

## **JOINT COUNCIL MEETING**

### **June 2, 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 Delmar Town Hall by Mayor Benjamin Jorden. In attendance were Mayor Thomas A. Bauer, Vice Mayor Odell Jones Jr., Deputy Mayor Jack Lenox, Commissioners Jacob Boothe, Ronald Nembhard, and Cory Shaffer, Council Members Michael McClure, Todd Lanier, and Matthew Waldman, Town Manager, Jeff Fleetwood, Chief Finance Officer, Heather Chandler, Office Manager, Kimberly Layton, and Clerk of Council, Vondell Spencer. Guests: Brandon Tull, Chris Coner, David Waldman, Ro’Nisha Hopkins, Ryan Larmore, and Richard Morris.

#### **Called to Order**

Mr. David Waldman led the Pledge of Allegiance.

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

#### **Mayor Comments**

Mayor Bauer congratulated the Class of Delmar 2025.

Mayor Jorden welcomed and thanked all attendees to the meeting.

#### **Approval of Minutes**

Mayor Bauer asked for a motion to approve Mayor and Council May 5, 2025 meeting minutes as circulated. The motion was made/seconded (Waldman/Jones) and carried by a vote of 5 Ayes.

Mayor Jorden asked for a motion to approve the Mayor and Commissioners May 12, 2025 meeting minutes as circulated. A motion was made/seconded (Boothe/Shaffer) and carried by a vote of 5 Ayes.

Mayor Bauer asked for a motion to approve the Joint Council May 12, 2025 meeting minutes as circulated. A motion was made/seconded (McClure/Shaffer) and carried by a vote of 10 Ayes.

#### **Unfinished Business**

2<sup>nd</sup> Reading, Public Hearing Charter Changes Resolutions 2025-06-02-01 through 2025-06-02-05

Town Mgr. Fleetwood provided explanations for the charter changes for Resolutions 2025-06-02-01 through 2025-06-02-05.

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

There were no public comments.

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

Mayor Jorden called for a motion to adopt Resolutions 2025-06-02-01 through 2025-06-02-05 upon second reading. A motion as made/seconded (Lenox/Nembhard) and carried by a vote of 5 Ayes.

### **New Business**

#### FY'24 Financial Audit

Mr. Brandon Tull from Lank, Johnson, & Tull reviewed the draft Financial Statement Audits for the Town of Delmar, Delaware, Delmar, Maryland, and the Utility Commission from July 1, 2023 through June 30, 2024.

#### Comcast Franchise Renewal

Director of Government & Community Relations, Mr. Chris Comer reviewed changes and regulations for the Comcast Franchise Renewal. Conversations occurred.

#### Fowl/Chicken Ordinance

Ms. Ro'Nisha Hopkins requested a new ordinance to allow residents to obtain chickens within town limits. A lengthy discussion occurred with the conclusion there will be no new ordinance to allow residents to obtain chickens within town limits.

#### Trash/Recycle Renewal

Commissioners Boothe and Shaffer, Office Manager, Kimberly Layton, and Chief Finance Officer, Heather Chandler had a lengthy discussion with the conclusion of staying with the present vendor for now and advertising another bid in February 2026.

### **Committee Reports:**

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

Chief Barkley reported as follows: 1.) PD recently cited a resident that stated his chickens were pets. 2.) PD is fully staffed with no vacancies. 3.) Chief Barkley called to attention last month's 1,581 calls for service: 33 accidents, 520 patrol checks, 197 property checks, 23 domestic calls,

and 466 traffic enforcements (grant funding for specific things such as seatbelt safety, cellphone awareness, highway safety, and impairments). 4.) On Rt.13 south there was one fatal accident last month. Mayor Jorden commented about the 4 animal related calls reported on the monthly statistics. Mayor Bauer commented the accident totals are up on the DE side compared to the MD side. He asked Chief Barkley where the problem is located and if there can be a solution. Chief Barkley answered the majority of the problems are on Rt.13. Conversations ensued. 5.) There may be some officers out with time off this summer and October of this year but PD will keep the community safe.

Council Member Waldman inquired about the PSA that he read about the yellow lines in town in a newsletter. He asked Chief Barkley was that information or something that he has been seeing. Chief Barkley answered the PSA was something that he wanted to put out there to make people more aware, and address driving and parking habits.

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

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

**Utility Commission** –

The commission met on Monday, May 12, 2025.

