

Utility Commission
June 8, 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: Rob Williams, Bill Diakos, Bernadette Cannady, and Joe White.

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

Approval of Minutes

A motion was made, seconded (Moore/Nembhard) and carried to approve the April 13, 2026, meeting minutes as amended. Commissioner Shaffer took a vote, and the motion was passed with 4 Ayes 1 Abstain (Lanier).

Water Treatment Plant Report – In Mail Packet

Commissioner Shaffer commented he is glad that the fire hydrants are getting flushed especially since there was a fire on Pine St. the other day. He said there are 120 hydrants that have been flushed so far. Town Mgr. Fleetwood added there is actually a few more hydrants than that. The entire Delaware side has been flushed. The good/bad news is one out of 140 hydrants needed some “TLC”. Town staff is now working their way through the Maryland side flushing fire hydrants.

Unfinished Business –

None.

New Business

Request for Water and Sewer – Bill Diakos

Owner of the Delmar Storage Solutions, Bill Diakos stated he is requesting water and sewer services at 38365 Old Stage Rd. for Flex Building Spaces which will be next to Delmar Storage Solutions. Mr. Diakos clarified this building will have five units for a total of about 2,000 square feet. Town Mgr. Fleetwood added Mr. Diakos was given 3 EDUs. The agreement, if the Mayor and Council approve the EDUs, will be that the town will re-evaluate the flows after twelve

months. He further added it is infill. Commissioner Shaffer confirmed the location is beside Delmar Storage Solutions.

Town Mgr. Fleetwood explained there is a formula for the use based on square footage for designating EDUs.

Town Mgr. Fleetwood clarified for Mr. Diakos the approval will be for the water and sewer, not the building.

Commissioner Shaffer called for a motion to approve Mr. Bill Diakos Flex Space for 3 EDUs and a re-evaluation of flows after 12 months. A motion was made/seconded (Nembhard/Moore) and carried by a vote of 5 Ayes.

Town Manager's Report

Town Mgr. Fleetwood reported: 1.) Phase 3 I&I Project DE Side: the letters of award have taken place for finalizing bonding, insurance, etc. with the two vendors. The notice to proceed is expected to be issued between now and the first week in July. The work on that project should start by mid-July. Phase 3 includes slip lining and brick and mortar. The project should be completed within 30-60 days. 2.) Last Thursday first graders visited Town Hall, FD, PD, Delmar Library, caboose, and State Street Park for their field trip. 3.) Delmar, Delaware has received a \$50,000 grant from Delaware Forestry. Those monies are to be used to remove dead or decaying trees, limbs, etc. Town Mgr. Fleetwood said Delaware Forestry recommended the overwhelming majority of all trees at State Street Park should be removed due to disease after an arborist tested them. Town Mgr. Fleetwood mentioned he did have a conversation with Mayor Bauer and they are in agreement the trees will not be cut down but there is one that has a big hollow area in the middle that will be cut down. 4.) There was a substantial fire at 303 E. Pine Street. The Delmar FD was assisted by 10 additional units. In excess of 200,000 gallons of water was utilized to control the fire. 5.) At the Mayor and Commissioners meeting (that will follow this meeting) there will be an introduction of an ordinance seeking monies from Maryland Department of Environment for SRF (State Revolving Funds) monies to finish the lead and copper unknown inventory. The ordinance will state \$181,000 as a loan, \$181,000 as loan forgiveness. The loan is for a period of 180 months at a 2% APR. The payment will be \$1,000 a month. 6.) For the last four years the department heads have been taking one day trip away as a group. This year they will be going to Tangier Island on Wednesday, July 1st.

Commission Comments –

- 1.) Commissioner Nembhard commented Saturday was a real successful day other than it was very hot. He said what Town Mgr. Fleetwood reported about the trees would not work. The turnout on Saturday was good, it was very nice to see the citizens come out, and everyone he spoke to was very happy with everything that has been going on so far. He further said he has not heard anything about the park yet.

- 2.) Council Member Lanier asked Town Mgr. Fleetwood if there was anything that could be done about the diseased trees to prevent from removing them. Town Mgr. Fleetwood answered when they saw the size of the big trees, no. It was recommended that the smaller trees have the mulch placed different. They did inform town staff that with the soil, air, weather, fungus, and root rot there is nothing they could do but remove the diseased trees.
- 3.) Commissioner Shaffer thanked the Delmar FD for making it rain at the end of Maryland Avenue consistently whenever he texts Fire Chief Justin Elliott. He said he appreciates that on our end. Commission Member Dewald added that is why they have green growing.
- 4.) Commission Member Moore commented Pennsylvania Avenue is looking really good and he has been at the Little League Field enjoying it with his children. He said he appreciated Public Works for everything they are doing down that way.

Public Comments –

None.

Adjournment –

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

Submitted by:

Vondell Spencer, CMC
Clerk of Council