

Town of Delmar

Budget
Fiscal Year 2027



July 1, 2026 - June 30, 2027

INTRODUCTION

The Town of Delmar budget represents the priorities and goals of our local government. Working together, our elected officials, department heads and staff provide services such as administration, code enforcement, public safety, community/economic development, streets and parks maintenance, water treatment/distribution and wastewater treatment/collection.

Our Towns are governed by two separate Charters however we maintain one common goal and vision; to improve the quality of life for the citizens of Delmar. Our administration strives to maintain an equitable fee structure for sufficient revenues while monitoring and controlling expenditures. As a growing community, we are presented with the task of increasing services through the efficient and prudent use of available resources.

The financial highlights of the town are presented in the Budget Message. As a narrative introduction to the budget, the message provides concise and specific data accompanied with explanations of significant financial matters. The budget message is a tool used to help gain a greater understanding of the town's financial position and improve community participation in the budget process.

Prepared by:

Jeffrey Fleetwood, Town Manager
Heather Chandler, Chief Financial Officer

Approved on May 13, 2026, by:

Delmar, Maryland

Benjamin Jordan, Mayor
Jack Lenox, Deputy Mayor
Ronald Nembhard, Commissioner
Jacob Boothe, Commissioner
Cory Shaffer, Commissioner

Delmar, Delaware

Thomas Bauer, Mayor
Odell Jones, Vice Mayor
Michael McClure, Council Member
Todd Lanier, Council Member
Matthew Waldman, Council Member

BUDGET 2026-2027

	Operating	Capital	TOTAL
Delmar, Maryland	\$ 3,907,136.00	\$ 320,258.00	\$ 4,227,394.00
Delmar, Delaware	\$ 2,572,141.00	\$ 126,097.00	\$ 2,698,238.00
Delmar Utility Commission*	\$ 3,695,385.00	\$ 155,700.00	\$ 3,851,085.00
TOTAL	\$ 10,174,662.00	\$ 602,055.00	\$ 10,776,717.00

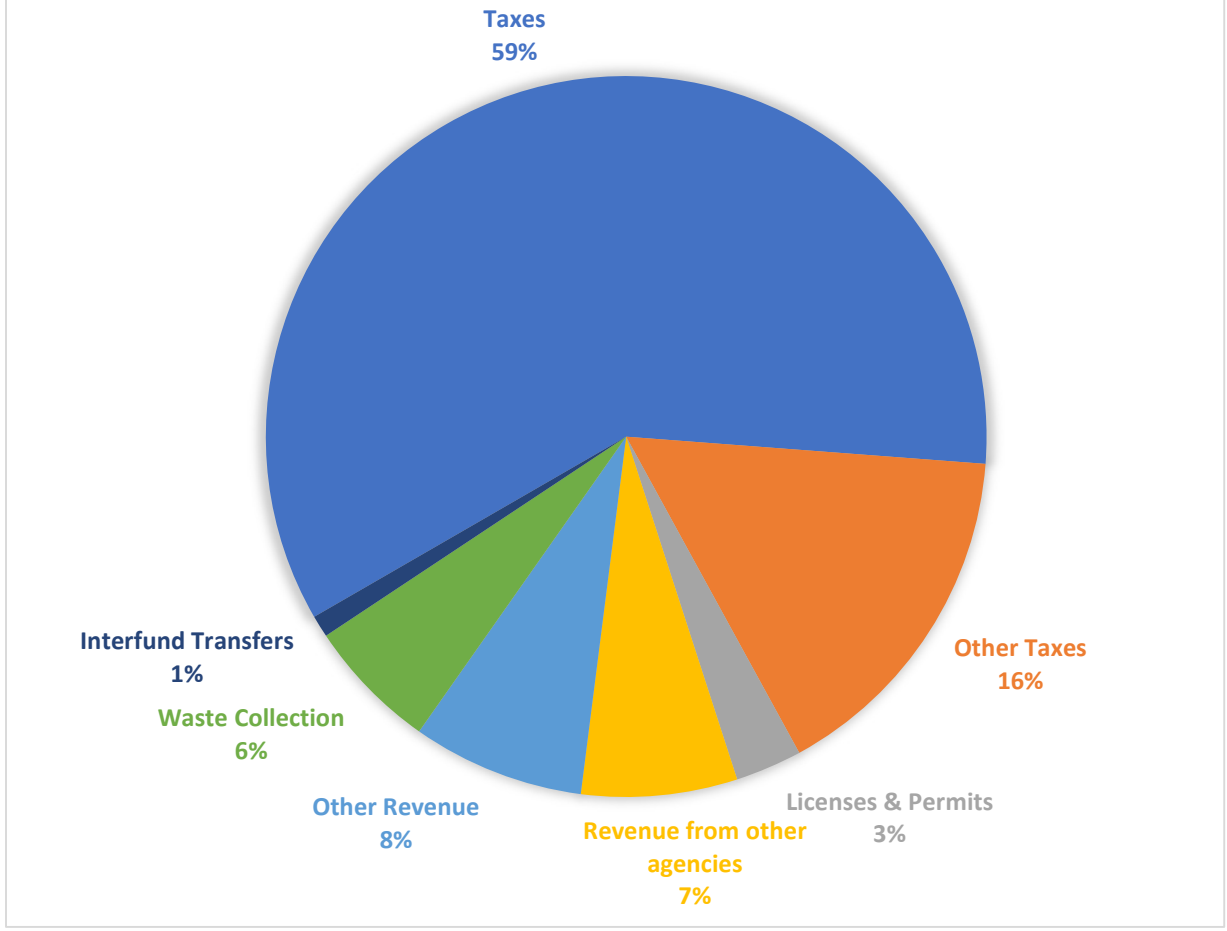
*The Delmar Utility Commission is a joint venture of the Mayor & Commissioners and Mayor and Council. It is not a component unit of either town and is therefore reported separately. The Utility Commission is referenced in the Town of Delmar Budget Message for disclosure and the details are presented in a separate budget document.

