

MAYOR & COUNCIL
April 6, 2026
MEETING HELD IN-PERSON AND VIA TELECONFERENCE

Mayor Thomas A. Bauer called the regular scheduled meeting of the Mayor and Council of Delmar, Delaware to order at 7:00 p.m. This meeting is available to the public, in person with limited seating and via teleconference. In attendance were Vice Mayor Odell Jones, Jr., Council Members, Todd Lanier, Mike McClure, and Matthew Waldman. Key Personnel: Town Manager Jeff Fleetwood, Police Chief Ivan Barkley, Student Advisor Rylin Nichols, and Clerk of Council Vondell Spencer. Guests: Nick Bradley, Mike Kostis, Howard Dickerson, Maureen Nagle, Rodney Brown, Patrick Angell, Ethan Reichhold, Mike Rittenhouse, David Waldman, Christopher Brown, Doug Marshall, and Rodney Brown.

Mayor Bauer called the meeting to order, and Pastor Mike Rittenhouse led the Pledge of Allegiance.

A quorum was established.

Mayor's Comments

Mayor Bauer wished everyone a Happy Easter and said he hoped everyone had a good Passover.

Approval of Minutes

Mayor Bauer called for a motion to approve February 2, 2026 meeting minutes as circulated. A motion was made/seconded (Waldman/McClure) and carried by a vote of 4 Ayes 1 Absent (Lanier).

Mayor Bauer called for a motion to approve March 2, 2026 meeting minutes as circulated. A motion was made/seconded (McClure/Jones) and carried by a vote of 4 Ayes 1 Absent (Lanier).

Unfinished Business

None.

New Business –

Delmar Pizza Tax Incentive for a New Development

Mayor Bauer stated a recent discussion in a budget workshop about the Delmar Pizza Tax Incentive for a new development a couple weeks ago was 15 years with a 6 and 2/3 percent increase annually. He said the current town plan is based on a \$1,000,000 investment, with a 10% increase every year. Also, there is a note about a \$500,000 investment where it goes up 20% every year. Delmar Pizza stated they are going to invest \$20,000,000. A discussion occurred.

Mayor Bauer called for a motion to give a Tax Incentive to Delmar Pizza over 15 years with 5% increments and the last 5 years will be 10% increase increments. A motion was made/seconded (Jones/Waldman) and carried by a vote of 3 Ayes 2 Nays (McClure and Lanier).

Phase 3 I&I (Slip Lining)

Town Mgr. Fleetwood publicly thanked Town of Delmar Engineer, Nick Bradley and the entire Davis, Bowen, and Friedel Organization. Town Mgr. Fleetwood stated 5 to 6 years ago the town did a study to exam the condition of the town's sewer piping. He further stated with the last study the town is operating at a little over 51% infiltration. The old part of town is where the issue is with infiltration. On the Delmar, Delaware side about 90% of the work that needs to be done is slip lining. The bid price is \$983,203 and that is being funded through the State of Delaware. Town Mgr. Fleetwood said Premier will do the slip lining. A lengthy discussion occurred.

Mayor Bauer called for a motion to accept the Phase 3 I&I Slip Lining bid. A motion was made/seconded (Lanier/Jones) and carried by a vote of 5 Ayes.

Phase 3 Sewer Line Replacement

Town Mgr. Fleetwood stated the other side of the Phase 3 Project is brick and mortar pipe replacement. The brick and mortar are 10% of the project. The cost will be \$377,313. He further stated he is seeking the funding from the Utility Commission. He further stated the bid has been rewarded to Teal Construction to do the brick and mortar which is the same organization that completed Phase 1 Project. A lengthy discussion occurred.

Mayor Bauer called for a motion to accept Phase 3 Sewer Line Replacement contingent upon the Utility Commission. A motion was made/seconded (Waldman/Jones) and carried by a vote of 5 Ayes.

Delaware Water Tower Resolution 2026-04-06 A

Town Mgr. Fleetwood stated the town is seeking through the State of Delaware funding to install a new water storage tank on the "Perdue Property" on the northeast quadrant. The State of Delaware has awarded the town a loan in the amount of \$2,793,000 at 2% over twenty years. Mr. Nick Bradley added the capacity of the storage tank is 300,000 gallons. The town is within the requirements of the state in terms of fire capacity and having water in the air only because of the current Water Treatment Plant being able to function as it does. He said if the wells were to go out during an emergency situation technically the town does not have enough water in the air to meet code requirements. He further added on that side of town there is no existing storage tank and the Water Treatment Plant is located on the west side of town. He further said there are only two connections for the water system to that side of town which poses a significant risk in terms of any failure in any one of both of those. A discussion occurred.

Town Mgr. Fleetwood thanked 40th District Representative, Tim Dukes as he was a big help in getting the funding.

