

MAYOR & COUNCIL

August 3, 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, Lieutenant Wade Alexander, and Clerk 1, Valerie Seefried. Guests: David Waldman, Rodney Brown, and Bret Davis.

Mayor Bauer called the meeting to order, and Town Manager Fleetwood led the Pledge of Allegiance. A quorum was established.

Mayor's Comments

Mayor Bauer stated what a success Blue Light night was in State Street Park. He also stated that he would be running for re-election.

Approval of Minutes

Mayor Bauer called for a motion to approve the July 13, 2026 meeting minutes as circulated. A motion was made/seconded (Waldman/Jones) and carried by a vote of 5 Ayes.

Unfinished Business

None.

New Business

Mayor Bauer discussed the **Delaware General Assembly Bill 363** possible reduction of speed limit in DE developments. Town Mgr. Fleetwood stated that the majority of offenders are the residents. Lt. Wade Alexander agreed with this.

Town Mgr. Fleetwood discussed the **Moratorium on Data Centers** in length. A motion was called to approve Resolution No. 2026-08-03 the motion was made and seconded by Lanier/Waldman with 5 ayes.

Committee Reports:

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

Lt. Wade Alexander reported in Chief Barkley's absence. Lt. Alexander stated that Blue Light Night was a success. And they are discussing doing a joint event with the town next year.

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

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

Utility Commission Report - The report is included in the mail packet.

Parks and Recreation - The report is included in the mail packet.

Fire Department – The report is included in the packet.

Planning and Zoning –

Vice Mayor Jones reported:

1. Adam Rones/CMH Homes -New Modular Home with Small Deck and Handicap Ramp – 402 N. Pennsylvania Ave. Delmar, DE –

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Adam Rones/CMH Homes – New Modular Home with Small Deck and Handicap Ramp – 402 N. Pennsylvania Ave., Delmar, DE, per the attached drawings.

Vice Mayor Jones called for a motion to accept Adam Rones/CMH Homes – New Modular Home with Small Deck and Handicap Ramp – 402 N. Pennsylvania Ave. Delmar, DE. A motion was made and seconded (Jones/Lanier) carried by a vote of 4 ayes and 1 abstained.

2. Travis Martin – Delmar Business Center, LLC (Preliminary Site Plan) – Lot 4, 532-13.00- 86.00, 532-13.00-86.01, 532-13.00-86.03. and 532-13.00-86.04, Delmar, DE –

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Travis Martin – Delmar Business Center, LLC (Preliminary Site Plan) – Lot 4, 532-13.00-86.00, 532-13.00-86.01, 532-13.00-86.03, and 532-13.00-86.04, Delmar, DE, per the attached drawings.

Vice Mayor Jones called for a motion to accept Travis Martin – Delmar Business Center, LLC (Preliminary Site Plan) – Lot 4, 532-13.00- 86.00, 532-13.00-86.01, 532-13.00-86.03. and 532-13.00-86.04, Delmar, DE. A motion was made and seconded (McClure/Bauer) carried by a vote of 5 ayes.

3. Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation K – Lot 49, 11835 Yellowwood Dr., Delmar, DE –

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation K – Lot 49, 11835 Yellowwood Dr., Delmar, DE, per the attached drawings.

Vice Mayor Jones called for a motion to accept – Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation K – Lot 49, 11835 Yellowwood Dr., Delmar, DE. A motion was made and seconded (McClure/Bauer) carried by a vote of 5 ayes.

4. Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 51, 11843 Yellowwood Dr., Delmar, DE –

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 51, 11843 Yellowwood Dr., Delmar, DE, per the attached drawings

Vice Mayor Jones called for a motion to accept – Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 51, 11843 Yellowwood Dr., Delmar, DE. A motion was made and seconded (McClure/Bauer) carried by a vote of 5 ayes.

5. Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation L – Lot 55, 11851 Yellowwood Dr., Delmar, DE –

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation L – Lot 55, 11851 Yellowwood Dr., Delmar, DE, per the attached drawings.

Vice Mayor Jones called for a motion to accept – Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation L – Lot 55, 11851 Yellowwood Dr., Delmar, DE. A motion was made and seconded (McClure/Bauer) carried by a vote of 5 ayes.

6. Chris Brown/Ryan Homes – New Home Build – Stillwater/Elder/Elevation K – Lot 124, 11846 Yellowwood Dr, Delmar, DE –

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Elder/Elevation K – Lot 124, 11846 Yellowwood Dr., Delmar, DE, per the attached drawings.

Vice Mayor Jones called for a motion to accept – Chris Brown/Ryan Homes – New Home Build – Stillwater/Elder/Elevation K – Lot 124, 11846 Yellowwood Dr, Delmar, DE. A motion was made and seconded (McClure/Bauer) carried by a vote of 5 ayes.

7. Chris Brown/Ryan Homes – Stillwater Landing Prototypes (Iris, Lily, Sequoia, Torrey, Marigold, and Woodford) – Elevations K and L –

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – Stillwater Landing Prototypes (Iris, Lily, Sequoia, Torrey, Marigold, and Woodford) – Elevations K and L, per the attached drawings.

Vice Mayor Jones called for a motion to accept – Chris Brown/Ryan Homes – Stillwater Landing Prototypes (Iris, Lily, Sequoia, Torrey, Marigold, and Woodford) – Elevations K and L. A motion was made and seconded (Lanier/Waldman) carried by a vote of 5 ayes.

Town Manager's Report

Town Manager Fleetwood reported that we are expecting top coat for Song Sparrow to be completed in the next 30 days. He also stated that the town is close to signing a contract with a

third-party company, Electroscan. Residents have to be notified three times by the EPA regarding lead and copper. However, they are not mandated to replace their pipes. The mandate is unfunded and the town has over a million dollars invested in identifying current piping. Town Mgr. Fleetwood commented that Colonial Mills Mobile Home Park will be tying into town water. Town Mgr. Fleetwood also reported that there are cars parking on both sides of the road from N Second to Francis Street. Town Mgr. Fleetwood states that we may need to address this. He also stated we have been funded for stormwater mapping. And there is an area on Grove and N Eighth Street where the asphalt has separated, ECM out of Jessup MD will be fixing this. There are four separate areas on the Delaware side that ECM will repair. Town Mgr. Fleetwood commented they have received funding of 2.1 million dollars for Phase II project on the Maryland side it is going to cost 3.4 million leaving a 1.3 million difference.

Comments from the Council

- 1.) Council Member Waldman stated that he will be running for re-election.
- 2.) Council Member Lanier commented he would like more discussion on data centers.

Comments from the Public

- 1.) Mr. Rodney Brown commented on the use of Flock cameras. Mr. Brown thinks they are very beneficial for public safety. He does a lot of traveling and says Delmar is so far advanced compared to other towns. He thinks we are doing a great job! Lt. Wade Alexander commented that in the State of Maryland Flock cameras cost \$7,500.00 per pole a year.
- 2.) Bret Davis from Delmar Business Center, LLC commented that they are not a data center they are a telecom shelter. There will be no upfront cost to the town. They are hoping to break ground at the end of the year. Mr. Davis stated the traffic study for the road to the school will be at no cost to the school. And that they will dig their ponds for free.

Adjournment

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

Valerie Seefried
Clerk I