Commissioner Shaffer reported: 1.) The commission discussed the most recent fire that happened in Delmar, MD and a couple of concerns and points that were raised. He said there was nothing negative from it at all. The elementary school is well protected in case of a fire. Commissioner Shaffer described his conversations with Town Mgr. Fleetwood the day of the fire and what happens when hooking into a fire hydrant that is upstream. He further said the only issue was the firemen were pulling so hard from downstream and the firemen that were hooked up to upstream did not have the volume. 2.) The commission and Town Mgr. Fleetwood discussed the pipe underneath the road on Connelly Mill Rd. that has been repaired. Town Mgr. Fleetwood added half of the sealing has been done to standard. He said today the final repair has been done and a deluge of rain came. The other half that is not standard will be tore out this week and then sealed. Commissioner Shaffer said at the time DBF was going to meet with Office Manager, Kimberly Layton, and Water Treatment Plant Superintendent, Ron Baily about the lead and service line issues to come up with different ways to correct the issues.

**Water Superintendent Report** – The report is included in the mail packets.

**Parks & Recreation** –

Council Member McClure reported there was no May meeting. Commissioner Boothe added they did send out emails in reference to the New Year's Eve Celebration and they are also doing more follow-up on more information this week.

## **Planning and Zoning –**

Vice Mayor Jones reported:

1. **Ryan Larmore/Benrow Appliance – Appliance Show Room and Warehouse (Preliminary) – South of Thornton Blvd. and west of Old Stage Rd., Delmar, DE** – Mr. Ryan Larmore and Mr. Tim Metzner from Davis, Bowen, and Friedel presented an appliance show room and warehouse as referenced. Mr. Metzner described and explained the existing services, measurements of the building, requirements, location, and site plan.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for the preliminary plan for – Ryan Larmore/Benrow Appliance – Appliance Show Room and Warehouse – South of Thornton Blvd., and west of Old Stage Rd., Delmar, DE, with the condition that a full set of building elevations be submitted as part of the final plan as well as the detailed breakdown of the internal uses such as warehouse retail office.

Vice Mayor Jones called for a motion to accept – Ryan Larmore/Benrow Appliance – Show Room and Warehouse (Preliminary) - South of Thornton Blvd., and west of Old Stage Rd., Delmar, DE, per the attached drawings. A motion was made/seconded (Lanier/Waldman) and carried by a vote of 5 Ayes.

2. **Blair Carey/RBR Homes – New Home Build – Quinns Landing, Lot 6, North Second Street, Delmar, DE** – Mr. Richard Morris 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/RBR Homes – New Home Build – Quinns Landing, Lot 6, North Second Street, Delmar, DE, per the attached drawings.

Vice Mayor Jones called for a motion to accept – Blair Carey/RBR Homes – New Home Build – Quinns Landing, Lot 6, North Second Street, Delmar, MD per the attached drawings. A motion was made/seconded (Waldman/McClure) and carried by a vote of 5 Ayes.

3. **Blair Carey/RBR Homes – New Home Build – Quinns Landing, Lot 9, North Second Street, Delmar, DE** – Mr. Richard Morris 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/RBR Homes – New Home Build – Quinns Landing, Lot 9, North Second Street, Delmar, DE, per the attached drawings.

Vice Mayor Jones called for a motion to accept – Blair Carey/RBR Homes – New Home Build – Quinns Landing, Lot 9, North Second Street, Delmar, DE, per the attached drawings. A motion was made/seconded (Waldman/McClure) and carried by a vote of 5 Ayes.

### **Comments from the Council Members and Commissioners**

Commissioners Boothe, Nembhard, Shaffer, Deputy Mayor Lenox, Vice Mayor Jones and Council Member Todd Lanier had no comment.

1. Council Member McClure announced Delmar's Day in the Park is Saturday, June 7<sup>th</sup> from 10:00 a.m. to 5:00 p.m.
2. Council Member Lanier thanked Chief Barkley and PD for their treatment of his father.

### **Comments from the Public**

1. Mr. David Waldman discussed his issues with the Delmar Nursing Home area speeding, parking, stop signs, turning trucks, people driving the wrong way, and consequences.
2. Mr. David Waldman commented about the congestion in the location of the Cigarette Outlet and Starbucks. A conversation occurred.

### **Adjournment –**

Mayor Jorden asked for a motion for adjournment. A motion was made/seconded (Boothe/Nembhard) and carried by a vote of 10 Ayes.

Submitted by:

Clerk of Council  
Vondell Spencer