Mayor Bauer called for a motion to accept the Delaware Water Tower Resolution 2026-04-06. A motion was made/seconded (McClure/Waldman) and carried by a vote of 5 Ayes.

North Second Street Resolution 2026-04-06 B

Town Mgr. Fleetwood introduced and explained the North Second Street Resolution 2026-04-06.

Mayor Bauer called for a motion to accept the North Second Street Resolution 2026-04-06. A motion was made/seconded (Waldman/Lanier) and carried by a vote of 5 Ayes.

Property Purchase (24 E. State St.) Ordinance #188

Town Mgr. Fleetwood presented and explained details of the Property Purchase of 24 E. State St. Ordinance #188. He stated the price of the property is \$175,000. This is a joint venture by both Delmar, Delaware and Delmar, Maryland to be split evenly. He said the demolition estimated price is \$12,100 and the estimated tree removal is \$5,900 if needed. He further stated the estimate for asphalt is varied between \$50,000 and \$60,000. A discussion occurred.

Mayor Bauer asked for a motion to suspend the rules for public comments. A motion was made/seconded (Lanier/Waldman) and carried by a vote of 5 Ayes.

Mr. David Waldman asked Town Mgr. Fleetwood if people would park there and cross the street. Town Mgr. Fleetwood clarified the location of the property and the location of the crosswalk.

Mayor Bauer asked for a motion to close the public comments. A motion was made/seconded (Lanier/Jones) and carried by a vote of 5 Ayes.

Mayor Bauer called for a motion to adopt the Property Purchase (24 E. State St.) Ordinance #188. A motion was made/seconded (Lanier/Waldman) and carried by a vote of 5 Ayes.

Committee Reports:

Police Chief's Report – The report is included in the mail packet.

Chief Barkley reported: 1.) A couple of weeks ago PD had an issue in the Yorkshire Estate area with a young gentleman trying to get into vehicles which is expected this time of year. Most of the cars were locked and Yorkshire Estate residents contacted PD quickly. PD got the gentleman out of Yorkshire Estates. From Yorkshire Estates the suspects went over to the apartment complex near Food Lion and ended up stealing a vehicle from there. PD's camera system caught them leaving the Town of Delmar with a stolen vehicle headed north at 6:00 a.m. Later that afternoon the trio (1 adult and 2 juveniles) were picked up in northern New Jersey with the stolen car from Delmar. They originally fled on foot and all were captured. While the officer was taking the report of the stolen car one of the lieutenants was out and about and noticed a disabled vehicle on the highway. Upon checking the disabled vehicle, the lieutenant could tell the ignition was torn out. Possibly that was a stolen car out of Dover, DE. When PD ran the car, it was not reported stolen. PD did more footwork before the owner was located and they said their car was missing. The trio stole a car in Dover, DE, drove to the Town of Delmar, created havoc both within and just outside of Delmar, broke down that vehicle, and they needed another vehicle to get back to where they came from.

Two of the individuals were from the Dover, DE area. One of the juveniles used to live in the Town of Delmar on what was formerly known as Brick Row Apartments. Later PD received a call from one of the Yorkshire Estate residents that located a backpack located near there home. Upon PD examining the backpack a sawed off 12-gage shot gun was found. PD does have partial prints. The prints are being examined to see if any of the prints match the suspects to add additional charges. Council Member Lanier asked Chief Barkley if the keys were in the vehicle. Chief Barkley answered the owner said no, he assumed the young men were skilled at stealing vehicles and removing ignition locks. PD never got to see the end result in New Jersey. 2.) Last week PD processed new applicants for the upcoming academy class. Out of 14 applicants 11 failed to complete the application itself. So, there were three applicants for testing and out of those three one has already been eliminated.

Student Advisor –

Student Rylin Nichols reported: 1.) Students are currently on spring break until Monday. 2.) Baseball has a game on Friday April 10th home at 12:00 p.m. against St. Marks and another game on Saturday April 11th away against Parkside. Their current record is 3-1. 3) Golf is currently 2-1. 4.) Lacrosse has a current record 1-2. 5.) Girls' soccer has a game Friday April 10th away against Holly Grove at 4:00 p.m. Their current record is 3-1. 6.) Softball has a game on Friday April 10th away against Sussex Central at 4:15 p.m. Their current record is 4-0. 7.) Our FFA team went to convention this passed month and two members received their proficiency (Jorgia Nesbitt and Brody Nichols). Brody Nichols was also selected to be a State Officer for Delaware (Secretary). 8.) Friday, April 17th is the Talent Show and the Art Show. 9.) School Prom is May 1st.

Code Enforcement Officer Report – The report is included in the mail packet.

Public Works – The report is included in the mail packet.

Utility Commission – The report is included in the mail packet.

