

**MAYOR & COMMISSIONERS**  
**March 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 Attorney Robert Benson, Town Mgr. Jeff Fleetwood, Fire Department Deputy Chief Joshua Joyner, and Clerk of Council, Vondell Spencer. Guest: Joe White, Lloyd Unsell, Kevin Kinnamon, and Doug Jones.

Mayor Jorden led the Pledge of Allegiance.

**Mayor's Comments** –

Mayor Jorden thanked everyone for attending the meeting. He acknowledged previous Deputy Mayor and Commissioner Lloyd Unsell in attendance.

**Approval of Minutes** –

A motion was made, seconded, (Shaffer/Boothe) and carried to approve the February 9, 2026 meeting minutes. The motion carried with a vote of 5 Ayes.

**Unfinished Business** –

None.

**New Business** –

None.

**Student Advisor** – No report.

**Committee Reports:**

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

Chief Barkley reported as follows: 1.) There are no new crime patterns.

Mayor Jorden asked Chief Barkley how the fire lane parking enforcement is going in the Food Lion Shopping Center. Chief Barkley answered PD has been diligently working to get the parking corrected. Deputy Mayor Lenox asked Chief Barkley if there have been any repeat offenders. Chief Barkley answered no repeat offenders but the illegal parking is still happening.

Mayor Jordan asked Chief Barkley his thoughts on having new candidates in the upcoming academy. Chief Barkley answered PD is not going to squeeze anybody into the academy. The cutoff was last week but PD has put in two names and we will see where it goes from there.

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

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

**Utility Commission** –

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

Commissioner Shaffer reported: 1.) Reallocation of funds was approved in the amount of \$16,200 from Utility Contingency Account and \$1,900 from both water and wastewater's Worker's Compensation Fund for a by-pass pump. Commissioner Shaffer said he is proud of Town Mgr. Fleetwood and PW because they saw the need for the pump and moved quickly in acquiring the by-pass pump. He further said he likes how we have taken Delmar from a reactive town to a proactive town. 2.) There was a VFD (Variable Frequency Drive) fried and the town already had one waiting for use so we were able to get it back running. Unfortunately, you cannot use the same VFD at each plant.

**Planning & Zoning** –

The meeting was February 19, 2026.

1. **Kirk Kinnamon/K, Kinnamon Construction Inc. – New Home Build – Lot 4, Sunset Refuge, Delmar, MD** – Mr. Kevin Kinnamon presented a new home build as referenced per the attached drawings. Deputy Mayor Lenox mentioned this is the second house under construction at Sunset Refuge. Deputy Mayor Lenox asked Mr. Kinnamon if there have been no changes since the Planning and Zoning Commission meeting. Mr. Kinnamon answered not that he is aware of.

Deputy Mayor Lenox called for a motion to accept the Planning and Zoning Commission's favorable recommendation to approve – Kirk Kinnamon/K. Kinnamon Construction Inc. – New Home Build – Lot 4, Sunset Refuge, Delmar, MD, per the attached drawings. A motion made/seconded (Boothe/Shaffer) and carried by a vote of 5 Ayes.

2. **Doug Jones/Ottis Russell (Owner) – New Home Build – 706 E. State St., Delmar, MD** – Mr. Doug Jones presented a new home build as referenced per the attached drawings. Deputy Mayor Lenox stated the surveyor was asked to work on incorporating an additional parking space. He further stated the Planning and Zoning Commission's concerns. Deputy Mayor Lenox said there has been a modification submitted as the commission requested.

Mr. Jones said keeping the property line and setbacks in mind they decided to push the house back from E. State St. enabling them to have a good radius to pull two vehicles in and an area to have a T-Bone turnaround that comes up back beside the porch for safety

and emergency services. There are existing sewer and water. Deputy Mayor Lenox asked Mr. Jones if this is the site where there was a fire. Mr. Jones answered he thought it was.

Deputy Mayor Lenox asked Mr. Jones how far back was the house moved on the plans. Mr. Jones answered about 14 feet and there is still enough room for a large backyard for outdoor activities.

