

MAYOR & COMMISSIONERS
February 9, 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 Mgr. Jeff Fleetwood, Fire Department Deputy Chief Joshua Joyner, Student Advisor Colton Gwaltney, and Clerk of Council, Vondell Spencer. Guest: Jay and Pat Nusbaum, Joe White, Janet Robinson, and Latif Schofield.

Mayor Jorden led the Pledge of Allegiance.

Mayor's Comments –

Mayor Jorden thanked everyone for attending the meeting.

Mayor Jorden formally appointed Deputy Mayor Jack Lenox as Deputy Mayor.

Approval of Minutes –

A motion was made, seconded, (Nembhard/Boothe) and carried to approve the January 12, 2026 meeting minutes. The motion carried with a vote of 5 Ayes.

Unfinished Business –

None.

New Business –

Town Mgr. Fleetwood stated the property adjacent to town hall's drive-thru; cedar shake duplex, two-story house is owned by one of the owners of Delmar Pizza. Town Mgr. Fleetwood said he was contacted from the owner and asked if the town had any interest in the property. Town Mgr. Fleetwood received an informal appraisal price of the home by a Maryland Certified Appraiser and was informed the property is well worth \$175,000. Town Mgr. Fleetwood questioned the Mayor and Commissioners about interest in the proposed property to extend the town hall parking lot. He reviewed the benefits of the property. A conversation ensued.

Mayor Jorden called for a motion for an appraisal of the proposed property. A motion was made/seconded (Shaffer/Boothe) and carried by a vote of 5 Ayes.

Deputy Mayor Lenox clarified to Town Mgr. Fleetwood they would need ultimately an alternative use idea presented to them about how the property can incorporate into town hall property, parking spaces, and costs associated on that end.

Student Advisor –

Student Advisor Colton Gwaltney reported: 1.) Winter sports win/loss percentages are 500 or above. 2.) Spring sports start at the end of this month. 3.) Weapon detectors are being added to the main doors starting the end of this week. Commissioner Shaffer added he thinks it's a very proactive move.

Committee Reports:

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

Chief Barkley reported as follows: 1.) Last week PD began their part in the initiative on the enforcement side in reference to the illegal parking at State Line Plaza. Chief Barkley said the hours PD were enforcing was 3:00 p.m. to 7:00 p.m. on Thursday, Friday, and Saturday. These are the busiest days. He further said someone reached out to PD and he read their email. He informed the elected body in just 3 days there have been 27 contacts, 22 citations, 3 verbal warnings, and two written warnings.

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

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

Mayor Jordan mentioned PW did a good job keeping the snow plowed and things cleared. He said he is glad they invested in good equipment for them.

Utility Commission –

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

Commissioner Shaffer reported: 1.) The commission is considering two options for bulk water sales. The valve that is currently used for bulk water is broken. There is another valve available and it is \$8,000 at installed price. 2.) There were 597,000 gallons daily flow for the year at the WWTP. 3.) The WWTP did have a violation from MDE for ammonia that exceeded normal levels. Warmer weather will help. 3.) The WTP is still awaiting two high service pumps. 4.) The town is about to close with a \$2,800,000 loan for the water tower on the northeast quadrant on the DE side.

Planning & Zoning –

The meeting was January 22, 2026.

Deputy Mayor Lenox reported the meeting was January 22, 2026. All the activity was on the Delaware side. The commission did see final plans for Dunkin Donuts. He said they also saw conceptual plans for property that Delmar Pizza is involved with on the Delaware side, as well, for three sizable commercial developments. He said the timetable is a little more speculative but the project is moving ahead as well.

Fire Department –

Deputy Chief Joyner said at the beginning of this year one of the current lieutenants retired. The lieutenant worked for the FD for 22 years. He further said there are currently job openings internally. Deputy Chief Joyner reviewed FD statistics and reviewed the status of the latter truck projected service date.

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

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

There was no January meeting.

Town Managers Report –

Town Mgr. Fleetwood reported: 1.) The WWTP ammonia levels were high and Superintendent, Frank Daniels is working very hard with the biosystem procuring chemicals to correct this problem that led to a violation from MDE. 2.) Town staff is meeting on Thursday with a vendor that is bringing a SWORDFISH that detects lead and copper pipes. On the Delaware side that is still leaning towards the state paying for all the discovery that needs to take place. Conversely on the Maryland side the town is getting ready to close on the loan for lead and copper which is \$380,000 and that will be used if we go for the SWORDFISH on the Maryland side. 3.) The town received two grants from the State of Maryland from Community Parks and Playground. One grant called the Pass-Through Grant was in the amount of \$300,000 which will go to the Mason Dixon Complex to help pay for the field lights. The second grant from Community Parks and Playground is \$70,500 to be utilized at Gordy Park to fix improvements at the skateboard park, a couple of pieces of playground equipment, and the balance Town Mgr. Fleetwood would like to dedicate to the Little League to build a pavilion in front of the skateboard park. 4.) Wednesday, February 25th at 6:00 p.m. the first budget workshop will take place. Town Mgr. Fleetwood said we are sitting on a balance of about \$300,000 with Highway User money on the Maryland side which puts us at a full year of proceeds that have not been used.

Council Comments –

Commissioner Nembhard had no comment.

- 1.) Commissioner Shaffer commented the Fire Department Banquet was a good time and he was amazed to see what people had longstanding service. He complimented Commissioner Boothe and Deputy Chief Joyner and said they did a good job on the banquet.
- 2.) Commissioner Boothe thanked everyone for attending the Fire Department Banquet. He said it is always nice to see the town attend the banquet.

- 3.) Deputy Mayor Lenox mentioned to Commissioner Nembhard earlier that one of the residents in Woodcreek near 9190 Clubhouse Dr. or 9192 Clubhouse Dr. has requested that they look into a speed bump. He said his is the area that he knew Chief Barkley has had discussions about in the past with speed limits. He further said he guessed this is an alternative to that. So, not knowing really what the process is, if we could ask Town Mgr. Fleetwood for PW and PD what the standard procedure is, take a look at it, and then see if it's something we want to go ahead with it.

Public Comments –

- 1.) Joe White commented he is running for District 5, Wicomico County Council. He updated the Mayor and Commissioners on what has come up at Wicomico County for Delmar and he discussed rec-soccer, Futsal, and Cash Bash in Parsonsburg, MD. A conversation occurred. A conversation occurred.

Adjournment –

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

Submitted by:

Clerk of Council
Vondell Spencer