The meeting was March 9, 2026.

Council Member Lanier reported: 1.) Reallocation of funds was authorized for a by-pass pump purchase for just under \$20,000. 2.) Monday, April 13th there will be a discussion on data centers and what their effects are on local towns.

Parks and Recreation Report – There was no meeting.

Fire Department – No report.

Planning & Zoning –

Vice Mayor Jones reported:

1. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 66, 38567 Winterberry Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 66, 38567 Winterberry Dr, per the attached drawings.

Vice Mayor Jones called for a motion to accept – Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 66, 38567 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (McClure/Lanier) and carried by a vote of 5 Ayes.

2. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 69, 38575 Winterberry Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 69, 38575 Winterberry Dr., Delmar, DE, per the attached drawings.

Vice Mayor Jones called for a motion to accept – Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 69, 38575 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (McClure/Lanier) and carried by a vote of 5 Ayes.

3. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 71, 38564 Winterberry Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 71, 38564 Winterberry Dr., Delmar, DE, per the attached drawings.

Vice Mayor Jones called for a motion to accept – Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 71, 38564 Winterberry Dr., Delmar, DE, per the attached drawings. The motion was made/seconded (McClure/Lanier) and carried by a vote of 5 Ayes.

4. **Patrick Angell – Addition (3C Church) – 38238 Old Stage Rd., Delmar, DE** – Mr. Angell presented an addition as referenced per the attached drawings. Mr. Angell said it is a 4,000 square foot addition squaring off the church adding a larger room in the back for gatherings

and an increase in the classroom area on the front side. The main thing is the extra space for utilities, storage, and insulation/things that control sound. He further said the capacity has not changed so the occupancy load has not changed at all, it's going to be the same as what they had previously. No parking has been adjusted. The same amount of parking that was approved is the same.

Council Member Lanier asked Mr. Angell about the internal changes of the building. Mr. Angell answered yes, internal changes to the classrooms is the main one. No changes at all to the main service area.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Patrick Angell – Addition (3C Church) – 38238 Old Stage Rd., Delmar, DE, per the attached drawings.

Vice Mayor Jones called for a motion to accept – Patrick Angell – Addition (3C Church) – 38238 Old Stager Rd., Delmar, DE, per the attached drawings. A motion was made/seconded (Waldman/Bauer) and carried by a vote of 5 Ayes.

Town Manager's Report

Town Mgr. Fleetwood reported: 1.) Lead and Copper: the State of Delaware will identify lead and copper in municipalities. The State of Maryland will not identify lead and copper for municipalities. The Town of Delmar is waiting on another source of grant money for the State of Maryland to do the lead and copper testing at the meter pits and identifying pipes in homes in the Town of Delmar. 2.) Alliance Group: the town just received the funding for mapping all the town's stormwater and it's free. 3.) MD side: Colonial Mill and Gateway Mobile Home Parks have received state and federal funding because they have PFAS in their water supply. They will soon tie into municipal water. They will be paying the out-of-town rate. 4.) Chief Financial Officer, Heather Chandler's father-in-law passed away yesterday. 5.) April 23rd is town hall's Milestone Recognition will take place and May 22nd is Milkshake Day at the PD training room. Milkshakes are free to the public. 6.) Town Mgr. Fleetwood will be out of town this Thursday through Sunday and out of the country May 1st through May 11th.

Council Member McClure asked Town Mgr. Fleetwood if the town has already started the process for lead and copper. Town Mgr. Fleetwood answered the town is very well into the process but there are meters that cannot be accessed to do the testing. So, on the Maryland side, they are buying the Swordfish machine to help with the testing.

Council Comments

- 1.) Vice Mayor Jones sent his sympathies to Heather Chandler and her family.
- 2.) Council Member Waldman echoed Vice Mayor Jones and Mayor Bauer's comments about Easter.

- 3.) Council Member Lanier echoed Vice Mayor Jones and Mayor Bauer's comments about Easter. He said we are in the budget process and he hoped everyone is paying attention and it should be completed shortly.
- 4.) Council Member McClure commented Delmar's Citizen of the Year is May 20th at the V.F.W. and Robin Breasure, the owner of Bryan and Brittingham is the Citizen of the Year. There will be a story in this week's Laurel Star.
- 5.) Mayor Bauer echoed Vice Mayor Jones with sympathy going out to Heather Chandler and her family.

Public Comments

- 1.) Ms. Maureen Nagle commented her initial reason for coming to this meeting is to have a conversation with the town manager on how he would handle Code Enforcement. A conversation occurred.

Adjournment

Mayor Bauer asked for a motion to adjourn. A motion was made/seconded (Jones/McClure) and carried by a vote of 5 Ayes.

Submitted by:

Vondell Spencer
Clerk of Council, CMC