

MAYOR & COUNCIL
August 4, 2025
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., Mike McClure, and Matthew Waldman. Key Personnel: Town Manager Jeff Fleetwood, Chief Ivan Barkley, and Clerk of Council, Vondell Spencer. Guests: Recordo Nock, Veronica Nock, Jay Green, Mike Myers, and David and Susan Waldman. Absent: Council Member Todd Lanier.

Mayor Bauer called the meeting to order, and Chief Barkley led the Pledge of Allegiance. A quorum was established.

Mayor's Comments

Mayor Bauer commented Blue Light Night went very well.

Mayor Bauer said Council Member Lanier is absent due to an injury.

Approval of Minutes

Mayor Bauer called for a motion to approve the July 7, 2025 meeting minutes as circulated. A motion was made/seconded (Waldman/McClure) and carried by a vote of 4 Ayes 1 Absent (Lanier).

Unfinished Business

None.

New Business –

Narcan Presentation

Mayor Bauer mentioned there will be a Community Narcan Training at the Delmar Public Library Thursday, September 25, 2025 at 6:30 p.m.

State of Delaware Health Dept. Management Analyst III, Naloxone Programs Support Team Member, and Executive Programs and Grant Administration Unit, Katrina Balmer-Dupont described and explained information for the federally funded program that provides the Community Narcan Training through the government, Narcan kits, partner agreements, resources, and locations trainings are provided. A conversation ensued.

Annexation-State St., Delmar, DE – Parcel#532-20.15-131.00

Mr. Recordo Nock stated the requested land is currently out of town limits and he would like to

be annexed into town limits. He explained he went to a private sewer and septic company and he was advised he could not be helped because everything he needed for the septic and sewer are on the property. Mayor Bauer stated the land is considered infill so it will be covered by MDE.

Mayor Bauer called for a motion to suspend the rules to go into a public hearing. A motion was made/seconded (Jones/Waldman).

There were no public comments.

Mayor Bauer called for a motion to close the public hearing. A motion was made/seconded (Waldman/Jones) and carried by a vote of 4 Ayes 1 Absent (Lanier).

Mayor Bauer called for a motion to accept the annexation for State St., Delmar, DE – Parcel#532-20.15-131.00. A motion was made/seconded (Waldman/Jones) and carried by a vote of 4 Ayes 1 Absent (Lanier).

Annexation-208 N. Hantwerker Dr., Delmar, DE – Parcel#532-20.15-70.00

Mayor Bauer stated the requested land is considered infill and the request for annexation is only for sewer. Mr. Jay Green stated the house was built in the 1960's and it is becoming very expensive to maintain the sewer system. He further stated the sewer has to be pumped out every three weeks at about \$300 which is the reason for the request.

Mayor Bauer called for a motion to suspend the rules to into a public hearing. A motion was made/seconded (Jones/McClure) and carried by a vote of 4 Ayes 1 Absent (Lanier).

There were no public comments.

Mayor Bauer called for a motion to close the public hearing. A motion was made/seconded (Waldman/Jones) and carried by a vote of 4 Ayes 1 Absent (Lanier).

Mayor Bauer called for motion to accept the annexation for 208 N. Hantwerker Dr., Delmar, DE – Parcel#532-20.15-70.00. A motion was made/seconded (Jones/Waldman) and carried by a vote of 4 Ayes 1 Absent (Lanier).

Committee Reports:

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

Chief Barkley thanked the Mayor and Council for attending Blue Light Night. He said it was well attended and everyone enjoyed themselves.

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

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

Utility Commission – Town Mgr. Fleetwood reported there was nothing to report. He said the

commission will meet Monday, August 11th at 6:30 p.m.

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

Council Member McClure reported: 1.) The committee is discussing having a Movie Night/Chili Cook-Off in the fall on the same night. 2.) There is a meeting about the New Year's Eve Celebration on Thursday.

Fire Department – Report received.

Planning & Zoning –

Vice Mayor Jones reported:

1. **David and Susan Waldman – Rezoning from Light Industrial to Residential – New Home Build – Corner of Pennsylvania Ave. and Lincoln Ave., Delmar, DE** – Mr. Waldman presented an annexation as referenced per the attached drawings.

Vice Mayor Jones called for motion to suspend the rules to go into a public hearing. A motion was made/seconded (McClure/Bauer) and carried by a vote of 4 Ayes 1 Absent (Lanier).

There were no public comments.

Vice Mayor Jones called for motion to close the public hearing. A motion was made/seconded (Waldman/Bauer) and carried by a vote of 4 Ayes 1 Absent (Lanier).

Deputy Mayor Lenox called for a favorable recommendation the Mayor and Council for – David and Susan Waldman – Rezoning from Light Industrial to Residential – New Home Build – Corner of Pennsylvania Ave. and Lincoln Ave, Delmar, DE, per the attached drawings recommending zoning category R1 Residential.

