

MAYOR & COMMISSIONERS
September 14, 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 Ronald Nembhard, and Cory Shaffer, Police Chief Ivan Barkley, Town Attorney Robert Benson, Town Mgr. Jeff Fleetwood, and Clerk of Council, Vondell Spencer. Guest: Holly Campbell, via teleconference: Rodney Brown. Absent: Commissioner Jacob Boothe.

Mayor Jorden led the Pledge of Allegiance.

Mayor's Comments –

Mayor Jorden thanked everyone for attending the meeting.

Mayor Jorden announced this coming weekend is Heritage Day located downtown. He commented he hoped to see everyone there with their families. There will be a bouncy house and other activities for the kids.

Approval of Minutes –

A motion was made, seconded, (Shaffer/Nembhard) and carried to approve the August 10, 2026 meeting minutes. The motion carried with a vote of 4 Ayes 1 Absent (Boothe).

Unfinished Business –

None.

New Business –

Old Delmar Police Department

Mr. Steve Viqueira suggested and discussed a possible senior center/recreation center with the possibility of table tennis/ping-pong, at the old Delmar PD.

Resolution #2026-09-14, Sustainable Maryland

Town Mgr. Fleetwood discussed the Sustainable Maryland Certification Program.

Mayor Jorden introduced and read Resolution #2026-09-14, Sustainable Maryland.

Mayor Jorden called for a motion to accept Resolution #2026-09-14. A motion was made/seconded (Lenox/Nembhard) and carried by a vote of 4 Ayes 1 Absent (Boothe).

Committee Reports:

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

Chief Barkley reported as follows: 1.) Over the summer months accidents tailed off for a while and as of late they have noticeably picked back up. 2.) There has also been an uptake on intoxicated drivers because it is not just drunk drivers. 3.) There have also been some individuals intoxicated or drug of choice that have wanted to take on some of the officers. Fortunately, no injuries and all situations were handled peacefully for the most part. 4.) There has been a slight uptake of domestics as well. 5.) No serious crime patterns to report. 6.) A lot of time has been spent with both prepping and being out there for the back-to-school issues. Officers are getting folks used to not going by the school bus when the red lights are on. Even being over near the school dealing with traffic issues with our students from the school. Some have had the opportunity to meet and have some learning sessions with some of our officers. 7.) Chief Barkley gave a big thank you to everybody involved. He said there were some things done last month to stave off PDs bleeding of officers to other agencies. Now, no officer is talking about going anywhere. 8.) The recruit in the academy had some injuries and it was questionable as to whether or not she would be able to continue. As of week, before last she received a full release from her physicians and she did really good on her physical testing as of last week as well. She still has to knock off a minute and three seconds. Town Mgr. Fleetwood acknowledged Lt. Alexander. He said Lt Alexander went upstairs at PD to the treadmill and set the pace needed which is five minutes and 40 seconds. He encouraged the recruit to everyday or most days get on the treadmill so she can sustain that pace. 9.) PD is working diligently on preps for the future retirements. Corporals Coco and Cockey are in mandatory supervisory school this week. Within a year of the promotion those officers have to go through a Maryland certified supervisory school. 10.) PD will be out and about on Heritage Day. There will even be a Delaware State Trooper under their tent on Heritage Day. She will not be participating in the tug-of-war. 11.) Commissioner Nembhard asked how the parking situation is going at FoodLion. Chief Barkley answered most days he is not seeing the volume of violators that he used to see. Unfortunately, there have been some formal officials that do not agree with our initiatives to do the parking enforcement in the shopping center. A discussion occurred.

Commissioner Shaffer mentioned he has received two phone calls this year from people that when school starts, they like to see police presence. He said parents are always appreciative of that. A conversation ensued.

Deputy Mayor Lenox asked Town Mgr. Fleetwood what the town was waiting for with the left-hand arrow coming from Line Rd. to Rt.13. Town Mgr. Fleetwood answered from his last conversation with DelDot they are going to hold that lane/directional change until they install the light at Old Stage Rd., Stage Rd., and Rt.54. That was supposed to be started July 1st. A conversation ensued.

Utility Commission –

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

Commissioner Shaffer reported: 1.) There were five reallocations requested that were approved.

The first one was \$10,361.00 to Capital Outlay for a mini split at the Waste Water Treatment Plant that needed to be replaced. The second was a contract amendment for \$16,000.00 for Outside Service reallocation. The third was to reallocate for line items for chemicals and lab supplies for \$8,865.00 to Capital Outlay. The third one was for an analyzer and that was for \$6,239.00 in Capital. The third one was for a pressure washer to turn that into a fixed asset for \$5,261.00. 2.) There are still two broken fire hydrants. The town would like to repair them rather than to replace them.

Planning & Zoning –

Deputy Mayor Lenox reported the Planning and Zoning Commission met on August 27, 2026.

- 1) **Chris Brown/Ryan Homes - New Home Build - Kilteel/Elder/Elevation K - Lot 65, 9355 Kilteel Dr., Delmar, MD** – Mr. Brown presented a new home build as referenced per the attached drawings. Deputy Mayor Lenox stated we had talked about putting a condition on about no occupancy permit, but at this point they've done enough work and we got a performance bond written into the public works agreement.

