

MAYOR & COMMISSIONERS
August 10, 2026
MEETING HELD IN-PERSON AND VIA TELECONFERENCE

Mayor Benjamin Jorden called the regular scheduled meeting of the Mayor and Commissioners of Delmar, Maryland 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 Deputy Mayor Jack Lenox, Commissioners Jacob Boothe, Ronald Nembhard, and Cory Shaffer, Police Chief Ivan Barkley, Town Attorney Robert Benson, Town Mgr. Jeff Fleetwood, and Clerk of Council, Vondell Spencer. Guest: Richard Lehr, Rodney Brown, Muhammad Atif, and Joe White.

Mayor Jorden led the Pledge of Allegiance.

Mayor's Comments –

Mayor Jorden thanked everyone for attending the meeting.

Approval of Minutes –

A motion was made, seconded, (Boothe/Nembhard) and carried to approve the Joint Council July 13, 2026 meeting minutes. The motion carried with a vote of 5 Ayes.

Unfinished Business –

None.

New Business –

Resolution #2026-08-10, Moratorium – Data Centers

Mayor Jorden introduced and read Resolution #2026-08-10, Moratorium for Data Centers.

Mayor Jorden called for a motion to accept Resolution #2026-08-10. A motion was made/seconded (Shaffer/Boothe) and carried by a vote of 5 Ayes.

Truck Store, Delmar, MD

Mr. Muhammed Atif introduced himself and stated he is opening a used car dealership at the former Truck Store in Delmar, MD. He said he is hoping to bring in a lot of business to the town, serve the community, and bring used quality vehicles (SUV's, cars and trucks) for families and working people. Mr. Atif provided his background information. He further said he has two other dealerships, one in Felton, DE and the other in Dover DE. Mayor Jorden invited Mr. Atif and his family to the Town of Delmar's Heritage Day on Saturday, September 19th.

Committee Reports:

Planning & Zoning –

Deputy Mayor Lenox reported the Planning and Zoning Commission met on July 23, 2026. He said it was the first time the commission got to see the Ryan Homes plans for Kilteel Estates.

1. **Chris Brown/Ryan Homes – Kilteel Estates New Prototypes (Iris, Lily, Sequoia, Torrey, Marigold, Woodford, and Elder)** – Mr. Brown presented new prototypes for Kilteel Estates as referenced per the attached drawings. Deputy Mayor Lenox stated in the past the town approved designs up front in Wood Creek and most recently Stillwater. He further stated when they come in for the individual building permits and approvals for the specific sites, they identify the type of house.

Deputy Mayor Lenox said for Kilteel Estates off of Gordy Road, we have not approved any building permits at this point; we still have some issues with some paving schedules. Deputy Mayor Lenox clarified the Planning and Zoning Commission had original prototypes, seven of them have been approved in Stillwater and they would like to have those continued. This evening is the additional six and those are in our packet. The total would be 13 approved prototypes. He said in some of the prototypes there are basements for Kilteel Estates.

Deputy Mayor Lenox called for motion to accept the Planning and Zoning Commission's favorable recommendation to approve – Chris Brown/Ryan Homes – Kilteel Estates New Prototypes to include the six home styles as well as the seven previously approved prototypes., per the attached drawings. A motion was made/seconded (Nembhard/Shaffer) and carried by a roll call vote of 5 Ayes.

Deputy Mayor Lenox asked Town Mgr. Fleetwood if Kilteel Estates will be paved. Town Mgr. Fleetwood answered town staff met with a representative from Ryan Homes in Heron Ponds last week. NVR Homes will pay for the topcoat in Heron Ponds. The developer Mr. Mark Murphy is in the belief that in the next 30 days he will be doing his basecoat in Kilteel Estates and when that mobilization takes place they will move over to Heron Ponds and do the top coat. He further answered Mr. Murphy will be given his permit but no C of O. Deputy Mayor Lenox said the clear goal is that we no longer have residents living on roads that are not complete. A conversation ensued.

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

Chief Barkley thanked everyone for attending Blue Light Night. He said it was a pretty successful meeting.

