MAYOR & COUNCIL
October 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, Police Chief, Ivan Barkley, Student Advisor Burak Kilicarslan, and Clerk of Council, Vondell Spencer. Guests: Vince Luca, Howard Dickerson, Lynn Knowles, and Ryan Allen; via teleconference: Rodney Brown.

Mayor Bauer called the meeting to order and Mr. David Waldman led the Pledge of Allegiance. A quorum was established.

Mayor's Comments

Mayor Bauer thanked the Town of Delmar staff, vendors, and all residents for making Heritage Day a success. He further thanked everyone that participated in the tug-of-war that Delmar, Delaware has won two years in a row.

Approval of Minutes

Mayor Bauer called for a motion to approve the September 8, 2026 meeting minutes as circulated. A motion was made/seconded (Waldman/Jones) and carried by a vote of 4 Ayes 1 Abstain (McClure).

Unfinished Business

None.

New Business –

Halloween Resolution #2026-10-05
Mayor Bauer introduced and read Resolution #2026-10-05.

Mayor Bauer called for a motion to accept Halloween Resolution #2026-10-05. A motion was made/seconded (Lanier/McClure) and carried by a vote of 5 Ayes.

Noise Ordinance Discussion
Town Mgr. Fleetwood explained the Kylan Barn and The Groove noise/disturbances.

Mr. Howard Dickerson said he contacted the town before about noise problems. He further said he is unaware who to contact during the hours he hears noise problems. Town Mgr. Fleetwood

advised Mr. Dickerson to contact the police department.

The Mayor, Council, Chief Barkley, and Town Mgr. Fleetwood had a lengthy discussion about the current noise ordinance.

Mr. Rodney Brown suggested drafting a letter reminding the parties involved of their reprimands and reminding them if they do not work out their issues, they will receive fines.

Mr. Vince Luca commented noise is a perception.

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

Chief Barkley reported: 1.) Currently PD is three officers short. There is one person still in the academy doing well and moving towards a December graduation as long as all commitments are fulfilled. PD is still one PCO (Police Communication Officer) short. PD is taking applications for both the PCO and officer positions. PD will start a hiring process within the coming months closer to the new year. 2.) Residents are leaving their car unlocked with valuables inside. Chief Barkley stated if you're going to leave your car open take your valuables in the house. If you remove the opportunities the issue will take care of itself, it will go away. If the cars are locked, they will not keep going in cars. As long as they are finding goods in open cars then they will continue to look for open cars. 3.) Heritage Day looked very successful. For the first time a DE State Trooper was out there participating in our Heritage Day. The trooper was so impressed she carried news to some of our neighboring towns and they are requesting our police assistance and our police presence at some fall festivals. So far, we've done Laurel, Seaford is coming up, and possibly Bridgeville. 4.) PD is looking forward to Halloween and PD will have extra officers on to make sure kids are safe. 5.) There was one day last month the Resource Officer was not present at the school but there was extra patrol on that day.

Chief Barkley clarified for Council Member Lanier the reasons for not being able to identify the theft suspects.

Mayor Bauer commented about the speeding tickets on the statistical reports for Delmar, Delaware and Delmar, Maryland. He further commented on the crime rate. A conversation ensued.

Committee Reports:

Student Advisory –

Student Advisor Burak Kilicarslan reported: 1.) Delmar reported Delaware's highest district growth in English language, arts, and math. Students who met state-testing benchmarks were recognized at the September 30th testing incentive. 2.) Spirit Week runs October 5th to the 9th. Homecoming is October 10th and includes a morning parade that starts at 11:30 a.m., football at 1:30 p.m., and a dance 7:30 p.m. to 10:00 p.m. 3.) Interim progress reports go out October 8th. The first marking period ends October 30th. 4.) College Night, 7:00 p.m. to 9:00 p.m. at Sussex Central High School's gymnasium in Georgetown. 5.) The school newsletter lists Trick or Treat Night on October 31st from 6:00 p.m. to 8:00 p.m. 6.) Varsity Football Recent Result: Lost 19-6 at Milford (Briggs

Stadium). October Game: October 10th at 1:30 p.m. vs. Early College School at DSU it is a Homecoming Game. 7.) Varsity Boys' Soccer Recent Result: October 1st won 4-1 over Delmarva Christian at Sandhill Fields. October Game: It's their Senior Night October 14th at 4:00 p.m. vs. Worcester Prep. 8.) Recent Result Field Hockey: September 29th lost 2-1 to Sussex Academy at Home. October Game: Their Senior Night is October 19th at 4:00 p.m. at Stephen Decatur. 9.) Varsity Girls' Volleyball Recent Result: September 29th lost 3-0 in sets at Sussex Academy. October Game: October 20th at 5:30 p.m. vs. Early College School at DSU which is their Senior Night. 10.) There are no October closures. Students have no school November 2nd to the 3rd followed by a half day on November 5th for Return Day.

