

MAYOR & COUNCIL
September 8, 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, and Matthew Waldman. Key Personnel: Town Manager, Jeff Fleetwood, Police Chief, Ivan Barkley, and Clerk of Council, Vondell Spencer. Guests: David Waldman, Ryan Allen, and Lynn Knowles; via teleconference: Rodney Brown. Absent Council Member 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 mentioned Council Member McClure is absent.

Mayor Baur commented he hoped everyone had a great holiday. He congratulated Council Member Waldman on his re-election. He also congratulated Mr. Allen for his appointment as a Council Member. Town Mgr. Fleetwood congratulated Mayor Bauer as well for his re-election.

Approval of Minutes

Mayor Bauer called for a motion to approve the August 3, 2026 amended meeting minutes. A motion was made/seconded (Lanier/Jones) and carried by a vote of 4 Ayes 1 Absent (McClure).

Unfinished Business

None.

New Business –

Mayor Bauer explained there will be no swearing in of Board of Election Supervisors because there will be no election because everyone ran unopposed.

Committee Reports:

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

Chief Barkley reported: 1.) No new crime trends or patterns. 2.) There has been an uptake on disorderly people that want to attack our police officers. 3.) The entire department had to undergo mandatory Annual Active Shooter Training for the State of Delaware. He said our officers were

successful. 4.) There has been an uptake on DUIs, there were not the town's but everyone is aware of a couple near by motor vehicle accidents that were fatal. For all of the accidents Delmar PD was called to assist DSP because our officers could get to the accidents faster than DSP could but they did the actual investigation. 5.) PD is still down two officers. The officer in the academy that has been dealing with a knee injury for quite some time, last week was released to full duty by her doctors. So, she continues in the academy. 6.) PD is doing everything they need for back to school. Town Mgr. Fleetwood added town staff met with staff from Delmar Junior Senior High School to discuss the SRO (School Resource Officer) and get to get some clarification on the MOU. Chief Barkley was asked to monthly to come before the Mayor and Council and if they have an absence of the SRO and no uniform officer, make you aware. The goal is not to allow that to happen but since there are going to be four educators in the Mayor and Council you can communicate that information back to the school.

Council Member Lanier asked Chief Barkley as far as the active shooter training, is it the same policy that it has been for the last couple of years or has it shifted a bit. Chief Barkley answered there has definitely been a shift. It was not mandated last time. If PD did active shooter training it was because they felt they needed to. Now Delaware Police Officers Standards and Training has mandated that every agency annually go through Active Shooter Training. He further asked Chief Barkley if it is still normal policy to get there ASAP. Chief Barkley further answered yes, you go in to stop the threat to eliminate any further injury or death. A conversation occurred.

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.) Two fire hydrants need to be repaired. 2.) The town is close to a settlement with the Lead and Copper pipe ID company. 3.) There were issues with the INI Project and different phases with funding from the Maryland side and we are going back to MDE. for more funding. 4.) The town has begun Phase 3 of the INI Project since the middle of August. Town Mgr. Fleetwood added there has really been nothing done. Starting tomorrow the slip lining aspect of this project will start and that will take three to four days to complete CCTV. 5.) There was a contract with the company that did the town's concrete and their contract was coming up and we got them to fix everything before their contract was up. 6.) Colonial Mills is trying to tie into the town's water and that was approved. 7.) Another mobile home park, Gateway, would like to tie into the town's water. The Commission has not approved that yet.

Parks and Recreation Report – No Report.

Mayor Bauer reminded everyone that Heritage Day is on Saturday, September 19, 2026 from 10:00 a.m. to 2:00 p.m. There will be the Annual Tug a War.

Fire Department – No report.

Planning & Zoning –

Vice Mayor Jones reported:

1. **Chris Brown/Ryan Homes - New Home Build - Stillwater/Spruce/Elevation K - Lot 48, 11833 Yellowwood Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings.

Vice Mayor Jones called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 48, 11833 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 48, 11833 Yellowwood Dr., Delmar, DE, per the attached drawings. The motion was made/seconded (Bauer/Waldman) and carried by a vote of 4 Ayes 1 Absent (McClure).

2. **Chris Brown/Ryan Homes - New Home Build - Stillwater/Cedar/Elevation K - Lot 125, 11842 Yellowwood Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings.

Vice Mayor Jones called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation K – Lot 125, 11842 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/Cedar/Elevation K – Lot 125, 11842 Yellowwood Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Bauer/Waldman) and carried by a vote of 4 Ayes 1 Absent (McClure).

3. **Chris Brown/Ryan Homes - New Home Build — Stillwater/Spruce/Elevation K - Lot 126, 11836 Yellowwood Dr., Delmar, DE** – Mr. Brown presented a new home build as referenced per the attached drawings.

Vice Mayor Jones called for a favorable recommendation to the Mayor and Council for – Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 126, 11836 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 126, 11836 Yellowwood Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Bauer/Waldman) and carried by a vote of 4 Ayes 1 Absent (McClure).

