

Utility Commission
July 13, 2026
DELMAR TOWN HALL & VIA TELECONFERENCE

The regular scheduled meeting of the Delmar Utility Commission was called to order by Commissioner Cory Shaffer. This meeting is available to the public, in person seating and via teleconference. The phone number and access code have been provided to all the members as well as the public. In attendance was Commissioner Ronald Nembhard, Council Member Todd Lanier, and Commission Members Phillip Moore and Lori Dewald. Key Personnel: Town Mgr. Jeff Fleetwood, and Clerk of Council Vondell Spencer. Guests: Brandon Tull, CPA, Mayor Thomas A. Bauer, Chris Simpson; via teleconference: Rodney Brown.

Commissioner Shaffer called the meeting to order. A quorum was established with five members present.

Approval of Minutes

A motion was made, seconded (Nembhard/Lanier) and carried to approve the June 8, 2026, meeting minutes as amended. Commissioner Shaffer took a vote, and the motion was passed with 5 Ayes.

Water Treatment Plant Report – In Mail Packet

Commissioner Shaffer asked Town Mgr. Fleetwood if there was only one fire hydrant with a problem. Town Mgr. Fleetwood answered now there are two fire hydrants with issues. He added both fire hydrant issues can be rebuilt.

Unfinished Business –

None.

New Business

Maryland and Delaware FY'25 Audit Findings

Link, Johmson, and Tull CPAs Partner, Mr. Brandon Tull presented and explained the Utility Commission, Delmar, Maryland and Delmar, Delaware's FY'25 Audit and Financial Statement findings. Mr. Tull mentioned the report is a draft but they expect to finalize and issue it soon.

Request for Sewer Service Tie-In

Town Mgr. Fleetwood provided the commission with background information that led to Mr. Edgar Martinez Villegas's request for sewer tie-in at 804 S. Second St. Town Mgr. Fleetwood mentioned the property is contiguous with the incorporated limits of the Town of

Delmar, Maryland. He said the owners of the home will come in to town hall tomorrow to pay the fee for sewer tie-in.

Commissioner Shaffer called for a motion for approval of sewer tie-in. Commission Member Moore made the motion for sewer tie-in and gave a referral for annexation to the Mayor and Council. The motion was seconded by Council Member Lanier and carried by a vote of 5 Ayes.

Town Manager's Report

Town Mgr. Fleetwood reported: 1.) The property at 24 E. State St. has been demolished by Paul's Landworks & Construction, LLC. They will be back tomorrow starting the tree removal. Town Mgr. Fleetwood said he anticipated the project to be done by the end of the week. 2.) Mason Dixon Complex: Wicomico County is making the retention ponds deeper. Director of Public Works, Bob Buck was offered fill dirt from the contractor completing the retention pond project. The town now has over 30 loads of fill dirt. 3.) The town has made the cutover from Travelers Insurance for worker's compensation to Chesapeake Employers Insurance at roughly \$40,000 savings annually. Representatives from Chesapeake Employers Insurance are coming to town hall Wednesday of this week to educate Administrative Assistant, Stephanie Alexis-Pacheco more about the insurance. 4.) Wicomico County and Foskey Ln. Crosswalk: the crosswalk will be installed before school starts. 5.) The town is close to finishing our obligation at the Mason Dixon Complex running that sidewalk south to Foskey Ln. The house on S. Pennsylvania Ave. at Spruce St., the meter pit is located in an awkward place and there are two homes connected to that pit. The town is going to fix that issue before the sidewalk can be completed. Next week the water line will be installed. 6.) FY'27 Project: the town received two Community Parks and Playgrounds Grants. A \$300,500 grant for lighting that is a passthrough for the county and \$70,500 grant for renovation at the skateboard park at the Mason Dixon Complex in addition, the town would like to build another pavilion in front of the skateboard park.

Town Mgr. Fleetwood introduced the new owner of the old brewery that is now called Local Smoke, Mr. Doug Church. Mr. Church discussed his business model which is an outdoor furniture warehouse/showroom (Blue Duck Outdoor Living), a retail space and the old taproom where Mr. Chis Simpson will sell BBQ. Mr. Church described the renovations done to the building inside and outside.

Commission Comments –

Commissioner Nembhard, and Council Member Lanier had no comment.

- 1.) Commission Member Moore commented he is glad members of the commission could bring up good topics like data centers because if it could happen in Federalsburg, MD he is sure it could happen here. He further commented he is glad we have taken the steps to

address this topic. Commissioner Shaffer responded we just don't have the property for it or the sewer capacity.

- 2.) Commission Member Dewald commented she is very disappointed that the Wicomico County Roads Department thought the town's pollinator garden was worth destroying a couple of weeks ago at the corner of Maryland Ave. and Foskey Ln. She said she and Commissioner Shaffer spent hours and hours working on that pollinator garden. They finally had 12 inches of growth thanks to the fire department that has been awesome about watering it in our drought. Commission Member Dewald further commented her expectation is Wicomico County is going to fix what they destroyed and buy the seed that she spent months getting over \$150.00 donated from Tractor Supply, an additional \$150.00 out of pocket for seeds, and Commission Member Dewald said she felt Wicomico County deserved to pay for that. Tractor Supply was thrilled by doing the public partnership and now it is destroyed.
- 3.) Commission Member Dewald commented it has been 21 years and 2 months serving on this commission. Commissioner Shaffer thanked her for her service and he said Delmar appreciates her.

Public Comments –

There were no public comments.

Adjournment –

A motion was made, seconded (Dewald/Nembhard) and carried to adjourn. The motion passed with 5 Ayes.

Submitted by:

Vondell Spencer, CMC
Clerk of Council