

JOINT COUNCIL MEETING

February 3, 2025

The scheduled Joint Council meeting, comprised of the Mayor & Council of Delmar, DE and the Mayor and Commissioners of Delmar, MD, was called to order at 7:00 p.m. at Delmar Town Hall by Mayor Benjamin Jordan. In attendance were Mayor Thomas Bauer, Vice Mayor Odell Jones Jr., Commissioners Jacob Boothe, Ronald Nembhard, and Cory Shaffer; Council Members Michael McClure, Todd Lanier, and Matthew Waldman, Town Manager Jeff Fleetwood, Town Engineer, Josh Taylor, Fire Department Chief, Justin Elliott, Fire Department Deputy Chief, Joshua Joyner, and Clerk of Council, Vondell Spencer. Guests: Joseph Morelli, Joseph Morelli, Andy O’Neal, Vincent Luca, Matt Lloyd, Justin Elliott, Mike Dunn, Jake Maddox, Blair Carey, and Nicole Riddick. Absent: Deputy Mayor Jack Lenox.

Called to Order

Mayor Jordan called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

A quorum was established with five members on the Mayor and Council and four members on the Mayor and Commissioners.

Mayor’s Comments –

Mayor Bauer wished Mayor Jordan Happy Birthday.

Mayor Jordan had no comment.

Approval of Minutes

Mayor Jordan asked for a motion to approve the Mayor and Commissioners January 13, 2025 minutes as circulated. The motion was made/seconded (Boothe/Nembhard) and carried by a vote of 4 Ayes 1 Absent (Lenox).

Mayor Bauer asked for a motion to approve the Mayor and Council December 19, 2024 minutes as amended. The motion was made/seconded (McClure/Jones) and carried by a vote of 5 Ayes.

Unfinished Business

None.

New Business

Girls Field Hockey Team Plaque

Mayor Bauer said he attended the championship game which was great and exciting. He congratulated the girls field hockey team on nine championships in a row. Mayor Bauer and Mayor Jorden presented the team with a plaque for their accomplishment.

Delmar School District Update

Delmar School District Superintendent, Andy O'Neal updated the Joint Council on the status of the school district. Mr. O'Neal also read letters he pinned to the Maryland and Delaware mayors. He thanked them for all they do. A conversation occurred.

Student Advisory (DE)

Mr. Joey Morelli reported: 1.) After Several days of cancellations students finished their first semester of the school year. The second semester started January 29th. 2.) Report cards will be distributed tomorrow. 3.) School will be closed on February 17th in honor of President's Day. 4.) The boys' varsity basketball team's current record is 4 and 10. There is an away match tonight against Holly Grove Christian School. 5.) The girls' varsity basketball team has a record of 8 and 7. They have an away game tomorrow at 7:00 p.m. against Sussex Academy. 6.) The wrestling team has a current record of 3 and 4. They will be having an away game against Laurel on Wednesday, February 5th at 6:00 p.m. 7.) The drama club is preparing for its production of "Annie" on Friday, March 14th at 7:00 p.m. and Saturday, March 15th at 1:00 p.m. and 7:00 p.m. Tickets will be \$8.00 for students and senior citizens and \$10.00 adults. They will be on sale soon. 8.) The National Honor Society will have a meeting after school on February 5th. 9.) FFA is holding their annual strawberry fundraiser now. 10.) The math league will be having a meeting on February 5th due to rescheduling from a snow day. 11.) The Sussex County Honor Society will have their concert on Thursday, February 27th at 7:00 p.m. at Cape Henlopen High School.

Housing Development

President/CEO of the Salisbury Greater Committee Mike Dunn and former Chairman of the Greater Salisbury Housing Committee Bill McCain presented and discussed the Wicomico County real estate market being stagnant since the Great Recession and ways to address the issues. A lengthy conversation ensued.

Community Development Block Grant

Sussex County Community Development Block Grant Administrator, Mike Jones discussed and explained the CDBG Program, requirements, the homes selected for the grant being insurable, persons applying must live in the home, rehab work on houses that receive the grant, 5-10 year liens that have to be put on the property, stipulations of the loans, the amount of money received in the past and present for Delmar, Delaware, and the number of houses waiting on the list. Mr. Jones provided a phone number for the Community Development Block Grant which is (302) 855-7777. A conversation ensued.

Mayor Jorden stated one of the town's engineers, Mr. Josh Taylor was present and this is his last meeting as the town's engineer. Mayor Jorden thanked Mr. Taylor for everything he has done for the town and DBF (Davis, Bowen, and Friedel) for the last 25 years. Mr. Taylor responded he will be around and everyone has his cell phone number.

Department/Committee Reports:

Police Chief Report –

Chief Barkley reported: 1.) PD made it through the holidays without many incidents. There were some vehicle thefts on the eastside of town. He stated the people that fell victim to those thefts failed to secure their vehicles at night. 2.) Over the weekend one of the town's vape shops had a burglary and a bunch of merchandise was stolen. He said as the investigation continues PD is sure they will find the culprits cased the shop prior to the burglary. The culprits were in and out pretty quickly and PD was on the scene in less than five minutes and they were long gone by the time PD arrived. Today's findings are this town is not the only town to fall victim to this group. Pretty much every vape shop within an hour's distance has been hit and PD believes one of the suspects is in custody at this point from a burglary in Millsboro, DE. 3.) PD staffing is good, they are doing well with their equipment, and PD is out there meeting the public and community. 4.) One of the things that is keeping PD busy is they are going back and accessing people, equipment and how it's used, and budget discussions.

