

MAYOR & COMMISSIONERS
January 12, 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, and Clerk of Council, Vondell Spencer. Guest: Phillip White, Trenton Clark, and Denice Martinez.

Mayor Jorden led the Pledge of Allegiance.

Mayor's Comments –

Mayor Jorden welcomed everyone to the meeting. He commented he hoped everyone had a great Christmas and New Year's.

Mayor Jorden congratulated Clerk of Council, Vondell Spencer for all she does for them and the town. He said she is now a Certified Municipal Clerk. He said publicly he and the commissioners just wanted to say thank you for her heart and for her generosity to the town.

Approval of Minutes –

A motion was made, seconded, (Nembhard/Shaffer) and carried to approve the December 8, 2025 meeting minutes. The motion carried with a vote of 5 Ayes.

Unfinished Business –

None.

New Business –

Animal Control Ordinance #763

Town Mgr. Fleetwood stated the town contracts with the Wicomico County Humane Society to do the town's animal control. The town would like to pass an ordinance that says the town is going to allow the county while they are in town to apply their standards for enforcement. There is also an MOU that the town just recently updated and added a line about adopting the Wicomico County side of standards.

Town Attorney, Robert Benson reviewed Ordinance #763. He stated the ordinance was introduced last month for its first reading and it has been advertised for a public hearing tonight. The purpose of this ordinance is to remove the town's current dog and animal control and to adopt in lieu thereof Wicomico County's Animal Control. The reason for that is Wicomico County's Animal Control people will be enforcing and doing the work. In order to allow them to do that if they use the one from Wicomico County it is the one they use for every day. This is a way for the town to adopt

Wicomico County's law.

Deputy Mayor Lenox asked Town Mgr. Fleetwood if the MOU had been signed by Wicomico County. Town Mgr. Fleetwood answered yes, it has been signed by Wicomico County.

Mayor Jorden asked to go into a public hearing for Ordinance #763. A motion was made/seconded (Boothe/Shaffer) and carried by a vote of 5 Ayes.

There were no public comments.

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

Mayor Jorden asked for a motion to adopt Ordinance #763. A motion was made/seconded (Nembhard/Lenox) and carried by a vote of 5 Ayes.

Student Advisor – No report.

Committee Reports:

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

Chief Barkley reported as follows: 1.) PD made it through the holidays without any issues. 2.) Last month PD was still dealing with young men going through vehicles and may have made it to the Woodcreek development. Although there still has not been an arrest he believes they have identified the individuals. PD has been shadowing them and sometimes the young men know PD is there. They have not been able to continue their endeavors. On the Maryland side there have been no new crimes or patterns. 3.) There were a few on the Delaware side. Chief Barkley brought it to the Mayor and Commissioners attention there was an incident at Wawa Friday night where a young man was arrested by DSP for disorderly conduct. Delmar PD was on a different call but at that moment there was a fight/assault at Gordy's and they were unable to go to the call at Wawa. Officers did go to Wawa after they cleared the incident at Gordy's and that is why you will see on social media a video when the young man got arrested. 4.) PD is gearing up and getting ready for the new budget session. 5.) There is a lot of mandated training for the entire department this time of the year. First Aid recertification has to be done every two years. Some of the officers are in North Carolina right now going through voice stress analysis training. 6.) PD has an open position due to an officer taking a position at the Delaware Memorial Bridge. There have been quite a few individuals reaching out to PD to do applications. The police academies are in December and July every year. PD is accepting certified and noncertified applicants.

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

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

Mayor Jorden noted Commissioner Shaffer made a trip to the storm ditch. The town did some work on storm drain ditches just to make sure they were still draining properly. Commissioner Shaffer

said the storm drain ditches look good considering all the rain on Saturday and most of it had drained out in less than 24 hours. He said the way the mats were rolled there was no erosion or anything.

Utility Commission –

The Utility Commission meeting was this evening at 6:30 p.m. and all were present.

Commissioner Shaffer reported: 1.) The town will have to get an MS4 Permit this year and there was a representative from the Alliance at Chesapeake Bay. Mr. Leigh provides technical assistance to small towns through EPA grants and MDE grants. Mr. Leigh is going to map out the town's stormwater including the elevations. Mr. Leigh is going to create an action plan for the town. Commissioner Shaffer said the entire moving forward thing we have all been apart of and it continues on through this. 2.) The commission reallocated \$8,800 for a fire hydrant at Public Works. 3.) The WTP is still waiting on two pumps for the major renovation that was done.

Fire Department – No report.

The Deputy Chief could not attend.

Commissioner Boothe reported: 1.) The fire side ran 741 calls for service between Maryland and Delaware and that is also assisting neighboring departments. 2.) EMS ran 2,365 for the month. 3.) The Fire Marshal's Office decided not to recognize the Delmar Fire Department as a Maryland department about three weeks ago. So, it's locked them from doing their reporting. The issue is being worked on right now but it will certainly affect bonding. They are Station 4 in Wicomico County in the State of Maryland. 4.) The total calls for EMS were 173 and they went out of the district 12 times to Salisbury, Laurel 6 times, Parsonsburg once and Willards once. Sussex in town was 44, Sussex out of town was 48, Wicomico 36 in town and 45 out of town.

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 December meeting.

Fire Department – No report.

Planning & Zoning –

The meeting was December 18, 2025.

Deputy Mayor Lenox reported:

1. **Denice Martinez – New Home Build – 703 E. East St., Delmar, MD** – Ms. Martinez presented a new home build as referenced per the attached drawings. Deputy Mayor Lenox stated this is a property that the Planning and Zoning Commission actually seen

previously. This is a vacant lot which had been discussed for four units a while back. The application applies fully to zoning, it has all the elevations, and a recommendation from Planning and Zoning to approve.

