

**Utility Commission**  
**March 9, 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 Lanier, and Commission Members Phillip Moore and Lori Dewald. Key Personnel: Town Mgr. Jeff Fleetwood, and Clerk of Council Vondell Spencer.

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

**Approval of Minutes**

A motion was made, seconded (Dewald/Nembhard) and carried to approve the February 9, 2026, meeting minutes as circulated. Commissioner Shaffer took a vote, and the motion was passed with 5 Ayes.

Town Mgr. Fleetwood reminded the commission the APFO (Adequate Public Facilities Ordinance) is still in effect for another three to five years.

**Unfinished Business –**

None.

**New Business/Town Manager's Report**

Budget Reallocation

Town Mgr. Fleetwood presented a budget reallocation request for a by-pass pump in the amount of \$19,958 including the hoses. He said the funds will come from this year's budget from the Utility Contingency Account in the amount of \$16,200 and \$1,900 each from the Worker's Compensation Fund from water and wastewater. He further said the total will be \$20,000.

Commissioner Shaffer called for a motion to approve a \$20,000 budget reallocation with \$16,200 from the Utility Contingency Account and \$1,900 from water and wastewater's Worker's Compensation Fund for a by-pass pump. A motion was made/seconded (Moore/Lanier) and carried by a vote of 5 Ayes.

Town Mgr. Fleetwood thanked Commission Member Dewald for putting her post out about the snow shovels.

Town Mgr. Fleetwood reported: 1.) Town staff met with the concrete vendor for the sidewalk the town is committed to along S. Pennsylvania Ave. An agreement was met where everything will go. The concrete vendor will be here this week to begin a section at Gordy Park. Little League practice started tonight and Town Mgr. Fleetwood has already spoken with Mr. Roger Walters and he is fine with the work as long as it is complete by opening day which is April 18<sup>th</sup>. If Wicomico County is ready, they will be down at the south end. 2.) The town has a written document stating the selling price for 24 E. State St. is \$175,000; the appraisal came in above that price. Both Maryland and Delaware are in agreement to purchase the house. March 12<sup>th</sup> an advertisement will be ran for the purchase of the property. At the April Delaware and Maryland meetings an ordinance will be introduced to purchase the property, in May the ordinance can be adopted, and in May/June the town will procure the property. Town Mgr. Fleetwood said he has contacted four entities to do demolition of the property and Dunn's responded \$21,000 for the demo, backfilling and compacting the soil. He further said he asked for a price to remove two trees and Mr. Dunn said he would not exceed \$5,000. 3.) There is a second Joint Budget meeting this Wednesday at 6:00 p.m., March 18<sup>th</sup> there is a Utility Budget meeting at 6:00 p.m., and March 25<sup>th</sup> the first separate Delaware Budget meeting. 4.) Pine St. Lift Station: The SCADA System and the 260 horse power pumps are all three phase electric. One of the phases which was a Delmarva Power issue. It did not fry the motors or both VFPs (Variable-Frequency Drive) but it did damage one VFD which was replaced. The town did purchase another VFD for a spare. 5.) The RFPs are out for trash service and financial audit. Both bid openings are on March 30<sup>th</sup>. The trash bid opening is at 10:00 a.m. and the audit bid opening is at 2:00 p.m. This Wednesday is the bid opening for the Phase 3 I&I Project. The two RFPs are brick and mortar and slip lining. 6.) The town is evaluating a figure of \$20,000 for town standards with DBF and will be included in the FY'27 Budget. The last update was in 2006. 7.) There is a preconstruction meeting with Benrow Appliance on March 17<sup>th</sup>. 8.) The property north of Tidal Health is getting ready to break ground and also the business park on US Rt.13 on the Delaware side is getting ready to break ground.

### **Commission Comments –**

Council Member Lanier and Commissioner Nembhard had no comments.

- 1.) Commission Member Moore commented he and Commission Member Dewald have been seeing an influx of the data centers. Harrington, DE just rejected theirs and Middletown, DE is getting a lot of them. With the property up north and the industrial park they require a lot of water and power to cool all those centers. He further commented Commission Member Dewald has done great research to help guide this commission. A conversation occurred. The data center discussion will be held at the April 13, 2026 meeting.

### **Public Comments –**

None.

**Adjournment –**

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

Submitted by:

Vondell Spencer, CMC  
Clerk of Council