Vice Mayor Jones called for a motion to accept – David and Susan Waldman – Rezoning from Light Industrial to Residential – New Home Build – Corner of Pennsylvania Ave., and Lincoln Ave., Delmar, DE, per the attached drawings. A motion was made/seconded (McClure/Bauer) and carried by a vote of 3 Ayes, 1 Absent (Lanier), and 1 Abstain (Waldman).

2. **Mike Myers – Annexation – 300 N. Eighth St., Delmar, DE** – Mr. Myers presented an annexation as referenced per the attached drawings. Mr. Myers stated given all the difficulties involved in subdividing the property he would like an annexation for the property as it is, no changes.

Vice Mayor Jones called for motion to suspend the rules to go into a public hearing. A motion was made/seconded (Waldman/McClure) and carried by a vote of 4 Ayes 1 Absent (Lanier).

Town Mgr. Fleetwood informed Mr. Myers he is awaiting a call back from a gentleman and Planning and Zoning Director, Twain Evanson will give Mr. Myers a call back tomorrow morning. Mr. Evanson confirmed he will contact Mr. Myers. Town Mgr. Fleetwood mentioned to Vice Mayor Jones that he and Mr. Evanson are under the belief there will be no disruption of North Eighth St. and everything is offset to the east of North Eighth St. and it will not disrupt the school year getting ready to start.

There were no public comments.

Vice Mayor Jones called for a motion to close the public hearing. A motion was made/seconded (McClure/Waldman) and carried by a vote of 4 Ayes 1 Absent (Lanier).

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Mike Myers – Annexation – 300 N. Eighth St., Delmar, DE per the attached drawings with an R2 Residential Zoning designation.

Vice Mayor Jones called for a motion to accept – Mike Myers – Annexation – 300 N. Eighth St., Delmar, DE, per the attached drawings. A motion was made/seconded (Waldman/McClure) and carried by a vote of 4 Ayes 1 Absent (Lanier).

Town Manager's Report

Town Mgr. Fleetwood reported: 1.) The HR/Administrative Assistant will be retiring the first part of December. An internal committee was formed that consists of Office Manager, Kimberly Layton, Planning and Zoning Director, Twain Evanson, Chief Finance Officer, Heather Chandler, and the current HR/Administrative Assistant, Starr Conaway. He said they have interviewed six applicants and three have been referred for the next step. Tomorrow and Wednesday the three candidates will be interviewed by himself, Mrs. Conaway, and Mrs. Chandler. He further said in turn the three candidates will be administered a proficiency test and writing sample and by the middle of September the chosen candidate will be onboarded to shadow Mrs. Conaway for the last six weeks. 2.) Town Mgr. Fleetwood said Thursday, August 7, 2025 Public Works Director, Bob Buck, Water Treatment Plant Superintendent, and himself will travel to Dover, DE to meet with the Office of Drinking Water to discuss issues with working hours at the town's Water Treatment Plant to obtain license. 3.) Patch paving on the asphalt in town began today. Patching concrete work will take place starting this coming Wednesday. 4.) Delmar, MD had their pre-bid meeting for the Mason Dixon Complex. In September Wicomico County is coming before the Mayor and Commissioners to update them on the Mason Dixon Complex. 5.) There is an Ordinance involving disconnects of water service. This ordinance was written before the town had calibrated meters. He said timelines need to be changed in that ordinance. The ordinance will come before this council for a public hearing to make changes, and it will be updated on General Code. 6.) Water Treatment Plant mobilizing will occur in the middle of August for the \$500,000 capital project for FY'26. 7.) Municipal Clerk Assistant, Donna Legacy is out on medical leave and is doing well. Her anticipated return is in the next three to four weeks.

Council Comments

- 1.) Mayor Bauer congratulated Council Member Waldman on his new marriage.
- 2.) Vice Mayor Jones commented he enjoyed Blue Light Night. He said he was glad to see the community out.
- 3.) Council Member Waldman commented by the next meeting kids will be back in school so be aware if buses are seen or kids are walking to school and be cognizant of that.
- 4.) Mayor Bauer commented thanks to the Police Dept. almost 100 backpacks were given out.

Public Comments

- 1.) Mr. David Waldman questioned if someone could send a letter to the nursing home as a reminder to tell the employees about speed, stop signs, direction of travel, and parking because they are speeding and kids will be walking to school.

Adjournment

Mayor Bauer asked for a motion to adjourn. A motion was made/seconded (McClure/Waldman) and carried by a vote of 4 Ayes 1 Absent (Lanier).

Submitted by:

Clerk of Council
Vondell Spencer