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BUDGET MESSAGE - REVENUES, by source

DELMAR, MD & DE REVENUES, BY SOURCE FOR FY 2027



REVENUES, by source

Delmar, MD	Budget 2026-2027	Budget 2025-2026	Budget 2024-2025
Taxes	\$ 2,465,112.00	\$ 2,194,130.00	\$ 2,080,260.00
Other Taxes	\$ 879,796.00	\$ 790,338.00	\$ 765,817.00
Licenses & Permits	\$ 102,250.00	\$ 94,250.00	\$ 116,500.00
Waste Collection	\$ 254,012.00	\$ 251,647.00	\$ 252,995.00
Revenue From Other Agencies	\$ 216,190.00	\$ 184,819.00	\$ 168,107.00
Other Revenue	\$ 291,100.00	\$ 292,000.00	\$ 892,432.00
Interfund Transfers	\$ 18,934.00	\$ 18,934.00	\$ 18,934.00
Total Revenues	\$ 4,227,394.00	\$ 3,826,118.00	\$4,295,045.00

Delmar, DE	Budget 2026-2027	Budget 2025-2026	Budget 2024-2025
Taxes	\$ 1,658,813.00	\$ 1,462,159.00	\$ 1,349,677.00
Other Taxes	\$ 216,000.00	\$ 416,000.00	\$ 275,000.00
Licenses & Permits	\$ 104,925.00	\$ 133,600.00	\$ 94,100.00
Waste Collection	\$ 156,575.00	\$ 147,405.00	\$ 147,405.00
Revenue From Other Agencies	\$ 268,122.00	\$ 213,154.00	\$ 188,285.00
Other Revenue	\$ 243,803.00	\$ 182,500.00	\$ 526,428.00
Interfund Transfers	\$ 50,000.00	\$ 50,000.00	\$ 41,000.00
Total Revenues	\$ 2,698,238.00	\$ 2,604,818.00	\$2,621,895.00

TAXES:

Real property taxes are the primary source of revenue for Delmar, Maryland & Delmar, Delaware. The annual real property tax bills are mailed directly to the property owners in July and August. A 5% discount is only offered through an application process to senior citizen homeowners, age 65 and older, on current property taxes. The senior citizen discount offer expires September 30th. The annual due date for all tax payments is September 30th. All unsatisfied real property taxes are delinquent as of October 1st and begin accruing 1.5% interest per month as a penalty. Beginning in FY 26 the Joint Council adopted a tax incentive for active Fire Department members that meet the necessary criteria.

Additional revenue sources 1) Operating property taxes are collected from utility companies that provide electricity, communications, and railway services in both towns. 2) Personal property taxes are collected in Delmar, Maryland only from corporations and sole proprietors based upon legal entity certifications of assessed values of tangible personal property provided by the

State of Maryland. Local governments in Delaware do not assess personal property taxes. Operating and personal property taxes are billed upon receipt of assessment values throughout the fiscal year. Taxes are due within thirty days of the statement date; payments received after that time frame is considered delinquent and assessed a 1.5% interest rate penalty each until satisfied.

Delmar, Maryland - Assessments for FY 27 increased by \$7,476,235.00. The Constant Yield Tax Rate (CYTR) proposed by the State of Maryland was 0.6537. The Mayor & Commissioners voted to maintain their current tax rate of 0.69, exceeding the CYTR by 5%. Operating taxes will remain at \$3.00 per 100 of assessed value. Personal property tax rates will also remain constant at \$2.50 per 100 of assessed value.

