

MAYOR & COMMISSIONERS
November 10, 2025
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, Fire Chief, Justin Elliott, Student Advisor, Colton Gwaltney, and Clerk of Council, Vondell Spencer. Guest: Kyle Hughes, Shailesh Patel, Justine Elliott, Tyler Parks, Lucas Baldwin, Ryleah Corbin, Nathan Davies, Jacob Hornsby, Clayton Boone, and Pax Garcia.

Mayor Jorden led the Pledge of Allegiance.

Mayor's Comments –

Mayor Jorden welcomed and thanked everyone in attendance.

Mayor Jorden commented hopefully everyone noticed the lights on town hall and PD. He thanked Town Mgr. Fleetwood for his help with the lights.

Approval of Minutes –

A motion was made, seconded, (Boothe/Nembhard) and carried to approve the October 13, 2025 meeting minutes. The motion carried with a vote of 5 Ayes.

Unfinished Business –

None.

New Business –

None.

Student Advisor –

Student Advisor Colton Gwaltney reported: 1.) All fall sports have ended. 2.) Varsity football lost to Laurel. Winter tryouts start this week for all sports.

Committee Reports:

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

Chief Barkley reported as follows: 1.) On the Maryland side in one of our neighborhoods there has been a rash of stolen vehicles. As of last night, it has spread to the Delaware side. At this point it

has been a total of five vehicles and out of those five only one was locked and the keys were not in it. Chief Barkley said it important for our citizens to help themselves by taking precautions and locking their vehicles. The suspected individuals that are believed to be involved in the car thefts are not in custody as of yet. They have been working all up and down the Eastern Shore with these vehicles. The car theft last night is believed to have made it to Somerset County, they encountered authorities there, and made it back here. So, the PD has added extra patrols and he has added guys to put all of their attentions into getting this taken care of. He further said if the numbers of the traffic statistics start to fall it is because PD is dealing with the car thefts.

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.

Commissioner Shaffer reported: 1.) There was a water leak by Old Racetrack Rd. which is a DelDot road. Town Mgr. Fleetwood waited until the railroad shut down Old Racetrack Rd. to fix the water leak which saved the town money, PW moved a water meter back because it was close to the edge of the road, and made other repairs. 2.) The Lincoln Ave. stormwater project is complete other than the concrete and repaving. 3.) The new steps and generator at the WTP were installed. 4.) There was a brief conversation in reference to the money invested in the WTP and people do not see it and we should have those conversations with people. Also, the media in the filters at the WTP came in and are gradually being replaced.

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 October 27, 2025.

Commissioner Boothe reported: 1.) Commissioner Boothe is stepping down as Chairman effective January 1, 2026. Committee Member Faith Higbee will be the new Chairwoman. Commissioner Boothe said he will stay a committee member as a liaison for the town. 2.) There are two new members Mr. Roger Martinson and Mr. Jeff Melvin. 3.) Last Saturday was the Chili Cookoff and it was successful. Movie Night followed and it was also a success. The library is going to work with this committee moving forward for the next Movie Night. 4.) The New Year's Eve Celebration is still undecided.

Fire Department – No report.

Fire Chief Justin Elliott reviewed FD statistics.

Planning & Zoning –

Deputy Mayor Lenox reported the meeting was on October 23, 2025.

1. **Shailesh Patel – Home Addition (1 Bedroom, 1 Bathroom, and Patio) – 30375 Trestle Place, Delmar, MD** – Mr. Patel presented a new home addition. Deputy Mayor Lenox provided a brief introduction clarifying for the record the home addition includes 1 bedroom, 1 bathroom and the earlier referenced patio is a deck.

Deputy Mayor Lenox called for a motion to accept the Planning and Zoning Commissions favorable recommendation to approve – Shailesh Patel – Home Addition – 30375 Trestle Place, Delmar, MD, with the changes reflected by Planning and Zoning. A motion was made/seconded (Shaffer/Boothe) and carried by a vote of 5 Ayes.

2. **Kyle Hughes (Kylan Barn) – New Storage Building with a Living Space and Performance Stage – 30603 Dusty Lane, Delmar MD** – Mr. Hughes presented a new storage building with a living space and performance stage. Deputy Mayor Lenox stated in advance of the Planning and Zoning Commission at their October 23, 2025 meeting Planning and Zoning Commission Director, Twain Evanson and Town Mgr. Fleetwood reviewed the previous records because this is the original property of the amphitheater. The amphitheater itself was carved out of the property years ago so, it was important to see what approvals were given.

