

JOINT COUNCIL MEETING

July 13, 2026

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 Jorden. In attendance were, Mayor Thomas Bauer, Vice Mayor Odell Jones Jr., Deputy Mayor Lenox, Commissioners Jacob Boothe, Ronald Nembhard, and Cory Shaffer, Council Members Michael McClure, Todd Lanier, and Matthew Waldman, Town Attorney Robert A. Benson, Town Manager Jeff Fleetwood, Chief Finance Officer, Heather Chandler, and Clerk of Council, Vondell Spencer. Guests: Doug Church, Terry Dunn, Heather Dunn, Christine Chestnutt, Alan Whitley, Justin Elliott, Brandon Tull, Chris Simpson; via teleconference: Rodney Brown.

Called to Order

Mayor Jorden 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 Commissioners and five members on the Mayor and Council.

Mayor's Comments

Mayor Jorden recognized Delmar Elementary School Principal, Mr. Terry Dunn. Mr. Dunn thanked the Joint Council for having him in attendance. Mr. Dunn introduced his wife, Mrs. Heather Dunn. He said they are new to Delmar per se because they have been in Salisbury for a lot of years. He further said they are looking forward to being a part of this community because he has heard so many great things about it and they want to continue to make it great.

Mr. Dunn said if there's anything the Joint Council needs from him, he is only one phone call away and let him know how he can be of service. The Joint Council thanked him.

Mayor Bauer thanked everyone that attended the Bicycle Rally on July 4th. He thanked Glacier Ice for being there, and Commissioner Shaffer for originating that.

Approval of Minutes

Mayor Jorden called for a motion to approve the Mayor and Commissioners June 8, 2026 meeting minutes as circulated. A motion was made/seconded (Boothe/Nembhard) and carried by a vote of 5 Ayes.

Mayor Bauer called for a motion to approve the Mayor and Council June 1, 2026 meeting minutes as circulated. A motion was made/seconded (Waldman/McClure) and carried by a vote of 5 Ayes.

New Business

Delmar Farmers & Artisans Market

Ms. Christine Chestnutt updated the Joint Council on the change of location, challenges, vendors, successes, different stand locations bringing produce, partnering with Delmar FFA, and participants on waiting lists. Town Mgr. Fleetwood added Mr. Ray Vincent from Vincent Farms has been kind and he has been donating produce to the Delmar Farmers & Artisans Market. The proceeds are going to the FFA at Delmar Middle & Senior High School. A conversation occurred.

MD and DE FY'25 Audit Findings

Link, Johnson, and Tull CPAs Partner, Mr. Brandon Tull presented and explained Delmar, Delaware, and Delmar, Maryland, including the Utility Commission, FY'25 Audit and Financial Statement findings. Mr. Tull mentioned the report is a draft but they expect to finalize and issue it soon. The report for Delmar, Maryland is final and they submitted it to the State of Maryland along with a Uniform Financial Report (UFR) that they assisted the town in preparing.

Historical and Arts Society Museum Update

Mr. Alan Whitley updated the Joint Council on the Historical and Arts Society Museum building occupancy permit, advisements, inventory, and quarterly newsletter. Mr. Whitley thanked the Joint Council for all the support in the past and said he hoped it will continue.

Local Smoke

Town Mgr. Fleetwood introduced the new owner of the old brewery that is now called Local Smoke, Mr. Doug Church. Mr. Church discussed his business model which is an outdoor furniture warehouse/showroom (Blue Duck Outdoor Living), a retail space, and the old taproom that will be a commercial kitchen for a full-service restaurant. He said Mr. Chris Simpson will sell BBQ at the restaurant. Mr. Simpson said his target date to open is October 1st. Mr. Church described the renovations done to the building inside and outside. A lengthy discussion occurred.

Public Hearing – Lead and Copper Ordinance #765

Mayor Jorden called for a motion to open the public hearing. A motion was made/seconded (Shaffer/Lenox) and carried by a vote of 5 Ayes.

There were no public comments.

Mayor Jorden called for a motion to close the public hearing. A motion was made/seconded (Lenox/Boothe) and carried by a vote of 5 Ayes.

Mayor Jorden called for a motion to adopt Lead and Copper Ordinance #765. A motion was made/seconded (Boothe/Shaffer) and carried by a vote of 5 Ayes.

Resolution #206-07-13, Re-Appointment of Robert A. Benson

Mayor Jorden introduced Resolution #2026-07-13.

Mayor Jorden called for a motion to accept Resolution #2026-07-13 confirming Town Attorney, Robert A. Benson. A motion was made/seconded (Nembhard/Shaffer) and carried by a vote of 5 Ayes.