Assessments (*estimated)			
Type	<u>July 1, 2024</u>	<u>July 1, 2025</u>	<u>July 1, 2026</u>
Real Property	297,844,933	334,429,510	341,905,745*
Tax Rates, per 100 of assessed value			
Type	<u>FY 24-25</u>	<u>FY 25-26</u>	<u>FY 26-27</u>
Real Property	.69	.69	.69
Operating Property	3.00	3.00	3.00
Personal Property	2.50	2.50	2.50

Delmar, Delaware - The Mayor & Council real property tax will increase by 5 cents to .765 (per 100 of assessed value). The 2008 assessments continue to be used for the assessable tax base. Reassessment of Delaware properties would have to occur through private reassessment agency services at the expense of Delmar, Delaware residents. Operating Property tax rate will remain at \$3.00 per 100 of assessed value.

Assessments (*estimated)			
Type	<u>July 1, 2024</u>	<u>July 1, 2025</u>	<u>July 1, 2026</u>
Real Property	179,668,200	197,225,019	201,674,900*
Tax Rates, per 100 of assessed value			
Type	<u>FY 24-25</u>	<u>FY 25-26</u>	<u>FY 26-27</u>
Real Property	.70	.715	.765
Operating Property	3.00	3.00	3.00

OTHER TAXES:

- Franchise fees are collected from Comcast Cablevision of Delmarva, Inc. and are anticipated based on prior year's revenues.
- Highway User fees in Delmar, MD are based on a budget estimate provided by the Maryland State Highway Administration.

- Local Income Tax in Delmar, MD is based upon businesses taxable income located within Delmar's corporate limits which are paid to the State of Maryland consequently specified to our municipality.
- Mobile Home Park Tax is based on 15% of Gross Monthly Charges (less 2% for Collection). In Delmar, MD, taxes will continue to be collected from Wicomico Mobile Home Park and Colonial Mill Estates and are anticipated based on prior year's revenues.
- Real Estate Transfer tax in Delmar, DE is 1.5% of the sale proceeds (1% for first time homebuyers). Transfer tax relief in the amount of \$15,000 is received annually from Sussex County if transfer tax revenues received in the fiscal year are less than \$5,000.

LICENSES & PERMITS:

Rates for Business Licenses and Building Permits will remain the same. Rental License fees will remain constant at \$75.00 for both Maryland & Delaware.

WASTE COLLECTION:

Waste Collection fees will remain constant for Maryland at \$215.00 per unit and Delaware will remain constant at \$235.00 per unit. Both Maryland and Delaware will receive garbage service through Seagull Disposal beginning July 1st. Delaware residents will continue to receive curbside recycling every other week. The fees will continue to be collected by the Town on the annual tax bill. Both towns also receive a minimal amount of additional revenue for special garbage pickups.

<u>Waste Collection Fees</u>	
Residential - DE	\$235.00
Residential – MD	\$215.00

REVENUES FROM OTHER AGENCIES:

Expenditures generally match revenues from federal and state agencies. These include grants and contributions such as Maryland State Aid for Police Protection, Maryland Block Grant Programs, Delaware Legislative Revenue, Delaware Reinvestment Funds, and Delaware Department of Justice funding.

OTHER REVENUE:

- In Delmar, Delaware, fines and tickets include minor infractions, such as parking violations and speeding tickets. All infractions are paid through the State of DE and sent from the J.P. Court and the Court of Common Pleas.

- Requests of Services by Developer and/or annexation requests are revenues based on a reimbursable basis for any associated costs incurred by the Town and billed to the property owner (i.e., engineer services, legal fees, advertisements, etc.). Due to existing developments under construction which may require engineering and inspection services for utilities installation we have anticipated revenue based on current growth.
- Beginning in FY 25 the Town contributed 100% of employee expenses to the Fire Department’s senior paramedic and one EMT. The Joint Council agreed to continue to this contribution in FY 27.
- Interest Income is anticipated to be comparable to FY 26.

