

MAYOR & COUNCIL
September 2, 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 and Matthew Waldman. Key Personnel: Town Manager Jeff Fleetwood, Chief Ivan Barkley, and Clerk of Council, Vondell Spencer. Guests: Joy Smith, Peggy Moore, and Vince Luca; via teleconference: Blair Carey and Rodney Brown. Absent: Council Member Mike McClure.

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

Mayor's Comments

Mayor Bauer wished Ms. Joy Smith a Happy Birthday.

Town Mgr. Fleetwood publicly announced the newest town employee Mrs. Stephanie Alexis-Pacheco. He said she will assume the role as Administrative Assistant effective December 2, 2025 replacing Mrs. Starr Conaway that is retiring. Mrs. Alexis-Pacheco said she is excited to work for the town and to learn more about the Town of Delmar. The council welcomed Mrs. Alexis-Pacheco.

Mayor Bauer commented Council Member McClure is excused for the evening. He mentioned Council Member Lanier is running late but will be in attendance.

Mayor Bauer welcomed children back to school. He commented fall sports are in full swing and a football game is home this Friday against Parkside High School.

Mayor Bauer requested for drivers to please slow down at the traffic signs between Grove St. and developments. He said stop signs mean stop. He further said there was a bus accident in Seaford, DE this afternoon involving a vehicle and a bus and we do not want that to happen in Delmar.

Mayor Bauer commented Heritage Day is September 20th at 10:00 a.m. to 2:00 p.m. at Pennsylvania Ave. and he is looking forward to a lot of people attending.

Approval of Minutes

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

Unfinished Business

None.

New Business –

Municipal Street Aid Grant

Mayor Bauer stated the town received a grant amount in the total of \$47,844.36 from the State of Delaware for Municipal Street Aid for FY'25. He further stated we will be transferring \$47,844.36 from the Municipal Street Aid Account into the Delaware General Fund Account.

Mayor Bauer called for a formal motion to transfer money from the Municipal Street Aid Grant Account to the Delmar, Delaware General Fund Account. The reimbursement of allowable expenditures in the amount of \$47,844.36. The motion was made/seconded (Waldman/Jones) and carried by a vote of 3 Ayes 2 Absent (McClure/Lanier).

Delmar Diner

The new owners of the Delmar Diner introduced themselves. They invited everyone stop by and dine.

Committee Reports:

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

Chief Barkley reported: 1.) PD is fully staffed. 2.) Dispatch is working out very well. They only have a few hours Saturday and Sunday mornings that are not covered. Saturday and Sunday are really slow hours. 3.) After work was done on the building it looks very nice. Chief Barkley thanked the town and Town Mgr. Fleetwood. 4.) There is more officers patrolling at the schools' early morning in that area to try to adjust some of the bad habits early. One of the things PD is dealing with is impatient drivers. PD will be reaching out to the school to ask for their assistance/notification to ask parents not to drop their children in the middle of the street, not to stop in front of school buses, and stop holding up traffic just because they feel like they can get it done faster.

Mayor Bauer commented aggravated assaults are elevated since last year. Chief Barkley agreed and said it's easy for the numbers to elevate where there is not many it only takes one or two to elevate the percentages higher. Mayor Bauer further commented he noticed speeding tickets have doubled from last year. Mayor Bauer mentioned other offenses are elevated since last year. Chief Barkley responded it could be as simple as going out to deal with beggars and homeless people. Mayor Bauer further mentioned narcotics arrests are doubled. Mayor Bauer asked Chief Barkley if PD gets help from outside agencies. Chief Barkley answered no, basically it's our PD that is doing that. On occasion PD will get help on the outside but if they can do it in house, they will do it in house.

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

Mayor Bauer mentioned he observed the ordinances for DE and MD have been scanned in.

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

Parks and Recreation Report – There was no August 26, 2025 meeting.

Utility Commission – No report.

Fire Department – No report.

Planning & Zoning –

Vice Mayor Jones reported:

1. **Blair Carey/RBR Homes (Quinns Landing) – New Home Build – Lot 1, 38210 N. Second St., Delmar, DE** – Mr. Carey presented a new home build per the attached drawings. Mr. Carey mentioned this is the second time they presented this model called the LaRue. He said this model is currently on lot six. The buyer wanted lot one so they are putting it on lot one for them, so it is the first presold home in Quinns Landing.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Blair Carey/RBR Homes (Quinns Landing) – New Home Build – Lot 1, 38210 N. Second St., Delmar, DE, per the attached drawings.

Vice Mayor Jones called for a motion to accept – Blair Carey/RBR Homes (Quinns Landing) – New Home Build – Lot 1, 38210 N. Second St., Delmar, DE, per the attached drawings. A motion was made/seconded (Waldman/Bauer) and carried by a vote of 3 Ayes 2 Absent (Lanier/McClure).

2. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation L – Lot 25, 11767 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 L – Lot 25, 11767 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 L – Lot 25, 11767 Silverbell Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Bauer/Waldman) and carried by a vote of 3 Ayes 2 Absent (Lanier/McClure).

3. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Birch/Elevation K – Lot 26, 11771 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/Birch/Elevation K – Lot 26, 11771 Silverbell Dr., Delmar, DE, per the attached drawings.

Vice Mayor Jones called for a motion to accept – New Home Build – Stillwater/Birch/Elevation K – Lot 26, 11771 Silverbell Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Bauer/Waldman) and carried by a vote of 3 Ayes 2 Absent (Lanier/McClure).

4. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 27, 11775 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 27, 11775 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 27, 11775 Silverbell Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Bauer/Waldman) and carried by a vote of 3 Ayes 2 Absent (Lanier/McClure).

5. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Tupelo/Elevation K – Lot 144, 11766 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/Tupelo/Elevation K – Lot 144, 11766 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/Tupelo/Elevation K – Lot 144, 11766 Silverbell Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Bauer/Waldman) and carried by a vote of 3 Ayes 2 Absent (Lanier/McClure).

6. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 147, 11754 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 147, 11754 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 147, 11754 Silverbell Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Bauer/Waldman) and carried by a vote of 3 Ayes 2 Absent (Lanier/McClure).

Mayor Bauer noted Council Member McClure just arrived.

Town Mgr. Fleetwood noted the five permits that were approved marks 97 permitted homes for Stillwater, 78 homes are occupied, and the total permits approved are 172 homes.

Town Manager's Report

Town Mgr. Fleetwood acknowledged today is Ms. Joy Smith's birthday. He said she is appreciated.

Town Mgr. Fleetwood reported: 1.) In October there will be a discussion in reference to one of the ordinances relating to water disconnects. There is language that predates water metered service that needs to be changed. 2.) A powerpoint presentation will be emailed to the DE body from Wicomico County Parks and Recreation to provide an update on the Mason Dixon Complex. Wicomico County will attend the MD meeting next Monday to present the presentation. 3.) Town staff will meet with DelDot on Thursday for two issues. The first issue is on Old Racetrack Rd. where there is a water leak and Town Mgr. Fleetwood seeks their cooperation for street closures. The second issue is on Rt.54 and the stoplight at Rt.13 heading west there is a ring busted in a manhole that is sitting an inch lower than it should. The manhole is safe to drive over. 4.) Delmar is signed up to attend Junior Achievement's BIZ Town in January 2026. It is located at the old K-Mart Center in Salisbury, MD and one day in January town hall will be closed because all department heads will attend BIZ Town to play the roles of mayor, chief of police, bank tellers and more. 5.) Last week final approval for a grant for trees was given from the Delaware Department of Forestry. Town Mgr. Fleetwood and Public Works Director, Bob Buck went and priced Red Oak and Dogwood trees. The trees will be planted at State Street Park and the West Tot Lot. 6.) September 9th Chesapeake Utilities will be coming to Public Works to do a training period of about 1 1/2 hours on the procedures for hitting a natural gas pipe and mock explosions. The training will be free. They offer other trainings as well. Chesapeake Utilities was high on the second training which will be more for first responders so the FD and PD will be invited as well. 7.) Heritage Day is September 20th and there is no rain date. There will be more vendors for food this year. Mr. Ray Vincent is going to donate another container of pumpkins. Vincent Farms will bring large farm equipment to set-up in the town hall parking lot for the kids to get on, PD and Public Works will have items in the town hall parking lot as well. There will be a one-woman band on the town hall grounds. Everything on the DE side will be vendors. Assuming there is no funeral on that day Short Funeral Home has agreed to let the town use their parking lot for the farmer's market. 8.) Delmar's sign board has been put in State St. Park on the southeast corner facing east that says slow down when the kids are walking and will be there until the end of the week.

Council Comments

- 1.) Vice Mayor Jones commented he thought the sign for the kids is a nice thing for the community.
- 2.) Council Member Lanier commented he is glad to be back. He is trying to get caught back up with everything. He said he is curious where the trees are going to go in State St. Park and he is excited about that. He further commented he is excited about the new school year. The kids are all there this year. He further said they are still Delmar kids and we are still in the honeymoon phase so, he doesn't really know how good they are, but the Delmar kids are going to be great. Delmar Middle School and Delmar High School are really the heart of the town because we have to fight to keep that together and he just really felt like it really makes the town one thing, so he's glad he's back.

Public Comments

- 1.) Ms. Peggy Moore commented our church is trying to get the town together for the celebration of our country next year. Right now, we are working on how we can best pay tribute to those that have fought for our country. She further commented the mayor has given me the list of those that are posted in the town but we also want to make sure that we pay attention to those that are not there on that list that are still with us now. So, we're working on ways that we can do that. She said we really would like for it to be something that God is with us and has been ever since we started this country and we owe a lot to our veterans.

Ms., Moore mentioned we have gotten permission for when they have the Christmas Parade there also be an added category where patriotism could also be in the parade and when they have the Day in the Park, we can have a booth set up so we can write thank you's to all of our service people. She further mentioned those are just a couple of the things that we're working on. Ms. Moore asked if in the town's newsletter, she could advertise some of the things that they are doing? Town Mgr. Fleetwood answered anything that you want to advertised, if you get it to me, we'll put it on the town's website and our social media page. Ms. Moore responded all right, is there a time limit? Town Mgr. Fleetwood further responded when she needs advertisement get it to him and it will be up within 48 hours. A conversation ensued.

- 2.) Mr. Vince Luca commented he remembered a while back the town put up a street sign for changing the speed limit from 50 to 35 starting at Robin Hood Rd. coming down to the red light and Rt.13. He said he tried to go 35 and if there was another lane, he'd probably be still going 54, waiting to get to Ocean City. He said those signs mean nothing to people so, he just wanted to verify the mayor mentioned that people just don't pay attention to stop signs or anything. He further said Rt.54 from 50 to 35, that didn't work at all.

Mr. Luca mentioned Ms. Moore and Ms. Smith are encouraging that churches also get involved in this because they want to make it representative of faith in communities. A conversation occurred.

Adjournment

Mayor Bauer asked for a motion to adjourn. A motion was made/seconded (Waldman/Jones) and

carried by a vote of 4 Ayes 1 Absent (McClure).

Submitted by:

Clerk of Council
Vondell Spencer