Deputy Mayor Lenox further stated in addition to this being a storage building and living space this is also the performance area, the stage but not as originally envisioned. Mr. Doug Marshall's original plan was 51 feet tall and it was also located a lot closer to the property line. Mr. Hughes added it originally had three to four concrete pads out for commercial building. Deputy Mayor Lenox said the Planning and Zoning Commission saw the elevations for the building which were very attractive and it is much smaller than before. It is the intention that these units be associated with the wedding barn and/or the performance area. The Planning and Zoning Commission recommended the conditions be restricted to that point.

Mr. Hughes said the main point is that it all works as a plan, it is not separate entities, and it will probably go in three stages; the building, apartments, and the stage or vice versa. Deputy Mayor Lenox asked Mr. Hughes if it could in the future make sense for it to be resident manager of some sort; that could be allowed as well. Mr. Hughes answered yes. The operator or the property manager handling the whole aspect of it. Commissioner Nembhard asked Mr. Hughes no renting except for the customers. Mr. Hughes answered it would be the band; it would go all hand in hand. Deputy Mayor Lenox said that would be their rationale for it being accessory to the commercial use.

Mayor Jorden asked Mr. Hughes if the storage building would be two story. Mr. Hughes answered yes.

Deputy Mayor Lenox called for a motion to accept the Planning and Zoning Commissions favorable recommendation to approve – Kyle Hughes (Kylan Barn) – New Storage Building with a Living Space and Performance Area – 30603 Dusty Lane, Delmar, MD,

with the condition the apartments are only to be occupied in conjunction with the wedding barn, amphitheater, and related management and events. The motion was made/seconded (Boothe/Nembhard) and carried by a vote of 5 Ayes.

Town Managers Report –

Town Mgr. Fleetwood reported as follows: 1.) November 17th is the bid opening for Phase 3 of the INI Project on the DE side. 2.) Town Hall will be closed tomorrow in recognition of Veteran's Day. PD will be patrolling and the WTP will be out and about because they are still working on the media replacement. 3.) The Holiday Employee Luncheon is November 18th at 12:00 p.m. at the Delmar Fire Department. 4.) November 25th at 6:00 p.m. there will be a retirement dinner for Bob and Starr Conaway.

Council Comments –

- 1.) Commissioner Nembhard commented he's seen the lighting at town hall and has heard a lot of positive comments about the lighting at town hall as Town Mgr. Fleetwood and town staff have tried to get the town to look more presentable. He further commented it is a great job to all including WWTP Superintendent, Frank Daniels and WTP Superintendent, Ron Bailey. A lot of things are not seen they are just being done.
- 2.) Commissioner Boothe thanked Town Mgr. Fleetwood for contacting Delmarva Power due to the lighting in front of Breckenridge being down and now it's lit up. He further thanked Mr. Fleetwood and Deputy Mayor Lenox for their help on the dog ordinance policy. He said he has spoken to Kim from the Humane Society and has a better understanding. Moving forward a policy should be in place in the very near future.
- 3.) Commissioner Shaffer wished all veterans a Happy Veteran's Day, thanked them for their service, and wished everyone a Happy Thanksgiving. Mayor Jorden added Happy Birthday to the Marine Corps.

Commissioner Shaffer reiterated having the conversations with people informing them where the money is being spent. He commented to Chief Barkley when the homeowner called PD, they arrived quick. We have a properly staffed PD now.

- 4.) Deputy Mayor Lenox commented the issue with animal control is different counties deal with different jurisdictions and that one code brought all of them together. We will be coordinating anything we do with not just the town, not just Wicomico County but this code is adopted on the Delaware side as well. We have to get that straightened out as well and we will have some language to circulate and hopefully make some progress. Commissioner Boothe added when he spoke with Kim from animal control, she informed him when they go to Delaware for a dog, they will not take that dog back to a Maryland facility. They will wait for a Delaware agency to come. The problem is there are only two animal control in

Delaware. One in New Castle County and the other in Kent County. Deputy Mayor Lenox added Sussex County as well.

Public Comments –

None.

Adjournment –

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

Submitted by:

Clerk of Council
Vondell Spencer