Deputy Mayor Lenox called for a motion to accept the Planning and Zoning Commissions favorable recommendation to approve – Denice Martinez – New Home Build – 703 E. East St., Delmar, MD, per the attached drawings. The motion was made/seconded (Boothe/Shaffer) and carried by a vote of 5 Ayes.

2. **Holly Campbell/Doug Marshall – New Home Addition (Final Plans) – 30503 E. Line Rd., Delmar, MD** – Mrs. Campbell presented a new home addition as presented per the attached drawings. Deputy Mayor Lenox stated this is an item that went through the Board of Zoning Appeals this past year. It's an expansion of a non-conforming use adding a third dwelling unit. They had applied under hardship circumstances and that is not under our jurisdiction that is under the Board of Zoning Appeals and they did approve that variance.

Deputy Mayor Lenox said the proposed 30 by 50 addition is to the rear of the home. Currently two units are there right now. It was determined at the Planning and Zoning Commission meeting the two units have been in existence for a long time and in fact they were included in the structure when it was annexed. The original building with the two units was established under county rules a while back. The site plan put into effect the 30 by 50-foot addition to go to a third unit at that location.

Deputy Mayor Lenox noted the recommendation from the Planning and Zoning Commission was favorable. The only condition had to do with resolving what might've been some confusion with the minutes from the Board of Zoning Appeals which he believes is resolved.

Mayor Jorden asked Mrs. Campbell if there was going to be a bathroom added as well. Mrs. Campbell answered yes. Deputy Mayor Lenox added in the addition there will be two bathrooms and a kitchen. He said it is a separate dwelling unit attached.

Deputy Mayor Lenox called for a motion to accept the Planning and Zoning Commissions favorable recommendation to approve – Holly Campbell/Doug Marshall Sr. – New Home Addition (Final Plans) – 30503 E. Line Rd., Delmar, MD, per the attached drawings. A motion was made/seconded (Nembhard/Boothe) and carried by a vote of 5 Ayes.

Town Managers Report –

Town Mgr. Fleetwood reported: 1.) DE side Lincoln Ave.: Lincoln Ave. from Bi-State Blvd. to N. Pennsylvania Ave. stormwater component, water component, sewer components, and repaving of the road are now 100% complete. On the railroad track side of N. Pennsylvania Ave. there are a significant number of millings that are ultimately going to go over to the Delmar Nursing Home in the area of Second St. and Delaware Ave. to improve that parking lot for the

employees at no cost to the nursing home. 2.) Calendar year 2025 was finished out at the WTP with the low five hundred thousand gallons per day average flow. The three-year average flow is going to be in the low five hundreds. Town Mgr. Fleetwood publicly thanked WWTP Superintendent, Frank Daniels. He said Mr. Daniels manages the water. Mr. Daniels said when the Phase 1 INI project was done on the MD side, he didn't see any change at all. When the work on the roe was done on Delaware Ave., he said he did notice a change. Town Mgr. Fleetwood said that is a segway into the Phase 3 DE INI Project. When the RFP were sent out the town was one million dollars over budget and the town received one bid. Town Mgr. Fleetwood further said when he spoke with the contractors, he was informed the problem with the RFP was 85% of the work is slip lining and 15% is brick and mortar. The town will go back out for bid this week. One of the RFP is for the slip lining and the other RFP is for the brick and mortar.

Council Comments –

- 1.) Commissioner Nembhard thanked everyone for a successful 2025 including Town Mgr. Fleetwood, Clerk of Council Vondell Spencer, and all of the Town of Delmar staff for the work they provide for the citizens especially what they do not see and sticking together no matter what. He said he is looking forward to having a better 2026. He wished everyone a Happy New Year.
- 2.) Commissioner Boothe commented the town has put in a lot of time and effort in the ditch at Chestnut St. to relieve some of the flooding issues down there. The ditch is privately co-owned by a local farmer and Wicomico County. He said they are working with Wicomico County right now trying to allow either the town or them to finish cleaning out the ditch. Hopefully, that will be worked out in the next week or so. Commissioner Boothe thanked Commissioner Shaffer for checking on the ditch.
- 3.) Commissioner Boothe gave kudos to Officer Doman for staying professional, courteous, and respectful when he stopped him for a tag light.
- 4.) Deputy Mayor Lenox encouraged his neighbors that were in attendance from Woodcreek to please let everyone know who they are and he thanked them for attending the meeting.

Public Comments –

- 1.) Trenton Clark commented he's been a resident since 2024. He is president of Woodcreek's HOA. He said he wants to try to come for more meetings to stay in the loop. He also thanked Town Mgr. Fleetwood for coming to a Woodcreek HOA meeting. He further said some Woodcreek homeowners expressed some grievances about the trash company and how they handle things. A conversation occurred.

- 2.) Janet Robinson commented she has been a resident at Woodcreek since August 2023. She said it her first year on the HOA as treasurer at Woodcreek and hoped to partner with the Mayor and Commissioners on some topics. She said she wants to support her community.
- 3.) Mr. Schoolfield commented he has been a resident at Woodcreek going on two years now. He said it is his first time on a HOA and he moved here from Washington DC with the goal to get involved. He further commented he is happy to be in his first town hall meeting. Mr. Schoolfield voiced more concerns from his fellow HOA members. A conversation occurred.
- 4.) Joe White commented he has started his journey. He said he has announced that he is running for District 5 in Wicomico County which is going to include Delmar. A conversation occurred.
- 5.) Holly Campbell welcomed the new HOA members at Woodcreek. She said she owns a home in Woodcreek. She discussed the Connelly Mill Park, LPPRP, and Delmarva Index. A lengthy discussion occurred.

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
Vondell Spencer