

MAYOR & COUNCIL
July 7, 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., Council Members Todd Lanier, Mike McClure, and Matthew Waldman. Key Personnel: Town Manager Jeff Fleetwood, Chief Ivan Barkley, and Clerk of Council, Vondell Spencer. Guests: Rodney Brown.

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 he hoped everyone had a great July 4th and the Children's Parade went well.

Mayor Bauer congratulated Council Member Waldman on getting married in a few weeks and wished him good luck.

Approval of Minutes

Mayor Bauer called for a motion to approve the Joint Council June 2, 2025 meeting minutes as circulated. A motion was made/seconded (Waldman/McClure) 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 Ivan Barkley reported: 1.) There are no new crime trends or patterns. 2.) Ms. Kelly Chamberlain has started full-time as a dispatcher as of July 1st. He said there is better PCO coverage. He further said coverage for PD is almost around the clock. Mayor Bauer asked Chief Barkley what the full coverage is now with Ms. Chamberlain full-time. Chief Barkley answered with Ms. Chamberlain full-time that allows PD full coverage on the weekends. Particularly early mornings on the weekends between 6:00 a.m. and 12:00 p.m. there is not a lot going on so PD has

Ms. Chamberlain coming in at noon working until midnight. The part-timers come in and cover midnight until morning but every day is not covered yet. PD is working on succession planning.

Mayor Bauer said he noticed on the statistical report the speeding tickets have elevated from last year. Chief Barkley responded officers are trying to change some bad habits.

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

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

Vice Mayor Jones and Mayor Bauer congratulated BJ Langley and Trey Hopkins on passing their water license tests.

Utility Commission –

Council Member Lanier reported: There was no June meeting.

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

Council Member McClure reported: 1.) There has been no meetings for the last two months. He said they should be back on schedule this month for a meeting scheduled July 22, 2025. Mayor Bauer asked Council Member McClure if there was any new information on the New Year's Eve Celebration. He answered they've had one sub-committee meeting so far.

Fire Department – No report.

Planning & Zoning –

Vice Mayor Jones reported:

1. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation L – Lot 24, 11763 Silverbell 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 L – Lot 24, 11763 Silverbell 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 24, 11763 Silverbell Drive., Delmar, DE, per the attached drawings. The motion was made/seconded (Lanier/McClure) and carried by a vote of 5 Ayes.

2. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation K – Lot 28, 11779 Silverbell 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 Home – New Home Build – Stillwater/Cedar/Elevation K – Lot 28, 11779 Silverbell 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 28, 11779 Silverbell Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Lanier/McClure) and carried by a vote of 5 Ayes.

3. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation L – Lot 29, 11783 Silverbell 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 L – Lot 29, 11783 Silverbell 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 L – Lot 29, 11783 Silverbell Dr., Delmar, DE, per the attached drawings. The motion was made/seconded (Lanier/McClure) and carried by a vote of 5 Ayes.

4. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 143, 11770 Silverbell 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 143, 11770 Silverbell 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 143, 11770 Silverbell Dr., Delmar, DE, per the attached drawings. The motion was made/seconded (Lanier/McClure) and carried by a vote of 5 Ayes.

5. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 145, 11762 Silverbell 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/Spruce/Elevation K – Lot 145, 11762 Silverbell 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 145, 11762 Silverbell Dr., Delmar, DE, per the

attached drawings. The motion was made/seconded (Lanier/McClure) and carried by a vote of 5 Ayes.

6. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation K – Lot 146, 11758 Silverbell 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 146, 11758 Silverbell 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 146, 11758 Silverbell Dr., Delmar, DE, per the attached drawings. The motion was made/seconded (Lanier/McClure) and carried by a vote of 5 Ayes.

Town Manager's Report

Town Mgr. Fleetwood reported: 1.) The 4th of July Kiddie Parade was well attended. 2.) The basketball courts are completed. Water Treatment Plant: the capital outlay for 2026 should be gearing up real soon. The majority of the work is all in the interior. There is a new temp in the front office at town hall for six to seven weeks. Her name is Robin Cox. Ms. Cox will be covering for staff that have upcoming medical procedures. 3.) Tomorrow a vendor will be coming out to look at PD's exterior to repair/seal panels and paint. A complete facelift will be done on the front of PD. 4.) A tree fell south of Brick Row. PW pushed the off of the road with their backhoe. The backhoe is a 1984 model and a safety issue. He said he informed PW to park the backhoe and informed PW Director, Bob Buck to get pricing for buying or leasing a newer one.

Mayor Bauer asked Town Mgr. Fleetwood next year should there be a tent or cooling at the Kiddie Parade. A conversation occurred.

Council Comments

- 1.) Council Member McClure commented Day in the Park was a couple weeks ago on the rain date. He said it was hot and attendance was a little low but it was a pretty good day.
- 2.) Council Member Lanier commented it has been hot. He said he is glad to hear Ms. Cox is working at town hall.
- 3.) Vice Mayor Jones wished CFO, Heather Chandler's husband a speedy recovery and the rest of the town's employees to get healthy with their issues.
- 4.) Council Member Waldman commented it was great to see people out at the last couple of events, July 4th and Day in the Park a couple weeks ago. He said it's always good to see the community out.

Town Mgr. Fleetwood commented Ray Vincent from Vincent Farms is donating the produce for the Farmer's Market. He said last week Mr., Vincent provided watermelons, tomatoes and corn. The Farmer's Market during the Day in the Park Mr. Vincent donated watermelons and corn. Town Mgr. Fleetwood further said Mr. Vincent mentioned the amount of money from the produce sold he would match to go towards a park fund.

- 5.) Mayor Bauer thanked town staff, PD, and everyone else for their help with the Kiddie Parade. He said it was definitely a team effort. He also thanked the V.F.W. for leading the Kiddie Parade.

Public Comments

No public comments.

Adjournment

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

Submitted by:

Clerk of Council
Vondell Spencer