

MAYOR & COMMISSIONERS
September 8, 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, Public Works Director, Bob Buck, Public Works Foreman, Trey Hopkins, Delmar Fire Chief, Justin Elliott, and Clerk of Council, Vondell Spencer. Guest: Maryland State Delegate, Barry Beauchamp, Susan Beauchamp, Kyle Lankford, Rob Duma, Jay and Patricia Nusbaum, Kenneth Shockley, Lloyd Unsell, and Delmar, DE Mayor Thomas Bauer; via teleconference: Darrin Wyatt.

Mayor Jorden led the Pledge of Allegiance.

Mayor's Comments –

Mayor Jorden welcomed all in attendance.

Mayor Jorden acknowledged and thanked previous Deputy Mayor Lloyd Unsell for his previous service to the town. He further thanked and acknowledged Maryland State Delegate, Barry Beauchamp and his wife for being in attendance and what he is doing for Delmar, MD.

Approval of Minutes –

A motion was made, seconded, (Boothe/Shaffer) and carried to approve the August 4, 2025, meeting minutes. The motion carried with a vote of 4 Ayes 1 Abstain (Jorden).

Unfinished Business –

None.

New Business –

Concern on E. East St.

Town Mgr. Fleetwood said he does not think Mr. Womack will attend. Town Mgr. Fleetwood gave an overview of Mr. Womack's concern. Town Mgr. Fleetwood had spoken with Mr. Womack to resolve his concern.

Mason and Dixon Phase 1 Project

Associate Representative from Davis, Bowen & Friedel, Inc., Mr. Robert Duma and Director of Recreation, Parks and Tourism, Mr. Steve Miller presented an update for the Mason and Dixon Park Phase 1 Project. A lengthy discussion occurred.

Final Site Plan Approval – Lots 1-9 and 120 on Bi-State Blvd. and Stage Rd., Delmar, MD – Mr. Kyle Lankford presented a final site plan for approval as referenced.

Planning and Zoning Director, Twain Evanson stated Mr. Lankford came back for the final site plan approval before he received preliminary site plan approval and now his is back as a formality for final site plan approval.

Deputy Mayor Lenox asked if all is well with the wastewater issues in terms of connections and it's onsite private well? Mr. Evanson answered yes. Deputy Mayor Lenox asked Mr. Lankford the square footage. Mr. Lankford answered it is under 12,000 square feet so he did not have to do sprinklers but everything is done and everything went well. He further answered the hardest part was the horizontal boring under the road.

Mr. Lankford mentioned he is being very selective of who he would want to rent to. A lot of auto repair shops have contacted him and that is not something he wants to see in his building. Commissioner Boothe asked Mr. Lankford if the building had 3 bays. Mr. Lankford answered it is the one big building, Mr. Wyatt's is the one behind his.

Mayor Jorden called for a motion to approve the final site plan for Kyle Lankford - Lots 1-9 and 120 on Bi-State Blvd. and Stage Rd., Delmar, MD. The motion was made/seconded (Shaffer/Boothe) and carried by a vote of 5 Ayes.

Final Site Plan Approval – 8770 Stage Rd., Delmar, MD

Mr. Evanson stated Mr. Darrin Wyatt is similar to Mr. Lankford he is present for a final site plan approval as well. He further stated Mr. Wyatt still has to cover his utility fees for the tie-in unlike Mr. Lankford. Mr. Wyatt agreed. Mr. Wyatt stated TK Construction is supposed to start sometime this week or the beginning of next week.

Mayor Jorden called for a motion to approve the final site plan for Mr. Darrin Wyatt at 8770 Stage Rd., Delmar, MD pending the utility accounts are current. The motion was made/seconded (Nembhard/Shaffer) and carried by a vote of 5 Ayes.

Final Site Plan – Delmar Assisted Living, Delmar, MD

Deputy Mayor Lenox provided an overview of the issues with the 4th building at Delmar Assisted Living that have been resolved.

Mayor Jorden called for a motion to approve the final site plan for Mr. Kenneth Shockley, 4th Building for Delmar Assisted Living. A motion was made/seconded (Lenox/Shaffer) and carried by a vote of 5 Ayes.

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 trends or major incidents. 2.) PD is fully staffed. 3.) The painting project at PD has been completed for the most part and PD is moving

forward. 4.) PD has been preparing a succession plan and they have noted some vacancies in some of the first line supervision spaces aka corporals. PD recently tested and interviewed for corporals. The two gentlemen that were most successful will be promoted here shortly. PD is trying to work out a time now where they can have both elected bodies in house to be available for the promotional process and swearing in.

Commissioner Shaffer mentioned every year the same people call him the first week of school about how they love police presence the first week of school. Chief Barkley said PD does understand that they do have other areas that need attention aka Yorkshire but they are working to spread their resources. The more immediate right now is trying to adjust behavior right in front of the school.

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

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

Commission Shaffer thanked PW for putting the new electronic billboard out and it was complimented.

Utility Commission –

The Utility Commission meeting was ½ hour prior to this meeting.

