

MAYOR & COUNCIL
March 2, 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, Josh Taylor, and via teleconference; Rodney Brown.

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

A quorum was established.

Mayor's Comments

Last week he and Town Mgr. Fleetwood met with the representative of the governor and they discussed Delmar School, Delmar Fire Department, Delmar's drainage, and I&I to try to get \$2,000,000 in funding. The representative noted the discussion to present to the governor.

Next month there are two public planned hearings. The first is in reference to Bryan and Brittingham Inc. and the second to purchase a property next door to Town Hall to expand the footprint of Town Hall. This will be a great opportunity and there will be an opportunity for public comments.

Mayor Bauer received a letter today from Superintendent, Dr. Michael Bleile about the Mayor and Council's support of the school district and Mayor Bauer read the email.

Approval of Minutes

Mayor Bauer stated the approval for the February 2, 2026 meeting minutes is postponed until April 6, 2026.

Unfinished Business

None.

New Business –

Swearing In Planning and Zoning Commission Member

Mayor Bauer introduced and provided background for Mr. Joshua Taylor.

Mayor Bauer called for a motion to appoint Mr. Joshua Taylor to the Planning and Zoning

Commission. A motion was made/seconded (Lanier/Waldman) and carried by a vote of 5 Ayes.

Mayor Bauer read the Planning and Zoning Commission Oath and swore in Mr. Joshua Taylor.

Planning and Zoning Commission Member Taylor commented he left DBF a year ago tomorrow. Now he is looking forward to working with his favorite client, Delmar.

Committee Reports:

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

Chief Barkley reported: 1.) In Yorkshire there was a neighbor dispute that has been settled with some legal initiatives. At least one party cannot go near the other party by judge's order. 2.) PD has continued the parking enforcement in the shopping center areas and it may take some time to bring all the fold into compliance. Chief Barkley said he has been very busy dealing with some internal issues and that is where his focus has been right now and he is also still working on Rt.54 issues. He further said he does not have an update on Rt.54. The DSP lieutenant has not reached back out to him as of yet. Chief Barley further said he will see the captain again next Tuesday.

Commission Member Lanier questioned the disorderly conducts reported on the statistical information. A conversation ensued.

Student Advisor –

Student Rylin Nichols reported: 1.) Tryouts for girls' soccer, golf, lacrosse, baseball, and softball started today. 2.) Monday, March 9th school is closed for students. Also, on March 9th there is an open house from 5-6. 3.) Student vs. Teacher Basketball Game is on March 13th at 6:00 p.m. She said please come out, we are raising money for the senior class. Tickets are \$5. 4.) The Delmar Foundation for Education Gala is on March 21st from 6:00 p.m. to 11:00 p.m. at Kylan Barn. A \$60.00 ticket includes dinner, desserts, raffle prizes, silent auction, live auction, music, and one free drink token. Purchase tickets at the Delmar School District Office. The proceeds benefit students and teachers of Delmar. 5.) March 31st is the end of the marking period.

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 February 9, 2026.

Council Member Lanier reported: 1.) There was an issue with the valve where the town sells bulk water. The valve will be replaced potentially but the town is also looking at not selling bulk water. Town Mgr. Fleetwood added he and the staff's recommendation is to cease selling bulk water. 2.) The WWTP got its first violation from MDE. WWTP Superintendent, Frank Daniels reported the loss of good bugs (bacteria). Town Mgr. Fleetwood further added the bugs do good things in the

biosystem at the WWTP and Mr. Daniels is working diligently trying another chemical and warm weather is coming.

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/Cedar/Elevation K – Lot 63, 38559 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 63, 38559 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 63, 38559 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Waldman/Lanier) and carried by a vote of 5 Ayes.

2. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 64, 38563 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 64, 38563 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 64, 38563 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Waldman/Lanier) and carried by a vote of 5 Ayes.

3. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 74, 38556 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 74, 38556 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 74, 38556 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Waldman/Lanier) and carried by a vote of 5 Ayes.

Planning and Zoning Director, Twain Evanson reported that Stillwater is now at 115.

Town Manager's Report

Town Mgr. Fleetwood reported: 1.) Town Mgr. Fleetwood reminded the Mayor and Council of the March 2026 budget schedule. 2.) Pine St. Lift Station: The last storm from Sunday to Monday the town had a significant number of power outages and ultimately the lift station went offline. The town lost a leg of electricity from DP&L. The town reached out to CES and eventually a bypass pump did arrive. Town Mgr. Fleetwood suggested the town get its own bypass pump. He said he has already researched the pump and hoses. They are between \$20,000 to \$25,000. 3.) The town has two pumps that have VFDs (Variable Frequency Drives) that were shut down. Two days following the storm and the power was restored to Pine St. One of the VFDs was fried and the other was operational. The electrician that the town utilizes had a VFD that was compatible and we purchased it and we now have one in stock as well as a pump that has been rebuilt. All lift stations are up and running. 4.) Mason Dixon Complex: staff members met with the county about the sidewalk the town will pay for that runs from the old PD to Foskey Ln. The blueprints were received today. Wicomico County will pick up from Foskey Ln. and go east on Foskey Ln. over to south Second St., and then up Second St. The town will be doing its portion of the sidewalk starting at the end of March. 5.) The RFPs for trash and the RFP for auditing service went out on Thursday of last week. 6.) Phase 3 I&I Project prebid has been done and the opening on the bid is not until the third week of March. 7.) A preconstruction meeting for Benrow Appliances is in two weeks. 8.) Town Mgr. Fleetwood will be out of the office from Thursday to Sunday.

Town Mgr. Fleetwood asked the Mayor and Council for a consensus on the house on East State St. He provided a hard number on the dwelling and the lot at \$175,000. He said the appraisal came in more than that. The cost of the demolition will be somewhere between \$15,000 and \$20,000 but he would like to include in the demolition and the cost of removing two of the big trees because the goal is to increase the parking. He further said when the Mayor and Council decide to improve the lot to make it a parking lot the cost will be around \$50,000 or more to pave it. The expense will be a 50/50 split between DE and MD. A conversation ensued.

Council Comments

Vice Mayor Jones, Council Member Waldman, and Council Member McClure had no comments.

1. Council Member Lanier commented we should be so lucky to have new Planning and Zoning Commission Member Joshua Taylor with his experience and he is a good guy. He

thanked PW because there was a lot of people working during those snow days to get everything back on track. He further commented the budget meeting the other day, working for the town and we have good people. It is a good feeling because he knows why they are asking what they are asking for and they did a good job presenting that.

Public Comments

- 1.) Mr. Vince Luca commented he attends St. Francis Church however Holy Redeemer in Delmar is a mission church to St. Francis so we are a part of St. Francis Parish. The bishop has approved St. Francis now becoming a high school in addition to a K-8. This year they are looking to incorporate the ninth grade and then phase in the grades as they need them. There is no need to build a building. All of the buildings that are on the grounds of St. Francis will be used for the classrooms and they expect to have two classrooms for each class. They ran it through the school board, school superintendent, and bishop. They got signatures from everyone. They are hoping for some people in the neighborhood that want to get a catholic education from K-12 to join St. Francis. A conversation ensued.

Adjournment

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

Submitted by:

Vondell Spencer
Clerk of Council, CMC