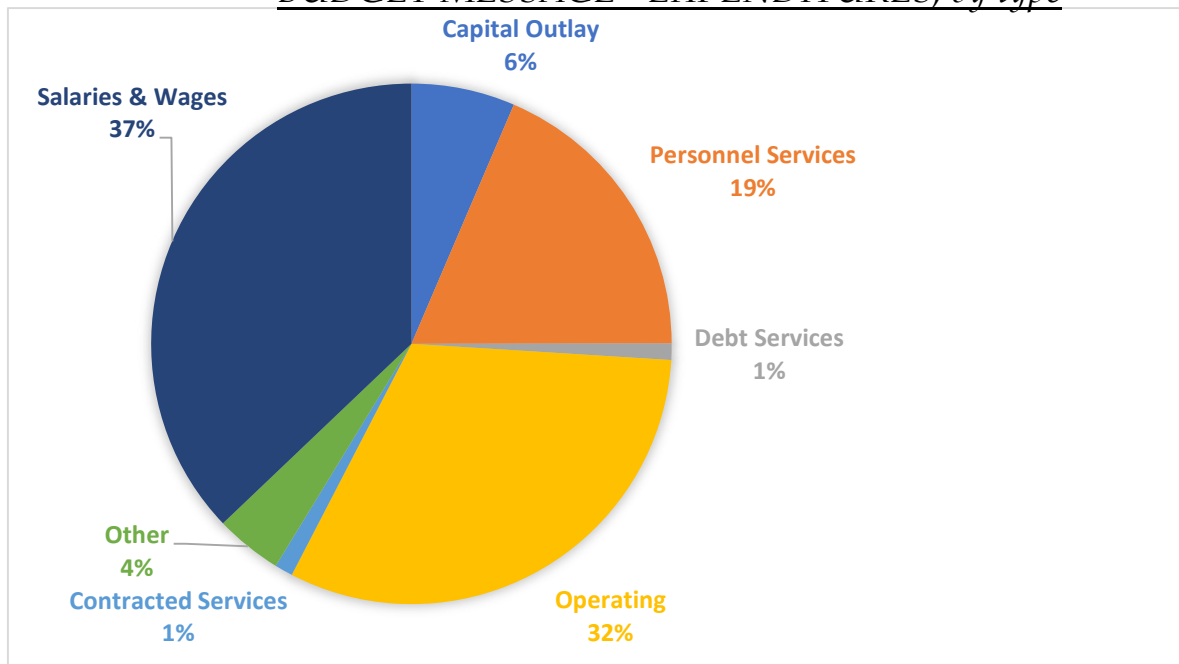
INTERFUND TRANSFERS:

This category, previously known as Operating Transfers In, contains the transfers from Special Revenue Funds such as Municipal Street Aid. Delmar, DE also makes a payment to Delmar, MD annually for reimbursement of expenses for the renovations to the Town Hall building.

SALLE and EIDE funds are received from the State of Delaware and are specified for police overtime and equipment, however funding is minimal due to a reduction in annual appropriations.

Municipal Street Aid grant funds are received from the State of Delaware to assist Delaware municipalities with cost associated with street lighting, maintenance and improvements to street infrastructure.

BUDGET MESSAGE - EXPENDITURES, by type



EXPENDITURE BUDGET, by type

Delmar, MD	Budget 2026-2027	Budget 2025-2026	Budget 2024-2025
Salaries and Wages	\$ 1,551,248.00	\$1,484,759.00	\$1,408,813.00
Capital Outlay	\$ 320,258.00	\$ 329,117.00	\$ 626,122.00
Personnel Services	\$ 777,845.00	\$ 672,129.00	\$ 743,339.00
Debt Services	\$ 30,437.00	\$ 29,702.00	\$ 25,851.00
Operating	\$ 1,345,806.00	\$1,155,179.00	\$1,324,520.00
Contracted Services	\$ 34,000.00	\$ 21,000.00	\$ 23,500.00
Other	\$ 167,800.00	\$ 134,232.00	\$ 142,900.00
Total Expenditures	\$ 4,227,394.00	\$3,826,118.00	\$4,295,045.00

Delmar, DE	Budget 2026-2027	Budget 2025-2026	Budget 2024-2025
Salaries and Wages	\$ 1,019,072.00	\$ 993,083.00	\$ 941,773.00
Capital Outlay	\$ 126,097.00	\$ 196,086.00	\$ 230,839.00
Personnel Services	\$ 506,086.00	\$ 436,264.00	\$ 481,847.00
Debt Services	\$ 39,684.00	\$ 39,230.00	\$ 39,743.00
Operating	\$ 843,815.00	\$ 771,274.00	\$ 767,931.00
Contracted Services	\$ 43,500.00	\$ 35,000.00	\$ 34,000.00
Other	\$ 119,984.00	\$ 133,881.00	\$ 125,762.00
Total Expenditures	\$ 2,698,238.00	\$2,604,818.00	\$2,621,895.00

SHARED COST ALLOCATION:

Historically, all shared costs were split evenly between Delmar, Maryland and Delmar, Delaware. In FY 06 it was agreed by the Joint Council to reallocate the cost share based upon the census population data which determined the split should be 60/40 in the Police, Executive and Finance Department's expenses. Also, it was agreed beginning FY 12 by the Joint Council to reallocate the cost share based upon actual road mileage between Delmar, Maryland and Delaware. Based upon the data received State Highway Administrations in FY 11 the split should be 73/27, therefore, where applicable the expenses within the Street & Highways Department allocated as determined. A written agreement was signed by the Joint Council, which stipulated that the cost allocation of all departments to be reviewed annually during budget preparations.