Commissioner Shaffer reported: 1.) A while ago the Connelly Mill Rd. lift station was having some problems with pumps. It was determined that some years ago the power to the lift station comes from the administration building at the WWTP. A culvert was dug up on the road and it appears there was some damage done to a 3-Phase wire that powers that lift station. Elements worked their way into the damaged wire and they have had some serious problems. PW has put in a lot of hours out there getting the situation under control. The reason the power is not closer to the road is because it was done specifically where it's at that way the backup generator can kick in off the admin building, if there's power down, it could still run off the generator. 2.) The \$500,000 WTP capital improvement project: there was a lot of equipment in for bypass for the town's water system. They are now back up and running again. The bypass is closed. 3.) The pack tower had a bad valve with a \$4,000 change order. 4.) The wet well, which is part of the project, has been sealed and filled. 5.) Larger pumps are coming in October. 6.) The media in the sand filters should be changed in October and a lot of this system is just on a lot larger scale so media in those sand filters need to be changed periodically. 7.) Town Mgr. Fleetwood was able to contact the construction company that is doing the work at the WTP and they are providing a set of aluminum steps free of charge. The same company has cleaned up the generator, and painted it. The new rails and steps that were approved should be installed soon.

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

Fire Department –

Delmar Fire Department Chief, Justin Elliott reviewed the FD report.

Town Managers Report –

Town Mgr. Fleetwood reported as follows: 1.) Delmar, MD received a fairly sizable grant for trees and the town will proceed with that. The work will be done between S. Pennsylvania Ave. and S. Maryland Ave. 2.) Delmar, DE received a supplemental grant from Delaware Forestry for trees. The additional trees will be placed at State St. Park and the West Tot Lot. In addition, there is significant monies out there for tree pruning. PW Director, Bob Buck and PW Foreman, Trey Hopkins have given an estimate of about \$5,000 to clear out dead limbs in State St. Park. So, as soon as approval has been given on that grant the town will move forward in pruning trees on State St. In addition, that grant can be used by residents for tree removal which can be facilitated by Miller's Tree and Outdoor Service as well because they have given the town great prices. 3.) Heritage Day is scheduled on September 20th from 10:00 a.m. to 2:00 p.m. Town staff will arrive at 8:00 a.m. The big difference this year verses last year is significantly more food venders. Town Mgr. Fleetwood gave the layout for Heritage Day. 4.) The building (museum) across the street from the post office has had the following installations: interior, wiring, HVAC, drywall, electrical and the drywall has been painted. 5.) A lot of concrete work has been done across town over the last few weeks and should be finished by the end of this week. 6.) Lincoln Ave/DE Side.: the work on stormwater and full restoration to the road between Pennsylvania Ave. and Bi-State Blvd. will start soon. The materials should be delivered this week into next week and work beginning very soon. That project is 90% funded by DE State Representative, Tim Dukes. 7.) There is a ditch that runs north south between Chestnut Manor and out to the Baptist Church that needs trees removed and 16 inches of mucking done. Town Mgr. Fleetwood thanked PW, Foreman Trey Hopkins for doing the leg work for that ditch. The town did receive three quotes that vary anywhere from \$15,000 to \$36,000. The difference in the low bid and high bid includes everything but the matting. Town Mgr. Fleetwood said he will compile something formal for the Mayor and Commissioners. The work itself will be 3-5 days. A conversation occurred.

Town Mgr. Fleetwood applauded the work that PW Director, Bob Buck and PW Foreman, Trey Hopkins did on N. Pennsylvania Ave., and the granary which was significant. Deputy Mayor Lenox asked Town Mgr. Fleetwood if the money would come out of the contingency fund. Town Mgr. Fleetwood answered yes.

Parks & Recreation –

There was no August 26, 2025 meeting.

Planning & Zoning –

Deputy Mayor Lenox reported the meeting was on August 21, 2025 and all items discussed were on the DE side.

Council Comments –

Commissioner Nembhard had no comment.

- 1.) Commissioner Boothe commented on Connelly Mill Rd. the company that doing work to the gas main he is very impressed, they are doing good work, and by the end of the week they should done with this phase.

Commissioner Boothe further commented if anyone needs Sportsman Bash tickets, he does have them and he gave the prices of the tickets and announced they are also selling mugs.

Commissioner Boothe discussed the ditch that runs behind Chestnut Manor out to the Baptist Church. He thanked Town Mgr. Fleetwood and the PW staff for their work on that ditch.

- 2.) Commissioner Shaffer commented he is real pleased with the work that is happening at the WTP.

Commissioner Boothe further commented he is excited about Mason Dixon Park and he thinks it will uplift the town. He said he was real pleased how the county was very receptive to the different public meetings that we have.

Public Comments –

- 1.) Maryland State Delegate, Barry Beauchamp commented he had no idea what was on the agenda but he is glad he attended the meeting because it was nice to see the presentation of the Phase 1 Mason Dixon Complex Renovation. The safety issue was one of the angles they used that really helped them with funding.
- 2.) Mr. Llyod Unsell asked if there was a timeline established for converting the old police station into a community center. Mayor Jorden answered yes. They are still a work in progress and they are still working on getting some bids in. He further answered things are more expensive so, they are trying to spend the money that they have wisely. A conversation occurred.
- 3.) Town Mgr. Fleetwood informed and congratulated Mayor Jorden, and Commissioners Boothe and Shaffer that they have won their election. He said he looked forward to another term with them.

Adjournment –

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

Submitted by:

Clerk of Council
Vondell Spencer