Mayor Bauer said he noticed violent offences are down 57% which is great but traffic incidents are up 31%. He asked Chief Barkley if that was from Rt.13 and up in that area. Chief Barkley answered absolutely. A conversation occurred.

Mayor Jorden stated they appreciated all Chief Barkley does.

Parks and Recreation Report –

Commissioner Boothe reported: 1.) The meeting was last Tuesday. Two guests attended. Mr. James Stewart that would like to bring a flag football team to Delmar. The same issue on the Maryland side, Mr. Outten with the Wicomico Youth Soccer League would like to have a fall league in Delmar as well. They are running into the issue of space. Commissioner Boothe said he reached out to Wicomico County Parks and Recreation Director; Steve Miller and the thought process is they would go out to Mason and Dixon and use space there. Unfortunately, they are getting ready to break ground in August and start that process so that space is not going to be available. He said he is working with Town Mgr. Fleetwood to find a place for them. Right now, they are hoping the church in town that has the Pop Warner League will be a space, and he is hoping he can help with that location. He further said they will be notified if it is in town limits and they will do what they have to do to as far as insurance to keep the Town of Delmar protected. 2.) There was more discussion about New Year's Eve and the Chief Barkley will get more information very soon. There will be a letter drafted. The goal is to establish a Parks and Recreation subcommittee to get the community involved. 3.) Future events the Parks and Recreation Committee will have again will be: Movie Night, and Park Clean-Up. State St. Park

has done a tremendous turnaround. He said he would like to give this elected body, Public Works, and Town Mgr. Fleetwood credit because it has been a tremendous turnaround. It looks very good and gets a lot of compliments.

Code Enforcement Report – Report in mail packet.

Public Works Report – Report in mail packet.

Utility Commission Report –

Commissioner Shaffer reported: 1.) The commission met this evening after the cancellation of the previous month's meeting. 2.) Town Mgr. Fleetwood discussed grants that have been applied for. 3.) The commission was informed about a potential grant for Maryland or Delaware for a water tower on the northeast side of town. 4.) There was a discussion about flow rates and how the different INI projects have come together nicely. 5.) When attending different meetings such as LESMA in speaking with people from other towns he has had a number of questions in reference to lead and copper and how our town handled it. He said he informs them our town is ahead on lead and copper. He said our town benefits from personnel changes.

Fire Department Report –

Deputy Fire Chief Joyner reported the statistical information from last month.

Mayor Bauer asked Mr. Joyner when the new fire truck will arrive. Mr. Joyner answered November 2025.

Mayor Jorden thanked the FD for inviting the elected body to the awards banquet.

Planning and Zoning Report –

Mayor Jorden stated Deputy Mayor Lenox is absent due to a planned trip before they decided to have a Joint Council meeting.

Vice Mayor Jones reported:

1. **Jake Maddox/Cedar Creek Construction – Single Family Home – Lot 1, Royal Tern Dr., Delmar, MD** – Mr. Maddox presented a new home build as referenced per the attached drawings.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Commissioners for – Jake Maddox/Cedar Creek Construction – Single Family Home – Lot 1, Royal Tern Dr., Delmar, MD, per the attached drawings.

Vice Mayor Jones called for a motion to accept – Jake Maddox/Cedar Creek Construction – Single Family Home – Lot 1, Royal; Tern Dr., Delmar, MD, per the attached drawings. A

motion was made/seconded (Boothe/Shaffer) and carried by a vote of 4 Ayes 1 Absent (Lenox).

2. **Blair Carey/Quinn’s Landing – New Home Build – Lot 4, North Second St., Delmar, DE** – Mr. Carey 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 – Blair Carey/Quinn’s Landing – New Home Build – Lot 4, North Second St., Delmar, DE, per the attached drawings subject to confirmation the building plans have been appropriately signed and sealed.

Vice Mayor Jones called for a motion to accept – Blair Carey/Quinn’s Landing – New Home Build – Lot 4, North Second St., Delmar, DE, per the attached drawings. A motion was made/seconded (Bauer/Lanier) and carried by a vote of 5 Ayes.

3. **Blair Carey/Quinn’s Landing – New Home Build – Lot 7, North Second St., Delmar, DE** – Mr. Carey 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 – Blair Carey/Quinn’s Landing – New Home Build – Lot 7, North Second St., Delmar, DE, per the attached drawings subject to confirmation the building plans have been appropriately signed and sealed.

Vice Mayor Jones called for a motion to accept – Blair Carey/Quinn’s Landing – New Home Build – Lot 7, North Second St., Delmar, DE, per the attached drawings. A motion was made/seconded (Bauer/Lanier) and carried by a vote of 5 Ayes.

4. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation L – Lot 114, 38362 Center Circle, 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 114, 38362 Center Circle, 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 114, 38362 Center Circle, Delmar, DE, per the attached drawings. A motion was made/seconded (McClure/Bauer) and carried by a vote of 5 Ayes.

5. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 154, 38433 Sandberry St., 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 154, 38433 Sandberry St., Delmar, DE, per the attached drawings.

Vice Mayor Jones called a motion to accept – Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 154, 38433 Sandberry St., Delmar, DE, per the attached drawings. A motion was made/seconded (McClure/Bauer) and carried by a vote of 5 Ayes.

6. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation L – Lot 157, 38455 Sandberry St., 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 157, 38455 Sandberry St., Delmar, DE, per the attached drawings.

Vice Mayor Jones called a motion to accept – Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation L – Lot 157, 38455 Sandberry St., Delmar, DE, per the attached drawings. A motion was made/seconded (McClure/Bauer) and carried by a vote of 5 Ayes.

7. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Hazel/Elevation K – Lot 15, 11727 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 15, 11727 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 15, 11727 Silverbell Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (McClure/Bauer) and carried by a vote of 5 Ayes.

8. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Birch/Elevation K – Lot 152, 11728 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 152, 11728 Silverbell Dr., per the attached drawings.

Vice Mayor Jones called for a motion to accept – Chris Brown/Ryan Homes – New Home Build – Stillwater/Birch/Elevation K – Lot 152, 11728 Silverbell Dr., Delmar, DE, per the

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

9. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Birch/Elevation K – Lot 119, 38499 Barberry St., 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 119, 38499 Barberry St., Delmar, DE, per the attached drawings.

Vice Mayor Jones called for a motion to accept – Chris Brown/Ryan Homes – New Home Build – Stillwater/Birch/Elevation K – Lot 119, 38499 Barberry St., Delmar, DE, per the attached drawings. A motion was made/seconded (McClure/Bauer) and carried by a vote of 5 Ayes.

10. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation K – Lot 120, 38505 Barberry St., 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 120, 38505 Barberry St, 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 120, 38505 Barberry St., Delmar, DE, per the attached drawings. A motion was made/seconded (McClure/Bauer) and carried by a vote of 5 Ayes.

Mr. Rodney Brown commented the last time he was here for the very first meeting he gave everybody on the elected body a complement because of the way Delmar looks compared to other cities.

Town Manager's Report –

Town Mgr. Fleetwood reported: 1.) Town Mgr. Fleetwood commented February 26th at 6:00 p.m. is the first budget kickoff. Department heads will be coming before the elected body telling you what their capital/needs will be for FY'26. 2.) Mayor Jorden approached him with an initiative for an incentive program for PD. He said something was found on the internet, a little model and that is being pursued. 3.) The Maryland audit is back with zero findings. The Delaware and Utility Audits should be back within the next week to ten days. 4.) The gazebos at both parks are in place, and a new fence is up at State St. Park. 5.) The basketball courts on the Maryland side fencing came down today on the south end. The contractor will begin in February

to mill and overlay quickly. 6.) Town Mgr. Fleetwood will be on vacation starting Wednesday and returning February 18th.

Comments from the Council –

- 1.) Council Member McClure commented the Delmar Chamber of Commerce is accepting nominations for Citizen of the Year. The deadline is February 14th and the email address is delmarcitizenoftheyear.com.
- 2.) Council Member Lanier thanked Public Works for all the work done from the snow and ice because it was a lot of work involved keeping the town plowed. Seeing PW out so quickly with the preparations especially with the snow the Friday and Saturday before the big snow was nice.
- 3.) Council Member Lanier commented it was nice to see Town Mgr. Fleetwood and Water Treatment Plant Superintendent, Dr. Sophia Oberton at the school and they are doing a great job with the town.
- 4.) Vice Mayor Jones commented Water Treatment Plant Superintendent, Dr. Sophia Oberton is doing a great job with her water class, and he enjoyed his time at the Fire Department awards ceremony. Vice Mayor Jones asked if the elected body could send a letter to Delmarva Power as a concern about their rate increase.
- 5.) Commissioner Shaffer lead the Happy Birthday song and everyone sang to Mayor Jorden. He agreed with everyone else's comments about Public Works. He said Public Works is more efficient than it was before.
- 6.) Commissioner Nembhard gave kudos to the Fire Department.
- 7.) Commissioner Boothe agreed with the elected body. He said there is a lot going on in town and it's nice to see things happen that have been planned for a while. He commented Clerk of Council, Vondell Spencer is the unsung hero of this town and he thanked her.

Comments from the Public –

- 1.) Sussex County's new Council Member, Matt Lloyd introduced himself. Mayor Jorden congratulated Mr. Lloyd and thanked him for attending the meeting. A conversation ensued.
- 2.) Town Mgr. Fleetwood commented he appreciated and agreed with the comment that was made about Clerk of Council, Vondell Spencer.

Adjournment –

After hearing no further comments, Mayor Jorden asked for a motion for adjournment. A motion was made/seconded (Bauer/Shaffer) and carried by a vote of 9 Ayes 1 Absent (Lenox).

Clerk of Council

Vondell Spencer