SALARIES & WAGES:

A cost-of-living adjustment of 3% was included in this year’s budget for all employees. The Police Department has a collective bargaining agreement in place through FY 27. It was agreed that their step scale would have an annual increase of 2% unless all other employees received a COLA more than 2%, at which time they would receive the same increase therefore their scale has increased to reflect this agreement with a 3% change.

The total number compensated positions are:

<u>Department</u>	<u>Full-Time</u>	<u>Part-Time</u>	<u>Elected/ Appointed</u>	<u>VACANT</u>
Executive & Financial	9	0	10	0
Public Works & WWTP	12	2	0	3
Police & Public Safety	22	3	0	3
TOTALS	43	5	10	6

CAPITAL OUTLAY:

The Town of Delmar’s capital asset policy establishes \$2,500 as the threshold for recognizing General Fixed Assets and Asset Improvements. Certain requests may total over \$2,500 but when reviewed by quantity/amount, they don’t qualify as a fixed asset, so those requests are then placed into the appropriate operating line item. Items are earmarked within that operating line.

<u>Capital Outlay</u>	<u>Delmar, MD</u>	<u>Delmar, DE</u>
Executive	\$0.00	\$0.00
Municipal Buildings	\$0.00	\$0.00
Police Department	\$10,800.00	\$7,200.00
Streets & Highways Department	\$309,458.00	\$118,897.00
Parks	\$0.00	\$0.00
TOTAL	\$320,258.00	\$126,097.00

In FY 27 the Capital Outlay projects will include storm drain replacement on the Delaware side. Paving on the Maryland side will be covered by Highway User Revenues. Public Works has been approved to purchase an additional Ford F-350 with plow, upgrades to their existing breakroom, a brine system, and a building to house snow removal equipment. The Police Department was approved (1) 2027 Dodge Durango with required outfitting. All vehicles purchases are to be financed.

PERSONNEL SERVICES:

Personnel services includes FICA, health insurance premiums and deficits, life insurance, long-term care insurance, pension contributions, training, uniforms and workman's compensation insurance.

The Town will continue to cover 100% of the cost for the employee for health, life, and dental insurance. The Town will continue to offer coverage for dependents with a shared cost to the employee based on composite ratings. The Town joined the State of Delaware Pension Plan for municipal employees in FY 25, which requires a 3% contribution by the employee and a 6.03% contribution by the employer. The police pension plan is through the State of Delaware's Pension Plan and contributions shall be 17.26% of base wages for police officers, which is split 60/40 between Maryland and Delaware.

DEBT SERVICE:

In FY 27, the debt service for Delaware will consist of principal/interest payments for loans that were established for the purpose of renovating the new Public Safety Building that was completed in FY 14. Maryland paid off this debt in FY 23.

In FY 26 (3) Police Dept. vehicles and (1) Public Works vehicle were financed through Community Bank Delaware for a period of 3 years. The approved vehicle purchases for FY 27 will also be financed through Community Bank Delaware. The Town currently has (2) Public Works vehicles financed through Ford Motor Credit that will be paid in full in July 2027.

OPERATING EXPENDITURES:

Operating expenses have increased from the prior year due to increased costs. Certain line items have increased due to requests made during the budget workshop that would have impacted those specific line items. i.e., Items that totaled \$2,500 or more but did not qualify as a fixed asset.

CONTRACTED SERVICES:

The Town of Delmar will continue their current contract with Lank, Johnson & Tull for auditing services.

Although the Town reserves the right to solicit a Request for Proposals, its engineering services are performed by Davis, Bowen & Friedel, Inc. Costs for "on-call services" & special projects vary based upon the requests and needs of the town. These costs were budgeted based on prior year activity.

OTHER EXPENDITURES:

Property & Liability Insurance are projected to increase slightly.

