Minutes of Meeting
Dagsboro Annexation Committee
Bethel Center
September 18, 2026

1. **Call Meeting to Order**

Mr. Chandler called the meeting to order at 4:00 p.m.

Those in attendance were Mr. CJ Shortridge, Mr. William Chandler, Mr. John Marvel, Town Manager Cynthia Brought and Sgt. Anthony Valenti. See sign in sheet for others in attendance.

2. **Public Comment**

There was no public comment.

3. **Old Business**

Approval of September 10, 2026, Meeting Minutes

Mr. Marvel made a motion to approve the September 10, 2026, meeting minutes. Mr. Shortridge seconded the motion. All were in favor. None were opposed.

Discussion of PFM Annexation Report and Possible Recommendations to Council

Mr. Chandler advised that he had circulated the report to the committee and asked if anyone had any comments or questions reference said report. Mr. Shortridge moved to submit the report to the Town Council on the September 21, 2026, meeting. Mr. Marvel seconded the motion. All were in favor. None were opposed. Mr. Chandler stated he was open to comments or suggestions related to the report, concluding that the report did not favor the annexation of the property in his opinion. Mr. Shortridge reiterated his opinion that the property should not be annexed.

Sgt. Valenti read a prepared statement on behalf of the Dagsboro Police Department. The letter opened with the understanding that the large development annexation would impact all municipal services including law enforcement, fire and EMS, which could be viewed as an argument against annexation. Sgt. Valenti stated that instead it was an opportunity for the Town to grow its tax base and public safety in proportion to the population they would be responsible for serving. Even if not annexed into the Town of Dagsboro, this new population would still be a part of the Dagsboro community. Sgt. Valenti advised that Dagsboro police officers will still have to respond in and around the proposed development as they are the closest agency. To date, he advised that the police department has responded to 177 calls for service, of which 36 were assists for neighboring agencies, about 20%. Sgt. Valenti advised that annexation of the property

would allow the police department to grow to meet the demand of the growing population from additional tax base. Sgt. Valenti denied any lag in response to current citizens with annexation, instead allowing additional resources to be procured for the department.
Mr. Marvel commented as a volunteer of the Dagsboro Volunteer Fire Department and reiterated that this was his opinion and his opinion only and did not reflect the views of the Department or any of its members. Mr. Marvel agreed that additional funding to emergency services (police, fire and EMS) would be helpful. Mr. Marvel disagreed with former opinions that the County would not approve the community, and that emergency services personnel would have to service them anyway once built, with or without annexation.
Mr. Jason Russell commented as a member of the public. Mr. Russell also agreed with annexation into the Town of Dagsboro. Mr. Russell believed that the County would eventually approve the community and expressed concern with leaving money on the table while emergency services still must provide response to the development.

Mr. Chandler rebutted that he understood what the Police Department and what the Fire Department were saying. Mr. Chandler advised that it was his understanding that the Fire Department only gets a small amount of revenue from the Town for funding. Mr. Chandler reiterated his stance that the Town of Dagsboro has never expanded beyond 113 and concerns for future precedents set for further expansion. Mr. Chandler expressed concerns about future non-Sussex County/ Delaware residents; instead, they would be out of jurisdiction residents effecting the culture of the Town. Mr. Chandler referenced the report projection for future property tax increases for current Dagsboro residents for the purpose of sustaining the proposed property, which he felt was unfair. Mr. Chandler discussed the out-of-town assists on the Police Department, considering them "part of the world we live in" and cannot be avoided, while continuing to support the Fire Department and Police Department. Mr. Chandler re-affirmed his belief of a de facto moratorium by the County. Mr. Chandler suggested asking residents their opinion for growth but believed that most residents would be against annexation. Mr. Chandler advised that there are future developments already within the Town of Dagsboro to offer additional revenues to the emergency services and town administration.

Mr. Russell stated that regardless of annexation, the future developments would still yield more cars utilizing the roads of Dagsboro and all infrastructure will be impacted. Mr. Russell reminded Mr. Chandler of previous discussions of tax changes within the Town of Dagsboro projected for the next fiscal year. Mr. Chandler advised that PFM report projected totals with both current tax rates and County assessed values and neither changed the outcome of future tax rate increases.

Mr. Shortridge inquired about Lighthouse Christian School and its property being across 113 while still being within Town Limits. Mr. Chandler confirmed. Mr. Russell advised that the proposed annexed property backs up to the Lighthouse Christian School property. Mr. Shortridge advised that the Town is already across 113. Mr. Chandler clarified that Lighthouse Christian School is not residential, it is commercial. Mr. Shortridge advised that the culture of Dagsboro has already changed and is a thru-way to the beach. The draw to

town is the cheaper cost of housing relative to the beach towns. Mr. Shortridge asked if the property was annexed into town limits, could anything be done about the zoning, type and size of housing and cost of the housing being built. Mr. Chandler advised the cost could not be ruled by the Town. Mr. Chandler stated that DR Horton would have to request zoning changes through the Town Council and Town of Dagsboro. Mr. Chandler advised Sussex County increases by 7,000 people per year, from people out of the area. Mr. Russell advised that whether it is in town or out of town, the population will still increase. Mr. Chandler advised he felt that developers halted by the County will eventually sue the County and take years through the judicial system and may eventually find it easier to seek building elsewhere. Mr. Chandler stated the needs for infrastructure to catch up to current built properties. Mr. Chandler expressed concerns over being akin to Millsboro, Selbyville and Frankford. Mr. Russell advised that post-moratorium in Dagsboro, developers were continuously on Town Council agenda's proposing development.

Mr. Shortridge inquired about having a referendum and having residents vote on the annexation. Mr. Chandler advised the Town Charter stated the Town Council had to vote on it. Mr. Shortridge advised he recommended the property should be annexed.

4. **Public Comment**

There was no public comment.

5. **Adjournment**

Mr. Marvel made a motion to adjourn. Mr. Shortridge seconded the motion. All were in favor. None were opposed.

The meeting adjourned at 4:37 p.m.
Respectfully Submitted,
Cpl. Craft, Dagsboro Police Department