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.) There were three reallocations approved. 2.) The Phase 3 INI Project DE Side: the slip ling aspect on N. Second St. area is well underway. The town anticipates that it should be done by the end of October. 3.) There was an issue with the State of DE for the lead and copper inventory with assignment of a contractor. There are procurement issues that the town should get resolved soon. Maryland is ready to move forward. A conversation ensued.

Mayor Bauer asked Town Mgr. Fleetwood if there will be curb painting in the fall. Town Mgr. Fleetwood answered Woodcreek could possibly be done in the fall but that is it for the fall.

Parks and Recreation Report – No Report.

Fire Department – No report.

Planning & Zoning –

Vice Mayor Jones reported:

1. **Chris Brown/Ryan Homes – Stillwater Landing New Prototypes (Ashgrove and Evergreen) – Elevations K and L – Delmar, DE** – Mr. Brown presented new prototypes for Stillwater Landing as referenced per the attached drawings.

   Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – Stillwater Landing New Prototypes (Ashgrove and Evergreen) – Elevation K and L – Delmar, DE, per the attached drawings.

   Vice Mayor Jones called for a motion to accept – Chris Brown/Ryan Homes – Stillwater Landing New Prototypes (Ashgrove and Evergreen) – Elevations K and L – 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/Spruce/Elevation K – Lot 44, 11819 Yellowwood 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 44, 11819 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 44, 11819 Yellowwood Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Waldman/McClure) and carried by a vote of 5 Ayes.

3. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Tupelo/Elevation L – Lot 52, 11845 Yellowwood 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/Tupelo/Elevation L – Lot 52, 11845 Yellowwood Dr., Delmar, DE, per the attached drawings.

   Vice Mayor Jones called for a motion to accept – Chris Brown/Ryan Homes – Stillwater/Tupelo/Elevation L – Lot 52, 11845 Yellowwood Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Waldman/McClure) and carried by a vote of 5 Ayes.

4. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Woodford/Elevation K – Lot 54, 11849 Yellowwood 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/Woodford/Elevation K – Lot 54, 11849 Yellowwood Dr, Delmar, DE, per the attached drawings.

   Vice Mayor Jones called for a motion to accept – Chris Brown/Ryan Homes – Stillwater/Woodford/Elevation K – Lot 54, 11849 Yellowwood Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Waldman/McClure) and carried by a vote of 5 Ayes.

5. **<u>Chris Brown/Ryan Homes – New Home Build – Stillwater/Woodford/Elevation L – Lot 67, 38569 Winterberry Dr., Delmar, DE</u> –** 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/Woodford/Elevation L – Lot 67, 38569 Winterberry Dr., Delmar, DE, per the attached drawings.

   Vice Mayor Jones called for motion to accept – Chris Brown/Ryan Homes/Woodford/Elevation L – Lot 67, 38569 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Waldman/McClure) and carried by a vote of 5 Ayes.

Town Manager's Report

Town Mgr. Fleetwood report: 1.) Phase 3 INI Project: The town had a meeting with the contractors on progress last week. 2.) Lead Service: the town has a preconstruction meeting scheduled with the vendor that will do the brick-and-mortar portion on the Hantwerker Dr. side of town. 3.) Saturday will be the last Farmer's Market of the calendar year 2026. The market master for the last two years has decided to step down. One of the vendors that resides in Parsonsburg, MD has showed interest in being the market master for calendar year 2027. 4.) Starting at 8:00 a.m. Saturday at Melson Methodist Church off of Line Rd. there will be ice cream, oyster fritters, sandwiches and more. 5.) There will be a Holiday Luncheon sometime in November. The vendor has not been decided on as of yet. There was some concern about the food and concern about the vendor not complying with the W9 requirement. 6.) Town Mgr. Fleetwood will be out of town from October 14th through October 17th.

Council Comments

Council Member McClure had no comment.

1.) Vice Mayor Jones commented Heritage Day was fun. He further commented he was late to the tug-a-war because he was eating his oyster fritter. Vice Mayor Jones wished good luck to the PD on their annual golf tournament.

2.) Council Member Waldman commented Heritage Day was great, he was glad to see everybody out there, all the vendors, and it was a great time.

3.) Council Member Lanier commented Vice Mayor Jones was within 5 feet of them holding the sandwich. There were two council members from the Maryland side who were upset the tug-a-war did not start on time. He said it was another fantastic victory and the pictures are fantastic. He further said he feels very lucky that the student advisor is here and we do have a long line of great students coming in. He further commented he hoped the owners of Kylan Barn and The Groove figure things out to keep the government out of it and he does hope the town finds some resolution with the thefts out of cars. He said his biggest concern

is if kids think it's cool.

4.) Mayor Bauer welcomed Student Advisor Burak Kilicarslan. He said he is looking forward to the next 8-9 months as having him as the student advisor.

Public Comments

None.

Adjournment

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

Submitted by:

Vondell Spencer
Clerk of Council, CMC