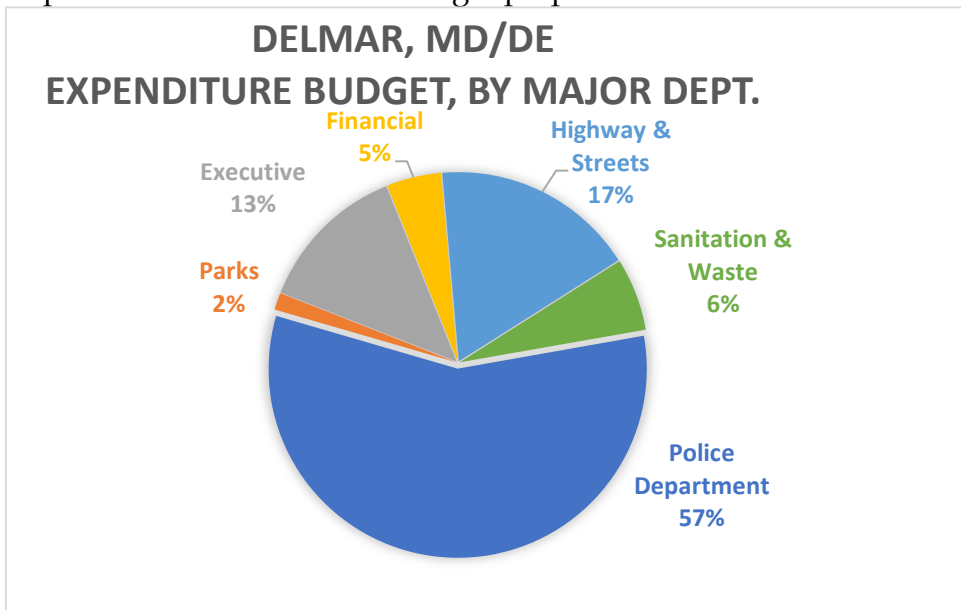
As much as the budget will allow without increasing rates for the citizens of Delmar, the Town continues its annual contribution of support to the Delmar Public Library and Delmar Fire Dept.

As in prior years, the Mayor and Council waive the library’s annual fees such as assessment taxation and garbage service. Quarterly utility fees for water and sewer services are also waived by the Delmar Utility Commission which totals approximately \$500.00.

The Town of Delmar will provide a total of \$52,000.00 to the Delmar Fire Dept. in addition to the previously mentioned cost of 1 senior paramedic and 1 EMT. The cash contribution from Delaware totals \$2,750.00 and is 50% of the cost of (5) firefighting helmets. Maryland voted to provide \$26,500.00 towards the purchase of SCBA Packs, \$2,750.00 towards firefighting helmets, and \$20,000.00 towards the purchase of pickup truck.

EXPENDITURE BUDGET, by department

The Town of Delmar distributes the operating and capital budget by Department. Department heads are required to submit their annual budget requests to the Supervisor of Finances and the Town Manager. The Town Manager and the Department Heads present their budget request to the Joint Council for consideration. The Joint Council assesses the needs of each budget presentation and advises the Chief Financial Officer and the Town Manager on how to proceed with the overall budget preparation.