Town Manager's Report

Town Mgr. Fleetwood requested a motion to accept the Annual Street Aid Grant. The Council reviewed the Street Aid Grant.

Mayor Bauer called for a motion to transfer money from the Municipal Street Aid Grant Account into the Delmar, Delaware General Fund Account for reimbursement of allowable expenditures in the amount of \$46,871.73. A motion was made/seconded (Lanier/Waldman) and carried by a vote of 4 Ayes 1 Absent (McClure).

Town Mgr. Fleetwood requested a motion for a Budget Reallocation for Public works to buy a new zero turn mower and use the old mower for parts.

Mayor Bauer called for a motion to move \$4,500 from the Contingency Account into the Capital Outlay Account. A motion was made/seconded (Jones/Lanier) and carried by a vote of 4 Ayes 1 Absent (McClure).

Town Mgr. Fleetwood report: 1.) Mason Dixon Complex: town staff met with Wicomico County last week. Wicomico County is about \$1.7 million below budget on Phase 2. The big components of Phase 2 are the parking lot, additional stormwater, and the concession stand. Ideas were discussed but the Little League did not like any of the ideas. Vice Mayor Jones asked Town Mgr. Fleetwood if the current concession stand could be used. Town Mgr. Fleetwood answered that was one of the ideas discussed. The ending result is it is a Wicomico County Project. Town Mgr. Fleetwood clarified Wicomico County has not spent any money on Phase 2. A conversation ensued. 2.) Skate Board Park at Mason Dixon: Town Mgr. Fleetwood just received the contract today so the skateboard park will be replaced in time and nothing is going to change. 3.) State St. Park: today Delaware Dept. of Forestry as well as Miller's Tree Service were here to start topping out all the dead limbs on those trees and tomorrow, they will be back on the Grove St. side. There is one tree about middle way that has a hole in it and it will be coming down. Town Mgr. Fleetwood reminded the Mayor and Council a couple of months ago he informed them when the arborists came down, they made the recommendation to remove all the trees at State St. Park and the town is not doing that. So, they will be back tomorrow to remove that tree and finish up the topping. 4.) The town did get approval today from the Dept. of Forestry to top the trees over on N. Pennsylvania Ave. There are also two or three other trees that need removal throughout town and one fell this weekend. Town Mgr. Fleetwood said if you're on the Delaware side and you have dead or decaying trees there is grant money out there to take them down. 5.) Maryland Side Milling: milling started today on Third St. the entire street will be milled, the Woodcreek the entrance turning off of Bi-State will be milled, weather permitting Thursday and Friday. 6.) Public Works Breakroom: ribbon cutting will happen when they get the structure up for the new winter storage building which is well underway; deliveries are scheduled for tomorrow. 7.) East East St.: the weekend before Labor Day there was a sink hole that appeared. The town contracted out for that. It was old terracotta stormwater piping that is cracked and has been repaired. 8.) WWTP: for FY'26 received Operation and Maintenance Grant in the amount of \$37,481. The people that worked in there made that happen which is human input that gets the output. FY'27 in all likelihood the town will not receive the grant because of all the cold weather that we had and the number went up. 9.) Government Surplus: cars, fans, and a few other odds and ends at the end of the month will go live

on GovDeals.com. 10.) Heritage Day: there will be a rock-climbing wall, bouncy house, oyster fritters from Pittsville Fire Dept., etc. 11.) Gordy Park: part of the FY'27 Budget plan was to install a new pavilion and that funding has come from the same grant that's paid for the skate park. Town Mgr. Fleetwood said he priced a 20 by 20 pavilion and he is also waiting on a bid for a 20 by 30. 12.) Heron Pond: Song Sparrow Circle only had the basecoat on the road previously. It is now top coated. 13.) Patch Paving has been bid out and the town does not do it just for one spot. The town does this annually.

Council Comments

1. Vice Mayor Jones congratulated everyone on the re-election.
2. Council Member Waldman commented he is grateful to be able to serve another four years and continue to help the citizens of this town.
3. Council Member Lanier congratulated the re-elects on running unopposed. Everybody must have known you've done such a fantastic job if no one else wanted to run. He further congratulated Dr. Allen for joining them in a couple sessions. He commented a big part of Delmar is the Delmar School District and the kids are back and everything is going great. He further commented he is looking forward to a great school year.
4. Mayor Bauer thanked the public and he said we are doing okay because he also ran unopposed.

Public Comments

- 1.) Dr. J. Ryan Allen commented he ran unopposed so he will be starting a four-year term in November and he is looking forward to it. He further commented he is happy to be able to help out. Mayor Bauer thanked him and said they are looking forward to having him.

Adjournment

Mayor Bauer asked for a motion to adjourn. A motion was made/seconded (Jones/Lanier) and carried by a vote of 4 Ayes 1 Absent (McClure).

Submitted by:

Vondell Spencer
Clerk of Council, CMC