Data Center Discussion

Town Mgr. Fleetwood mentioned there has been conversations from the Utility Commission Member, Lori Dewald, and citizens approaching him with dire concerns about data centers. He said he approached Town Attorney Benson in reference to an ordinance prohibiting data centers. He further said after Mr. Benson had conversations with Director of Planning, Zoning, and Community Development for Wicomico County, Tracey Taylor, an ordinance may not be the best route. The best route may be to do something that restricts zoning. Town Mgr. Fleetwood asked the Joint Council their thoughts on data centers. A lengthy discussion occurred.

Town Attorney Benson suggested passing a moratorium and take a couple of months to figure out what other jurisdictions are doing. He said that seems to be the correct way to do it and piggyback off of what the town thinks will be the better route and set the outline rather than pass a blanket which may or may not be enforceable. A conversation ensued.

Committee Reports

Fire Department Report –

Fire Chief, Justin Elliott reviewed statistical information. Mr. Elliott introduced the Delmar Fire Departments' newest Captain, Mr. David Elliott.

Planning & Zoning –

Vice Mayor Jones reported:

1. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation L – Lot 53, 11847 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 L – Lot 53, 11847 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 L – Lot 53, 11847 Yellowwood Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Bauer/McClure) and carried by a vote of 5 Ayes.

2. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Cedar/Elevation K – Lot 123, 11850 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/Cedar/Elevation K – Lot 123, 11850 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 123, 11850 Yellowwood Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (Bauer/McClure) and carried by a vote of 5 Ayes.

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

Chief Barkley reported as follows: 1.) Staffing: the numbers are still where they were last month. Ms. Kelli Chamberlain is in the academy. She had a minor injury but she is still continuing on. PD did go through a recruitment process which did not give them a lot of traction as of late. PD did spend some time with one lateral candidate and unfortunately PD cannot afford that individual so they may be going somewhere else. 2.) No new crime trends. 3.) Shoplifting appears to be a little bit up right now. 4.) There have been a number of custody issues as of late. 5.) PD has spent a lot of time visiting the local brewery while they are revamping their building. He said they keep setting off the alarm. They were given no citations. 6.) The parking situations at the shopping centers seems to curtailed. 7.) PD has events scheduled for Day in the Park, July 4th and Blue Light Night, July 31st at State Street Park from 5:00 p.m. to 8:00 p.m. weather permitting.

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

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

Water Treatment Plant Report – The report is included in the mail packets.

Utility Commission –

The Utility Commission meeting was this evening at 6:30 p.m.

Commissioner Shaffer reported: 1.) Brandon Tull, CPA presented the commission with FY'25 Audit Findings. 2.) There are two hydrants with issues and they are looking at them for possible

rebuild. Commissioner Shaffer thanked Water Treatment Plant Superintendent, Ron Bailey and Town Mgr. Fleetwood for staying on top of flushing the hydrants. He said we all know the issues we had with that and it seems like we have a good plan moving forward with all that so we don't have to repeat those issues again. 3.) There was one sewer tie in that the commission did give favorable recommendation to. People bought a house at auction went to go flush the toilets and they do not flush. So, they already have town water available there at the house so the commission recommended they will be able to tie in to our sewer. After all that is done they will annex into town because they are not currently in town. He said we do want to help them out and make sure they have flush, flows, drains, and everything.

Parks & Recreation – The report is included in the mail packets.

The Parks and Recreation Committee meeting was held on June 23, 2026.

Commissioner Boothe reported: 1.) Parks and Recs had their kickball event last Wednesday at Gordy Park on the National Field. He said he was not present but from his understanding there were about 20 people that attended. From the report he received it was a success. The event was from 6:00 p.m. to 7:00 p.m. and it's going to continue for the rest of the month. The Snowy Bus was there for the kids. Commissioner Boothe thanked the town for getting all the paperwork together for this event. Town Mgr. Fleetwood mentioned the day before the event a major infestation of hornets was found at that location so the town brought in an exterminator. The infestation was gone the next morning. Commissioner Boothe said he was unaware of that and he will inform the committee. Commissioner Boothe said he has to give this committee a lot of credit because they have really done a phenomenal job. 2.) In August a Paint Night in the Park is being planned with a 250th theme. 3.) In September a Community Read Day is being planned. The Community Read Day is like the event the committee had in May at the Tot Lot. 4.) The Movie Night is still being planned. The date is TBD. He said because of the kickball event the committee will meet out there Wednesday night and have a casual meeting just because it's going to be back-to-back for them. He said he has made those schedules but moving forward, a lot of good things are going to come out and he will keep everybody posted.

Mayor Jorden called for a motion to go in to an Executive Session. A motion was made/seconded (Boothe/Nembhard) and carried by a vote of 10 Ayes.

Mayor Jorden called for a motion to close the Executive Session. A motion was made/seconded (Nembhard/Boothe) and carried by a vote of 10 Ayes.

Adjournment –

After hearing no further comments, Mayor Jorden asked for a motion for adjournment. A motion was made/seconded (McClure/Jones) and carried by a vote of 10 Ayes.

Submitted by:

Clerk of Council, CMC
Vondell Spencer