

JOINT COUNCIL MEETING

May 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 6:30 p.m. at Delmar Town Hall by Mayor Thomas A. Bauer. In attendance were, Mayor Benjamin Jorden, 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, Police Chief Ivan Barkley, Delaware Student Advisor, Rylin Nichols, and Clerk of Council, Vondell Spencer. Guests: Robin Breasure, Kevin Aydelotte, Rodney Brown, Joe White, and Tracy Nichols.

Called to Order

Mayor Bauer called the meeting to order at 6:30 p.m., and Chief Barkley led the Pledge of Allegiance.

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

Mayor's Comments

Mayor Bauer commented he wished the best for Student Advisor, Rylin Nichols. He further commented he wished the best for the Delmar Class of 2026 Graduation and their future.

Mayor Bauer commented best wishes to Mayor Jorden for his race for the Primary for Wicomico County Council.

Approval of Minutes

Mayor Jorden called for a motion to approve the Joint Council April 27, 2026 meeting minutes as circulated. A motion was made/seconded (Boothe/Jones) and carried by a vote of 9 Ayes 1 Abstain (Lenox).

Mayor Bauer called for a motion to approve the April 6, 2026 meeting minutes as circulated. A motion was made/seconded (Jones/McClure) and carried by a vote of 5 Ayes.

Mayor Jorden called for a motion to approve the April 13, 2026 meeting minutes as circulated. A motion was made/seconded (Boothe/Nembhard) and carried by a vote of 5 Ayes.

New Business

FY'27 Budget Ordinance #187

Mayor Bauer read FY'27 Budget Ordinance #187.

FY'27 Budget Ordinance #764

Mayor Jorden read FY'27 Ordinance #764.

Mayor Bauer called for a motion to suspend the Joint Council meeting to go into a public hearing. A motion was made/seconded (Waldman/Jones) and carried by a vote of 5 Ayes.

There were no public comments for DE or MD.

Mayor Bauer called for a motion to adopt FY'27 Ordinance #187. A motion was made/seconded (Jones/McClure) and carried by a vote of 5 Ayes.

Mayor Jorden called for a motion to adopt FY'27 Ordinance #764. Mayor Jorden asked for a roll call vote; Commissioner Nembhard Aye, Commission Shaffer Aye, Commissioner Boothe Aye, Deputy Mayor Lenox Aye, and Mayor Jorden Aye.

Mayor Bauer called for motion to close public hearing/comments. A motion was made/seconded (Lanier/Nembhard) and carried by a vote of 10 Ayes.

Mayor Bauer called for a motion to go back into the regular Joint Session. A motion was made/seconded (Waldman/Boothe) and carried by a vote of 10 Ayes.

Unfinished Business

Property Purchase (24 East State St.) Ordinance #761 and Ordinance #188

Mayor Jorden read the Property Purchase Ordinances #761 and #188.

Mr. David Waldman inquired about the location of the property. Mayor Jorden and Town Mgr. Fleetwood described the location of the property for Mr. Waldman.

Mayor Jorden called for a motion to adopt Ordinances #761 and #188. The motion was made/seconded (Boothe/Lenox) and carried by a vote of 10 Ayes.

Subdividing Current Parcel into Two (Farmers Bank of Willards)

Mr. Kevin Aydelotte stated there was never a formal discussion about the process of the subdivision so the Farmers Bank of Willards will have the right to purchase the separate lot. He further stated they created a property line to carve out Lot 1 and Lot 2 which would allow the Farmers Bank of Willards to be on their own parcel. He said they have created setback lines so both buildings will be in a conforming use. Mayor Bauer asked Mr. Aydelotte if the drive-thru is still existing. Mr. Aydelotte answered yes and the drive-thru window is inside the setback lines. Mr. Evanson added the site plan was approved in 2017 so there is no changes.

Mayor Bauer called for a motion to accept the Farmers Bank of Willards lot line adjustment. The motion was made/seconded (Lanier/Waldman) and carried by a vote of 5 Ayes.

Mr. Aydelotte noted for the record this is not a lot line adjustment it is a subdivision.

New Business

Bryan and Brittingham Annexation Parcel #532-20.10-31.00

Mayor Bauer noted this annexation will be advertised for a public hearing on June 1, 2026.

Mayor Bauer read the Annexation Committee letter.