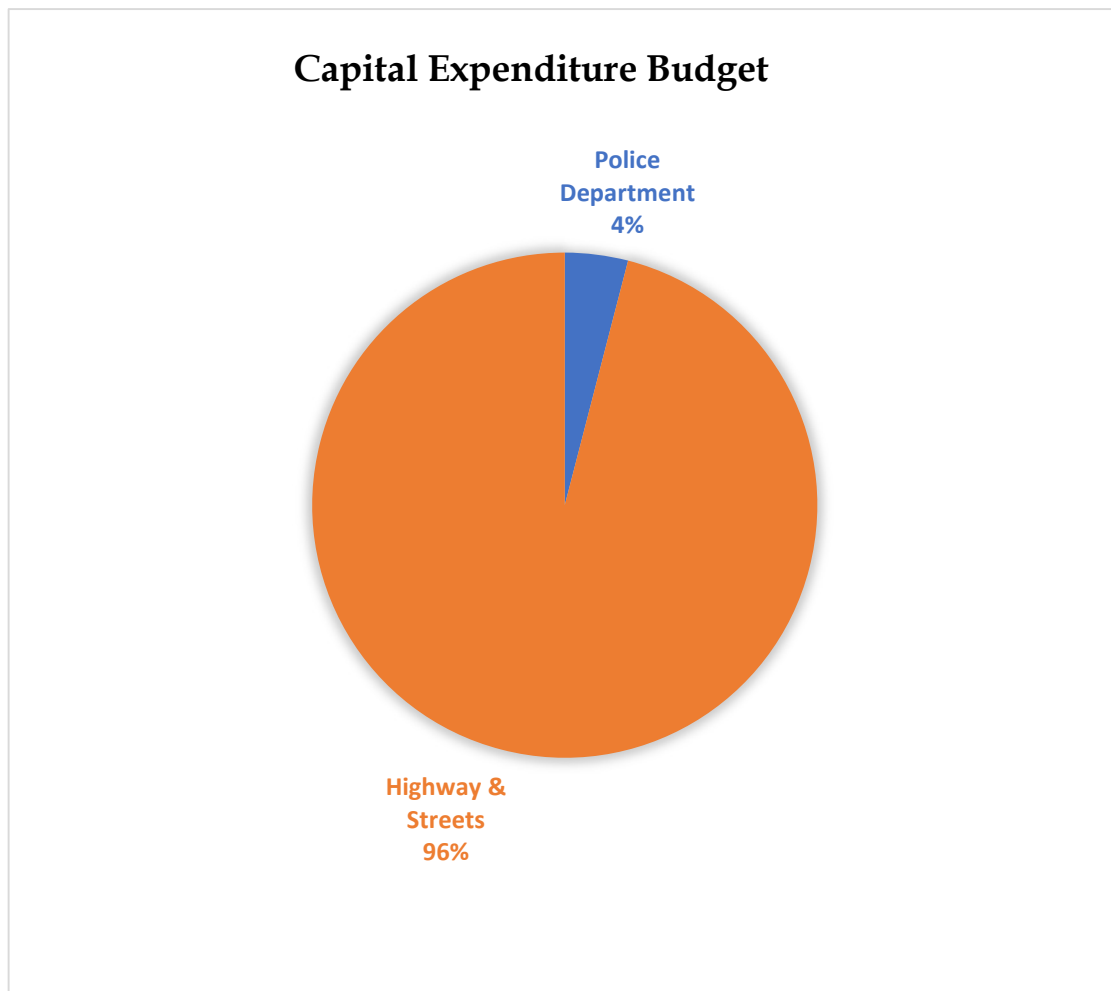
EXPENDITURE BUDGET, by department

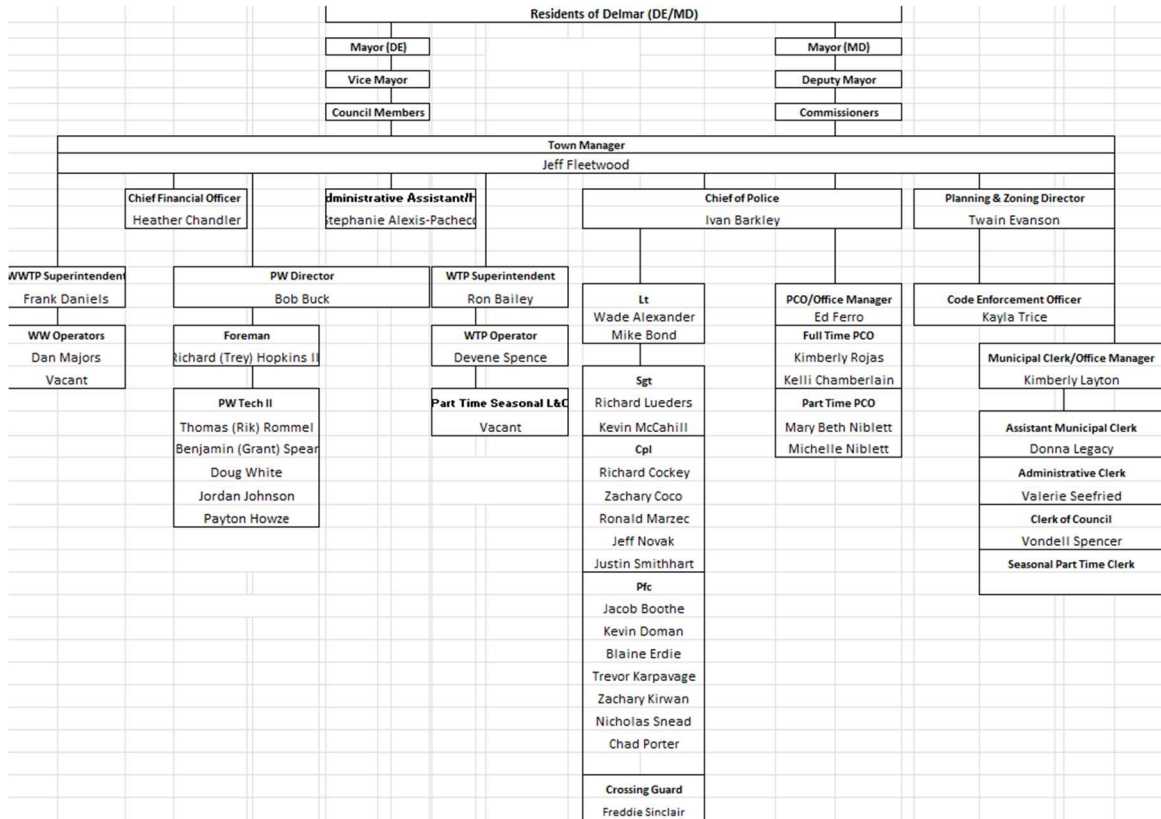
Delmar, MD	Budget 2026- 2027	Budget 2025- 2026	Budget 2024- 2025
Executive	\$ 568,276.00	\$ 449,640.00	\$ 653,514.00
Financial	\$ 175,583.00	\$ 167,875.00	\$ 196,354.00
Law	\$ 3,500.00	\$ 7,000.00	\$ 12,000.00
Planning & Zoning	\$ 12,900.00	\$ 2,850.00	\$ 33,210.00
Municipal Buildings	\$ 22,211.00	\$ 7,035.00	\$ 81,623.00
Police & Public Safety	\$ 2,166,296.00	\$ 2,024,928.00	\$ 2,066,582.00
Fire Department	\$ 95,500.00	\$ 91,000.00	\$ 86,500.00
Sanitation & Waste Removal	\$ 243,600.00	\$ 215,179.00	\$ 204,600.00
Highways & Streets	\$ 789,551.00	\$ 710,554.00	\$ 817,997.00
Parks & Recreation Council	\$ 10,000.00	\$ 14,000.00	\$ 6,700.00
Parks	\$ 46,427.00	\$ 50,089.00	\$ 45,880.00
Housing & Urban Dev.	\$ -	\$ -	\$ -
Community Dev.	\$ 25,000.00	\$ 25,000.00	\$ 30,000.00
Miscellaneous	\$ 68,550.00	\$ 60,968.00	\$ 60,085.00
Total Expenditures	\$ 4,227,394.00	\$ 3,826,118.00	\$ 4,295,045.00