Chief Barkley reported as follows: 1.) PD still has a recruit in the academy and she is doing well. 2.) Chief Barkley thanked the Mayor and Commissioners for their efforts last month and he said their efforts do not go unnoticed and he is not still bleeding personnel. He further said in conversation with some of the departments around him even though they have put great things

forward, they still are. 3.) No new crime trends. 4.) PD is being asked to pick-up a case that is originally reported, not in our town, but in Delaware. It appears that it may have begun on the Maryland side. Chief Barkley said he will be reviewing that case tomorrow. Mayor Jorden asked Chief Barkley what percentage of traffic stops turn in to drug crime; anything than just a normal traffic stops. Chief Barkley answered it depends on how you gauge that. A lot of times PD's stops end up with paraphernalia or residue. You're not looking at heavy drugs. You're looking at misdemeanor drug crimes and they try to work larger cases out of that. PD is aware that they do have some drugs passing through; some north some south.

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.) The year-to-date flows are down to about 580,000 flows which is better than 790,000 flows three to four years ago. 2.) There are two hydrants that are awaiting repairs. 3.) The EPA Lead and Copper Rule for the town's portion is going to amount to about \$75,000 more than what was granted for the project. MDE agreed to pay out some more money for that. The town is looking at a 60–90-day delay on that. 4.) The Phase 2 INI Project that had previously been delayed is still going to take more time. The town requested \$3.3 million for the project and the State of Maryland granted \$2.1 million. So, we will see whether it comes from the Utility Commission or what else we can do. 5.) Phase 3 on the DE side is proceeding August 15th and is projected to be a 2–3-week project. 6.) The water tower on the Delaware side is about 2 years away.

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

Commissioner Boothe reported: 1.) There was no meeting last month because of kickball having back-to-back games. The event was a great success. 2.) Paint Night is in the planning process now. 3.) Coordination is happening with the library for Movie Night.

Town Managers Report –

Town Mgr. Fleetwood reported: 1.) The town has been procuring the same weed killer that we have used for four years. In May the weed killer was used and everything grew back in a week. One of the PW employees will be sent to get his professional herbicide license and the town will be able to procure industrial products after he receives his license.

Council Comments –

1. Commissioner Nembhard congratulated the PD for putting on Blue Light Night and he said good job.
2. Commissioner Boothe commented it was nice to see all the different agencies out there. It was a good time for all. He said he thought the outpouring from the community was pretty strong and it was a good turnout.
3. Commissioner Shaffer commented when he was at Blue Light Night, he thought it was a great event also. He said he was really proud of Parks and Recs. When they got elected originally it was kick it off, get it going again, and get people involved with the town. There was a little bit of a struggle but he thought Commissioner Boothe has some heavy hitters on there now. Some people with motivation, having kids that are of the age for the games, and things like that. Their friends really enjoyed something just as simple as kickball. There's a huge thing for people that don't play baseball, football or soccer, but just want to go outside and play. He further commented he thought the whole kickball thing is awesome. They were talking about a possible expansion next year when Mason Dixon Park is completed, if it's completed. He said he thought it was good. The motivation with it talking to these members that are on Parks and Recs, it's really cool to see how it's just progressed. You've got the improvements on Pennsylvania Avenue and the physical things that you see. If you don't have kids necessarily of these ages, you might not see it.
4. Deputy Mayor Lenox commented we spoke earlier about the July meeting of Planning and Zoning. He said we got a pretty formal presentation on the business park. That's apparently moving ahead pretty quickly on Route 13, the one with the connector going over to Old Stage Rd. Deputy Mayor Lenox updated the Mayor and Commissioners about the Business Park.

Public Comments –

1. Mr. Joe White commented he is glad to see the Mayor and Commissioners put the moratorium in on the data centers. He said this discussion came up at the Wicomico County Council meeting and they passed a one-year ordinance. A lengthy conversation ensued.
2. Mr. Richard Lehr commented on his concerns about younger people on electric scooters and electric bicycles. A conversation ensued.

Adjournment –

Mayor Jorden called for a motion to adjourn which was made/seconded (Boothe/Nembhard) and carried by a vote of 5 Ayes.

Submitted by:

Clerk of Council, CMC
Vondell Spencer