Committee Reports:

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

Chief Barkley reported: 1.) Chief Barkley received his first complaint about parking enforcement at the State Line Plaza Shopping Center. In response to that Chief Barkley said he did prepare a response and along with that he provided the individual with the Delmar, DE Code Title 21 Section 7001. Chief Barkley further said he did go back to look at the fire lane and it is marked with signage, the curbs are yellow, and they have 10-foot letters in the middle of the roadway that say Fire Lane. The parking enforcement will continue until PD gets compliance. 2.) PD was approached with issues regarding Gordy Park and it appears some residents more than likely from Wood Creek are continuing to use the park as a dog park. He said this is not acceptable and the park is still under construction so no one should be at the park for any reason which includes baseball practice or anything else. He further said that request has been put in and PD will be enforcing that as well. 3.) This week is National Police Week where officers reflect and honor the fallen officers across the nation. In 2025 111 officers were lost nationwide. In 2026 no officers have been lost. 4.) Monday night Chief Barkley had the honor of going to Caroline County and being the keynote speaker at the Town of Denton's Candlelight Vidul. 5.) May 26, 2026 will be Officer Snead's last day with the Town of Delmar. Mr. Snead has taken a position with the Town of Selbyville. Currently there are three positions that need to be filled.

Mayor Jorden asked Chief Barkley if PD has someone in the July academy. Chief Barkley answered yes and because some of the things that are going on around us some officers at neighboring agencies are starting to put out feelers at other departments and he hopes to capitalize off of that.

Mayor Bauer asked Chief Barkley where they stand on the meeting with DSP and others. Chief Barkley answered he has had conversations with DSP and they are still trying to work out logistical problems but they will keep working on it until they find a solution. A conversation ensued.

Fire Department – No report in mail packet.

Chief Justin Elliott reviewed April 2026 statistical information.

Student Advisor –

Student Rylin Nichols reported: 1.) Today lacrosse had a game against Sussex Central and they have a game on Friday away against Lake Forest at 6:00 p.m. Their current record is 5-8. 2.) Baseball had a game today away against Sussex Academy. Their current record is 8-9. 3.) Girls' soccer has a record of 11-1-3. 4.) Softball had a game today home against Caravel and Friday at 4:00 p.m. they have a home game against Sussex Central for the HAC Championship. Their current record is 14-3. 5.) Golf has a meeting today at Cape. Their current record is 8-3. 6.) The last day for seniors is May 21st. The last day for all other grades is June 9th. 7.) Graduation is June 4th at 7:00 p.m. at the Wicomico Youth and Civic Center.

Ms. Nichols stated this is her last council meeting, so she wanted to thank the elected body for this opportunity. She further stated she learned a lot; not just about herself but also about her community. She said God has truly blessed her to allow her to stand before them each month. She further said this town is lucky to have the elected body.

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.

Commissioner Shaffer stated there was no May 2026 Utility Commission meeting.

Parks and Recreation Report – The report is included in the mail packet.

Planning & Zoning –

Vice Mayor Jones reported:

1. **Blair Carey/Quinns Landing – New Home Build – Lot 2, 38204 N. Second St., Delmar, DE** – Mr. Carey was not present. The Mayor and Council moved forward with a motion.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Blair Carey/Quinns Landing – New Home Build – Lot 2, 38204 N. Second St., Delmar, DE, per the attached drawings.

Vice Mayor Jones called for a motion to accept – Blair Carey/Quinns Landing – New Home Build – Lot 2, 38204 N. Second St., Delmar, DE, per the attached drawings. A motion was made/seconded (Lanier/Waldman) and carried by a vote of 5 Ayes.

2. **Blair Carey/Quinns Landing – New Home Build – Lot 3, 38198 N. Second St. Delmar, DE** – Mr. Carey was not present. The Mayor and Council moved forward with a motion.

Deputy Mayor Lenox called for a favorable recommendation to the Mayor and Council for – Blair Carey/Quinns Landing – New Home Build – Lot 3, 38198 N. Second St., Delmar, DE, per the attached drawings.

Vice Mayor Jones called for a motion to accept – Blair Carey/Quinns Landing – New Home Build – Lot 3, 38198 N. Second St., Delmar, DE, per the attached drawings. A motion was made/seconded (Lanier/Waldman) and carried by a vote of 5 Ayes

3. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 65, 38565 Winterberry 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 65, 38565 Winterberry 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 65, 38565 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (McClure/Bauer) and carried by a vote of 5 Ayes.

