



Town of Blades  
OFFICE OF MAYOR & COUNCIL  
20 W Fourth Street  
Blades, Delaware 19973-4122  
(P) 302.629.7366 (F) 302.629.0199

***Town Council Meeting  
BVFC, East Fifth Street, Blades, DE  
7:00PM  
April 14, 2025***

Present: Mayor Nancy McAdams, Vice-Mayor Susan Seltzer, Councilwoman Sharon Alston, Councilman Gary Gallamore, Councilman Gary Miller, Councilman Donald Trice, Chief Martin Willey, Town Administrator Crystal Gregor, and Administrative Assistant Trish Todd

Mayor Nancy McAdams officially opened the meeting at 7:00 pm  
Lord's Prayer and The Pledge of Allegiance

Minutes from the March 10, 2025, Town Council Meeting. Motion to accept in written form, by Councilman Gary Gallamore; Seconded by Councilman Donald Trice. Motion passed, Councilwoman Sharon Alston – Yes, Councilman Gary Gallamore – Yes, Councilman Gary Miller – Yes, Vice-Mayor Susan Seltzer – Yes, Councilman Donald Trice - Yes. Carried

Police Report – Submitted by Police Chief. Read by Councilman Donald Trice. Monthly statistics.

- Councilman Trice reminded residents not to give out any personal information with the high alert of scams.
- Residents are welcomes to ride along with Emmett.
- Easter Egg hunt will be this Saturday, April 19<sup>th</sup>, at Blades Park from 10-2pm.

❖ Committee Reports:

- P&Z – Vice-Mayor Susan Seltzer reported has submitted:

“Good evening, everyone. Thank you all for coming here tonight, and those of you who came out in the rain to vote last Monday.

The Planning and Zoning meeting was held on Monday, April 7<sup>th</sup>. Representatives from Insight and Boehler Engineering were there to update and ask for approval to build Cypress Landing project in sections instead of all at one time. We had many members of the community there, as well as all members of the Town Council, who all had an opportunity to ask questions. Insight will have to submit for final approval of the phasing plan, and get back to us regarding issues we had. One issue was a fence going the entire boundary between Cypress Landing and Little Meadows. Another was the use of dumpsters, and why the units cannot have trash pick up instead of dumpsters, There is a proposed spot for the set of dumpsters right behind the property of Little Meadow residents, and this is of concern due to vermin and animals that tend to hang around dumpsters. The commission voted to table approval for this until they, and the Council members are able to review the final plans. This may be at next month's meeting, but possible the June meeting. Due to the meeting going longer than expected, we



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did not go over ordinances as per the agenda.”

- Housing/Code –Monthly statistics Report submitted by Code Enforcement Officer, Marcus Trammell and read by Vice-Mayor Susan Seltzer. Vice-Mayor Seltzer’s report as submitted:

“Last month on 24 Month, I attended the Meet and Greet the Candidates for election at Café Milano. 2 April I attended Danny Short’s coffee mtg at the Senior Center where the State Police gave a presentation about crime and programs they have implemented to curb this. That evening, I attended the SCAT meeting at the Food Bank of Delaware, where the program was about KSI, Kent Sussex Industries, and the programs they have available for those who are uniquely abled.

Thank you all, and I hope everyone has a wonderful Easter holiday next week.”

- Water -Water report submitted by Sean O’Brien. Report submitted as and read by Councilman Gary Gallamore:

“As I reported in my February report, I along with Mayor McAdams and our water system operator were to meet with Nevina Rocco, a research specialist at the water center in the Department of Earth and Environmental Science at the University of Pennsylvania, Ellen Kohler, Director of applied research at the water Center at Penn and Jennifer Eagan from the University of Maryland on March 17<sup>th</sup> to discuss how they might be able assist us with roundtable discussion of the water situation here in Blades. They wanted to know about the town of Blades and the current status of our water production. They ask about water testing, including PFOS testing.

The meeting primarily focused on our future needs, and whether or not our current water production would be sufficient to meet those needs. We spoke of the Cypress Landing project and the EPA’s desire to provide 57 additional units down River Road. There was much discussion regarding the 2021-2022 water report that was submitted to the 2022 administration at that time by Jason Loar, an engineer from Davis, Bowen, & Friedel that was hired to do the water evaluation. It was noted that no action was taken on the suggestions made by the engineering company.

At their request, I forwarded to each of them a copy of the Water Facilities Plan for them to study. They will be looking at this report and will determine ways they can tap into other partners to help the Town expand our water services. For example, the EPA has free engineering services that we might be able to obtain.

We will meet on or about April 10<sup>th</sup> to further discuss how they can be of service to our town.

Locally, there was a resident who because of non-payment of their water bill, and in accordance with the town charter, their water was shut off. It was discovered that they were turning the water back on in the evening and off again in the morning. Our water system operator fashioned locking mechanism so the valve could not be opened and it was placed on this valve.



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We will be testing for PFAS during April.

Daily water testing again failed to detect any abnormalities.

Contaminant	Maximum	Our Reading Average
Chlorine	4.0 mg/L	0.75 mg/L
Fluoride	4.0 mg/L	0.68 mg/L
Manganese	0.05 mg/L	0.04 mg/L
Iron	0.3 mg/L	0.11 mg/L
pH	6.5-8.5	7.01

As a reminder, residents are responsible for clearing grass and debris from the cover of the water pit.

