

MAYOR & COUNCIL
January 5, 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, Chief Ivan Barkley, Student Advisor Rylin Nichols, and Clerk of Council Vondell Spencer. Guests: Vince Luca, Matthew Davis, Tom Nichols, and Kevin Aydelotte, and via teleconference; Rodney Brown.

Mayor Bauer called the meeting to order, and Chief Barkley led the Pledge of Allegiance. Mayor Bauer then asked everyone to remain standing for a moment of silence to honor Delaware State Trooper, Cpl. Matthew "Ty" Snook who lost his life in the line of duty on December 23, 2025 and he said prayers to his family.

A quorum was established.

Mayor's Comments

Mayor Bauer welcomed everyone in attendance to the new year. He said he hoped everyone enjoyed the holidays.

Mayor Bauer congratulated Clerk of Council, Vondell Spencer for earning the designation of Certified Municipal Clerk.

Mayor Bauer discussed some distinct differences from Delmar, Maryland noted in the most recent census.

Approval of Minutes

Mayor Bauer called for a motion to approve the December 1, 2025 meeting minutes as circulated. A motion was made/seconded (McClure/Lanier) and carried by a vote of 5 Ayes.

Unfinished Business

None.

New Business –

None.

Committee Reports:

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

Chief Barkley reported: 1.) PD survived the holiday season without any big issues. 2.) Last month PD did have an officer leave the department to work for the Delaware River and Bay Authority Police Department. Chief Barkley noted the department has advertised the vacancy, qualifications, benefits, and requirements on social media. He said PD will go through the process and look for a candidate for the July academy which is the soonest they can get the candidate in to have them certified. Town Mgr. Fleetwood added the one vacancy that PD has puts them today at the authorized number that the joint body has approved. Chief Barkley agreed. He further added that it is in the best interest of the town to move forward and fill the vacancy because PD does expect a retirement not that far from now. 3.) 910 E. Grove St.: there were continued burglaries at that address. PD managed to get some video of the subject breaking in and as of last weekend that subject has been arrested and charged. 4.) The issue with the vehicle break-ins has diminished considerably. Part of that is because PD has identified the individuals and PD makes sure they come in contact with them as much as they can.

Mayor Bauer asked Chief Barkley if there has been any feedback from DSP about the speed/radar on Line Rd. Chief Barkley answered no.

Council Member Lanier mentioned seven aggravated assaults out of nowhere in one month. Chief Barkley responded not all seven were after school; there may have been the individuals that were involved.

Student Advisor –

Student Advisor Nichols reported: 1.) Today was the first day back from Christmas break. 2.) Exams are January 26th and January 27th. 3.) January 19th is Martin Luther King, Jr. Day and schools are closed. 4.) January 28th the second semester begins. 5.) Tuesday, January 6th the varsity boys' basketball game is away versus Worcester at 5:30 p.m. On Thursday January 8th they play Early College School, home, at 5:45 p.m. Their current record is 4-3. 6.) On Thursday, January 8th the varsity girls' basketball team has a game away against Early College School at 6:30 p.m. Their current record is 3-4. 7.) On Wednesday at 5:00 p.m. wrestling has a tri-meet home. Friday, January 9th and Saturday, January 10th they will be attending War on the Shore at Stephen Decatur High School. Their current record is 2-3.

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.

Council Member Lanier reported: 1.) WTP pumps are scheduled to arrive this week. 2.) The north end of Lincoln Ave. has been finished. The paving from Bi-State Blvd. to N. Pennsylvania Ave. has not happened but all the other paving is completed. The equipment is there so once the milling takes

place those millings will be taken to Delmar Nursing Home where the dumpster is located to give them a more improved parking area. 3.) PW Tech, Jordan Johnson is doing a great job.

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

Council Member McClure reported: 1.) There was no December 2025 meeting. Council Member McClure's last meeting was November 25, 2025.

Fire Department – No report.

Planning & Zoning –

Vice Mayor Jones reported:

1. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 59, 38549 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 59, 38549 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 59, 38549 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Bauer/Waldman) and carried by a vote of 5 Ayes.

2. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation K – Lot 77, 38548 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/Cedar/Elevation K – Lot 77, 38548 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/Cedar/Elevation K – Lot 77, 38548 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Bauer/Waldman) and carried by a vote of 5 Ayes.

3. **Brad Gillis/Opportunity Street, LLC. – New Facility (Farmers Bank of Willards) – 38552 Sussex Highway, Delmar, DE** – Parker and Associates Representative, Kevin Aydelotte presented a new facility. He said they are looking for approval to construct a new Farmer's Bank of Willards on the south

bound lane of Rt.13 adjacent to the Tidal Health Primary Care doctor's office, just north of the Food Lion Shopping Center. The development has already been put in place. He further said they are going to remove the remanence of the building pads that were there utilizing the existing utilities with a new drive-thru. Vice Mayor Jones asked Mr. Aydelotte if that is the area where there is a street entrance. Mr. Aydelotte answered yes, he has a template that shows where the trucks can get into the site, drive-thru, back out with no issues, and the trash truck can get in and come back out the back side with no problem.

Mayor Bauer asked Mr. Aydelotte once approved when they plan to open. Mr. Aydelotte answered they have a tentative meeting scheduled for a preconstruction meeting with Planning and Zoning Director, Twain Evanson on the January 26th to start the preconstruction kickoff meeting and soon as they get approval they will get a work order. It might end up being 2027.

Mayor Bauer further asked Mr. Aydelotte if there were going to be two drive-thrus. Mr. Aydelotte further answered there will be two drive-thrus and an ATM on the outside. They have made the lanes wide enough to make sure full sized pickup trucks with trailers can get through and all traffic can get through. There is also an abundance of parking.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council – Brad Gillis/Opportunity Street, LLC. – New Facility (Farmers Bank of Willards) – 38552 Sussex Highway, Delmar, DE, per the attached drawings including a 12-foot addition to the south side.

Vice Mayor Jones called for a motion to accept – Brad Gillis/Opportunity Street LLC. – New Facility (Farmers Bank of Willards) – 38552 Sussex Highway, Delmar, DE, per the attached drawings. A motion was made/seconded (Waldman/Lanier) and carried by a vote of 5 Ayes.

Town Mgr. Fleetwood stated this approval is conditional upon DBF's final review of their plans.

Town Manager's Report

Town Mgr. Fleetwood reported: 1.) Phase 3 I&I Project: The monies that were received from the State of Delaware verses the pricing the town received on the bids that came in were significantly more than the monies the town was appropriated through the State of Delaware. About 80% of the work is slip lining and 20% is brick-and-mortar. This week the town had two RFPs that went out; one to cover the slip lining aspect and one to cover the brick-and-mortar aspect. Town Mgr. Fleetwood mentioned the town has an Adequate Public Facilities Ordinance with MDE for the WWTP that won't change until all 3 phases of the I&I Project are complete and then allow for 12 months of evaluation. Funding for Phase 2 on the Maryland side has not been approved yet. The APFO likely will not be altered no sooner than 2029-2030. Town Mgr. Fleetwood reminded the council the APFO trumps their vote. 2.) Lincoln Ave.: the equipment is down there so, the milling and overlay

can be completed. 3.) Town Mgr. Fleetwood and Allie from the Laurel Star are meeting Thursday to give her an overview of what the town has done in 2025 and the major projects planned for 2026. 4.) Town Mgr. Fleetwood was presented with a challenge coin from Mr. Tom Nichols about a month ago. He asked the council if they wanted to move forward with getting a gross of the coins, the guidelines on how they will be dispersed will have to be discussed and the language would have to be changed on the coin. The cost would be \$500 for 300 coins and the cost will be split between DE and MD. Mayor Bauer asked Town Mgr. Fleetwood what the language change would be. Town Mgr. Fleetwood responded the MD and DE elected body would have to decide. Mayor Bauer said the DE side will take a vote next month. A conversation occurred.

Council Comments

The council had no comments.

Public Comments

There were no public comments.

Adjournment

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

Submitted by:

Clerk of Council
Vondell Spencer