4. **Chris Brown/Ryan Homes – New Home Build – Stillwater/Spruce/Elevation K – Lot 67, 38569 Winterberry 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 67, 38569 Winterberry 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 67, 38569 Winterberry Dr., 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/Elder/Elevation K – Lot 68, 38571 Winterberry 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/Elder/Elevation K – Lot 68, 38571 Winterberry Dr., Delmar, DE, per the attached drawings.

Vice Mayor Jones called for a motion to accept – Chris Brown/Ryan Homes – New Home Build – Stillwater/Elder/Elevation K – Lot 68, 38571 Winterberry Dr., 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 K, Lot 70, 38566 Winterberry 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 70, 38566 Winterberry 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 70, 38566 Winterberry Dr., 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/Spruce/Elevation K – Lot 73, 38558 Winterberry 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 73, 38558 Winterberry 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 73, 38558 Winterberry 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/Aspen/Elevation K – Lot 78, 38540 Winterberry 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/Aspen/Elevation K – Lot 78, 38540 Winterberry Dr., Delmar, DE, per the attached drawings.

Vice Mayor Jones called for a motion to accept – Chris Brown/Ryan Homes – New Home Build – Stillwater/Aspen/Elevation K – Lot 78, 38540 Winterberry Dr., Delmar, DE, per the attached drawings. A motion was made/seconded (McClure/Bauer) and carried by a vote of 5 Ayes.

Town Manager's Report

Town Mgr. Fleetwood reported: 1.) The town did receive a response back from Aetna and the actual premium increase was 85%. There will be a meeting Friday, May 15th with the broker and an email will be sent about the insurance the town will have. The town is leaning towards CareFirst. In the FY'27 Budget we allocated for a 20% increase. 2.) A meeting is scheduled at town hall Friday, May 15th with the leadership from Delmar Middle Senior High School regarding the SRO (School Resource Officer). 3.) Mrs. Robin Breasure was announced as the 2026 Citizen of the Year. The Citizen of the Year Banquet is scheduled for Wednesday, May 20th. The banquet will be at the V.F.W. and dinner starts at 6:15 p.m. 4.) Friday, May 22nd between 11:30a.m.-11:45 a.m. will be the "Annual Milkshake Day" and everyone is invited. 5.) Two weeks ago, the town had a video call in reference to the sidewalks on State St. Maryland State Highway has approved extending the sidewalk from Tenth St. to US Rt.13. However, the crosswalk to get across US Rt.13 is going to go to the empty lot access from Wawa. They are sending two representatives from Maryland State Highway to the town on May 20th. At 7:00 a.m. Maryland State Highway staff and town staff will mark 15 panels of sidewalk that need to be fixed. The town is going to fix the sidewalks because the funding will take four years to receive. 6.) Tuesday, May 19th at 7:00 p.m. Mayor Bauer will be hosting the fifth session debuting the seven additional Hometown Hero Banners. A conversation ensued.

Council Comments

Vice Mayor Jones, Deputy Mayor Lenox, Council Members McClure, Lanier and Waldman had no comment.

- 1.) Commissioner Nembhard commented keep doing the good job the staff and Town Mgr. Fleetwood are doing.
- 2.) Commissioner Boothe welcomed back Town Mgr. Fleetwood. He commented he is looking forward to the next year to get the projects done.
- 3.) Commissioner Shaffer commented he spoke with Christine on Saturday and she said the Farmer's Market was absolutely a wonderful turnout and all the vendor spots were full. Christine said she felt moving it down towards State St. more was a big help for increasing traffic. Town Mgr. Fleetwood added he would like to thank Raymond Vincent from Vincent Farms for providing watermelons and he will start donating produce as it comes on.

Public Comments

- 1.) Mr. David Waldman commented on his concerns about parking and safety concerns at the Delmar Nursing Home. A conversation ensued.
- 2.) Mr. Tom Nichols thanked the elected body, Clerk of Council Vondell Spencer, and Town Mgr. Fleetwood for being so welcoming to Student Advisor Rylin Nichols. He said

coming to the meetings he has learned about what is happening in the town. He cautioned the elected body that progress does not always result in positive outcomes such as growth in reference to schools and housing. He further said we need to keep in mind the changes that are happening. A conversation occurred.

Adjournment –

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

Submitted by:

Clerk of Council, CMC
Vondell Spencer