Deputy Mayor Lenox called for a motion to accept the Planning and Zoning Commission's favorable recommendation to approve – Doug Jones/Ottis Russell (Owner) – New Home Build – 706 E. State St. Delmar, MD., per the attached drawings. A motion was made/seconded (Shaffer/Nembhard) and carried by a vote of 5 Ayes.

### **Fire Department** –

Deputy Chief Joyner reviewed the statistical information.

Deputy Chief Joyner reported: 1.) The FD has been operating with one engine for the last week to week and a half due to maintenance issues. The FD did get one back at the end of last week and the other is out for service this morning and came back this afternoon 2.) The new latter truck will arrive sometime this week and the projected service date has been moved to March 27<sup>th</sup>.

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

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

The Parks and Recreation Committee meeting was on February 24, 2026.

Commissioner Boothe reported: 1.) A kickball tournament is being worked on. 2.) The Chili Cookoff will continue. 3.) The “Movie Nights” will be continued and a deal was worked out with the library. The town will be using the equipment in partnership with the library. 4.) The committee is trying to do three big events yearly. They are seeking funding and some grant opportunities to help with the events.

### **Town Managers Report** –

Town Mgr. Fleetwood reported: 1.) The sidewalk along Pennsylvania Ave.: a final design has been established. It will run from the old PD to Foskey Ln. The contractor will be out in front of Gordy Park this week to begin work. Little League is aware there will be some disruption and as long as the work is done before opening day the Little League has no issues. The south end of the Mason Dixon Complex work will start at the end of March. 2.) 24 E. State St. Property: the town received a written document that states the asking price of the home is \$175,000. The DE side is onboard with the purchase as well as the MD side. Advertising will take place on April 12<sup>th</sup>, an ordinance will be introduced at the April meetings, May the ordinances will be approved, and we can move forward with the purchase. The town is still awaiting bids for the demolition of the property. The only bid that has been received is in the \$20,000 range. 3.) March 11<sup>th</sup> at 6:00 p.m. is the second Joint Budget meeting, March 18<sup>th</sup> there is a Utility Commission Budget

meeting at 6:00 p.m., and March 25<sup>th</sup> the DE side will be meeting for there budget. 4.) RFPs are out for trash, audit, and the Phase 3 I&I Project on the DE side. Trash and the auditing service bid opening is scheduled for March 30<sup>th</sup>; trash at 10:00 a.m., audit at 2:00 p.m., and Phase 3 is this coming Wednesday. 5.) Benrow Appliances: there is a preconstruction meeting on March 17<sup>th</sup>. The Farmers Bank of Willards is ready to get started. North of the formally known Perdue Property, the business park is getting ready to get started. 6.) In conversations with DBF the time is right to pursue the update of the town standards because the last update was early the 2000's. There will be funding in the FY'27 Budget for this update. 7.) Correspondence was received from Wicomico County in reference to the Wicomico County Comprehensive Water and Sewer Plan Update Cost Share Memorandum of Understanding for up to a \$5,000 municipality offset that required the mayor's signature.

### **Council Comments –**

Commissioners Boothe, Shaffer, and Deputy Mayor Lenox had no comments.

- 1.) Commissioner Nembhard thanked Town Mgr. Fleetwood and staff for spotting a problem and getting on it leaving nothing unresolved and being proactive.

### **Public Comments –**

- 1.) Mr. Lloyd Unsell commented thanks to the blizzard there were a lot of limbs along Executive Club Dr. and in the community. He asked Town Mgr. Fleetwood whose responsibility is to clean the limbs up. Town Mgr. Fleetwood answered he will research and get back to him and worst-case scenario the town will send staff out there. A conversation occurred.
- 2.) Mr. Joe White updated the Mayor and Commissioners on Legislation Bill 202601, Legislation Bill 202602, and MD SB371.

### **Adjournment –**

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

Submitted by:

Clerk of Council, CMC  
Vondell Spencer