Deputy Mayor Lenox called for motion to accept the Planning and Zoning Commission's favorable recommendation to approve – Chris Brown/Ryan Homes – New Home Build – Kilteel/Elder/Elevation K – Lot 65, 9355 Kilteel Dr., Delmar, MD, per the attached drawings. A motion was made/seconded (Shaffer/Nembhard) and carried by a vote of 4 Ayes 1 Absent (Boothe).

- 2) **Douglas Price/Douglas Price Construction - New Home Build – (Sunset Refuge) Lot 7A, Mourning Dove Way, Delmar, MD** – Ms. Holly Campbell presented a new home build as referenced per the attached drawings. Deputy Mayor Lenox stated this is the smallest lot at Sunset Refuge. Ms. Campbell said there are three lots left. Deputy Mayor Lenox received clarification from Ms. Campbell that there are 9 lots total. Deputy Mayor Lenox asked Ms. Campbell how many are built and how many are under construction. Ms. Campbell answered 1 is under construction, 1 is done, Lot 5 cleared their lot for construction, Lot 4 is under construction right now, Lots 2 and 3 have been sold to one person, and Lots 6, 8, and 9 are wooded.

Deputy Mayor Lenox called for a motion to accept the Planning and Zoning Commission's favorable recommendation to approve – Douglas Price/Douglas Price Construction – New Home Build – (Sunset Refuge) Lot 7A Mourning Dove Way, Delmar, MD, per the attached drawings. A motion was made/seconded (Shaffer/Nembhard) and carried by a vote of 4 Ayes 1 Absent (Boothe).

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

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

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

Parks & Recreation – No Report.

Town Managers Report –

Town Mgr. Fleetwood requested a reallocation for Public Works from Contingency to Capital Outlay for a new zero turn in the amount of \$4,500.

Deputy Mayor Lenox asked Town Mgr. Fleetwood the amount that is in Contingency. Town Mgr. Fleetwood answered \$280,000.

Mayor Jorden called for a motion to reallocate \$4,500 from Contingency to Capital Outlay. A motion was made/seconded (Lenox/Nembhard) and carried by a vote of 4 Ayes 1 Absent (Boothe).

Town Mgr. Fleetwood reported: 1.) There will not be a Delaware Election as the incumbents ran unopposed. 2.) Skateboard Park equipment has been removed from the court and the old equipment is in the fenced area at the old PD. In a couple weeks the town is going live with GovDeals to get rid of some surplus equipment. 3.) State St. Park: the Delaware grant the town received was used to take out a very large tree on Grove St. and they dead wooded all the other trees in the park. 4.) Third St. from Walnut St to Chestnut St. has been repaved, milled and overlayed in Maryland. 5.) Woodcreek: the entry way has been milled and overlayed. 6.) Public Works Winter Storage Building material will be delivered this week. Construction will begin next week and should be done by the end of next week. The ribbon cutting for the breakroom and building will be at the same time. 7.) Waste Water Treatment Plant received FY'25 MDE Operation and Maintenance Grant in the amount of \$37,481.00. For FY'26 the town will more than likely not get an O & M Grant due to the cold weather we received last winter and the numbers got super elevated. 8.) Heron Ponds: Song Sparrow Circle has been completed. 9.) Over the next three weeks a vendor will be in town to do the patch paving throughout town.

Mayor Jorden asked Town Mgr. Fleetwood what has the town done this year as far as the mosquito spraying. Town Mgr. Fleetwood answered the State of Maryland sprays and they are on a schedule. If there is a complaint residents can call Administrative Assistant, Stephanie Alexis-Pacheco and she will contact the state for them to do which ever quadrant there is an issue. Delaware does not do a schedule. Someone has to call and they go to that location.

Council Comments –

Mayor Jorden, Deputy Mayor Lenox, Commissioner Nembhard had no comments.

1. Commissioner Shaffer commented we all know the issue with noise, complaints, and every everything else so it's one of those things that it's really wracked my brain because you don't want to kneecap anybody. We've all proven that we're pro-business and everything else. We want to see everybody succeed. He further commented where is the happy medium.

The Commission, Town Attorney Bob Benson, Town Mgr. Fleetwood, and Chief Barkley had a lengthy conversation about the town's noise ordinance and making it more specific. They also discussed ways decibel levels could be defined in the current noise ordinance.

The Commission concluded they would like Town Mgr. Fleetwood to draft an updated noise ordinance.

2. Deputy Mayor Lenox commented he has only heard good things in Woodcreek about the pavement project. He said he knows it is much appreciated. That entrance way obviously carries a lot of traffic and it's the oldest section in there, so it looks really nice and is appreciated.

Deputy Mayor Lenox announced this Friday afternoon there's the ribbon cutting at Delmar Assisted Living for the fourth building 1:00 p.m. and you get a tour. He said he thought there would be a good turnout from the town. Town Mgr. Fleetwood added town hall will be closed for an hour for the Delmar Assisted Living's Ribbon Cutting. Deputy Mayor Lenox responded he will be there as well.

Public Comments –

1. Ms. Holly Campbell asked if Wicomico County has a noise ordinance? Attorney Benson answered they do not need a decibel. In length she suggested to the Commission to be thoughtful and careful on how all this is handled because it affects all businesses. A conversation ensued.

Adjournment –

Mayor Jorden called for a motion to adjourn which was made/seconded (Shaffer/Nembhard) and carried by a vote of 4 Ayes 1 Absent (Boothe).

Submitted by:

Clerk of Council, CMC
Vondell Spencer