Delmar, DE	Budget 2026- 2027	Budget 2025- 2026	Budget 2024- 2025
Executive	\$ 260,330.00	\$ 273,231.00	\$ 300,378.00
Financial	\$ 122,863.00	\$ 117,324.00	\$ 136,310.00
Law	\$ 5,300.00	\$ 7,800.00	\$ 10,300.00
Planning & Zoning	\$ 8,600.00	\$ 2,350.00	\$ 3,210.00
Municipal Buildings	\$ 22,211.00	\$ 7,035.00	\$ 17,000.00
Police & Public Safety	\$ 1,494,205.00	\$ 1,409,676.00	\$ 1,453,210.00
Fire Department	\$ 95,500.00	\$ 91,000.00	\$ 86,500.00
Sanitation & Waste Removal	\$ 153,550.00	\$ 135,774.00	\$ 122,400.00
Highways & Streets	\$ 323,224.00	\$ 352,093.00	\$ 283,791.00
Parks	\$ 46,427.00	\$ 50,089.00	\$ 45,917.00
Housing & Urban Dev.	\$ -	\$ -	\$ -
Community Dev.	\$ 50,000.00	\$ 50,000.00	\$ 75,000.00
Miscellaneous	\$ 116,028.00	\$ 108,446.00	\$ 87,879.00
Total Expenditures	\$ 2,698,238.00	\$ 2,604,818.00	\$ 2,621,895.00

CAPITAL IMPROVEMENT PLAN

One of the primary responsibilities of local government officials is to preserve, maintain, and improve a community's stock of buildings, roads, parks, water and wastewater facilities, and equipment. Planning for capital improvements is a matter of prudent financial management as well as sound development practices. The Capital Improvement Plan is guidance for the Council in adoption of the regular annual budget and the Council may delete items or make revisions as deemed appropriate and may arrange items in the order of priority.

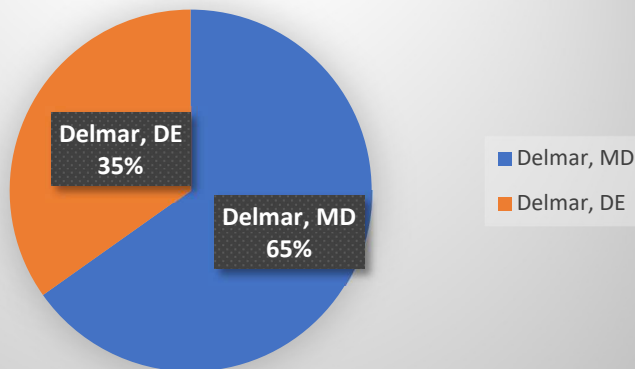




Statistical Information:

	Delmar, Maryland	Delmar, Delaware
Population, 2020 census	3,798	2,027
Area	1.7 square miles	0.94 square mile
Median Age	37.7	39.6
Median Household Income	\$66,987	\$49,130

Population, 2020 Census



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