regarding stormwater runoff, guttering and downspouts. Council may vote to refer this matter to the Planning Commission. *(G. Persinger)*

V. Closing of Meeting

- a. Commissioner Comments
- b. Adjournment

Please be advised that this agenda is subject to amendment in accordance with FOIA. Agenda items are subject to deletion at any time, including during the course of the meeting. This meeting will be recorded and/or live-broadcast via audio and/or video. A technological failure that prevents, or a technological limitation that limits public access does not invalidate this meeting or any action taken at this meeting.