A copy of the water testing results for the month of March is available if you want to look at it.”

- Streets – Report submitted as and read by Councilman Gary Miller:

“On March 10th I received a request for a Deaf Child sign on High Street from the state council on disabilities. After checking with DELDOT I found the town is responsible for the signs even though this is a state road. I then contacted DELDOT's sign shop in Dover and ordered 2 signs at a cost of \$75 each. On March 31 I was notified the signs were ready and I could pick them up on Tuesday which I did. The signs were then installed on both sides of High st. on April 4th by our Road crew.

On March 7th worked with Mac Nossick from Delmarva Paving for quotes for paving for roads, Hardin Hall and removing speed bump in Little Meadows. Quotes were then sent to Mr. Short for review and submittal to the state for a grant.

Had the road crew empty, clean and store the salt spreader and plows. The plows will need some work for next year. Working on getting quotes for de-icer for fall and winter.

I intend to ask Mr. Short for state help with curbing along Market Street to alleviate some of the flooding and erosion.”

- Parks & Cemeteries – Report submitted as and read by Councilwoman Sharon Alston:

“It has been a full and productive few weeks since we last met. My schedule has included a range of meetings, community engagements, and hands-on projects that reflect our ongoing work in Blades and the broader Sussex County area.

On March 13, I accompanied the Mayor to the retirement celebration for Michael Vincent. It was a meaningful event recognizing his many years of dedicated service. The following day, we held a pizza party at Sussex Tech to thank the Junior ROTC students who served as our Color and Honor



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Guard during December's Wreaths Across America event. These students were as professional and respectful at the appreciation event as they were in December, and I'm pleased to report that they'll be joining us again this coming December.

Throughout the month, I've been working closely with the University of Delaware's Grant Assistance Program to prepare applications for both the Delaware Community Reinvestment Fund and DNREC's Outdoor Recreation, Parks, and Trails Program. I am grateful to the GAP team for their ongoing support and for introducing me to additional grant opportunities, which I will continue to pursue on behalf of our community.

My schedule also included attending presentations and meetings focused on infrastructure and planning:

- On March 18 and 19, I participated in GAP meetings related to the grants mentioned above.
- On March 27, I attended a presentation in Seaford regarding a proposed solar panel installation.
- On April 1 and 3, I met with a constituent and walked through our cemetery with a representative from Team Rubicon to assess current needs.
- On April 7, I attended a Planning and Zoning Commission meeting to learn more about the Cypress Landing project.
- And on April 14, I conducted a park review with Chief Willey in preparation for the Easter Egg Hunt.

One particular highlight this past month was my visit to Delmar on March 31, where Mayor McAdams and I met with Town Manager Jeff Fleetwood. We toured the town hall, water processing facility, park, and police department. Mr. Fleetwood was exceptionally generous with his time, knowledge, and collegial spirit, and we came away with several useful insights that may inform our own planning efforts.

Another special moment came during our cemetery cleanup on April 12. I was proud to work alongside a group of dedicated volunteers who gave their time to help prepare the site for Easter. I want to especially recognize:

- Mark and Debbie Buras
- Jerry and Celeste Dorsey
- Joe and Nell Donohue
- Dave and Susan Selzer
- Toby French, Team Rubicon Deputy State Planner, and his fellow gray shirt volunteers
  - Bill Tucker
  - Paul Dulay
  - Denise Dudley
  - Beth Lake
  - Noel Rodriguez



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A sincere thank you also goes to our own Marcus Trammell, who coordinated the delivery of a dumpster to assist with the cleanup. We'll soon begin removing dead trees and scheduling future cleanups to ensure the cemetery remains a dignified, safe, and welcoming space.

Lastly, looking ahead: At our next meeting, we'll be joined by Brian Lewis from Cunningham Recreation, who will discuss potential concepts for a new park in Blades. Please come prepared with your thoughts and ideas—we want this park to reflect the community's vision and needs.

That concludes my report. As always, thank you for your continued support.”

- Police – Report submitted as and read by Councilman Donald Trice.

“1. I am in constant with Chief Willey every day either in person or by cell phone.

2. Chief Willey and I continue to advertise for the 3<sup>rd</sup> patrol officer, which approximately 75% of that position will be cover for the first 3 years.

3. We have reached out to the Dover Air Force Base, Norfolk Naval Base and to the local Army National Guard base in Seaford. The way the grant is written we are required to hire a person who has served in the military on active duty. If we are unable to fill the position, we will write an amendment to the grant and modify the grant which will allow us to hire a veteran or nonveteran.

4. I would like to clarify a statement from last month's town council meeting. In the budget for the police department, we are currently budget for 4 officers. The Cops Grant will allow us to save approximately 75% for the 4<sup>th</sup> officer. This will assist us in saving money in the salary line. We can look at the possibly of using the money from the Sussex County Grant to increase officer's salary as needed. This will assist us in retaining our officers, make us more competitive with other departments our size. This will also improve our candidate's pool to choose from.

5. The police department complaint has increased from last year to this year.

6. There are some people on Facebook that are saying that the police department is not informing the residents of Blades on what is going on in Blades. Some information cannot be released, due to the nature of the investigation until the investigation has been completed. When the chief gives his report, he always informs us the type of complaints that the police department has handled. Here are some incidents I can tell you about.

A. Seaford has had 2 shooting where 5 people have been shot, 3 people injured and 2 people have died.

B. Delmar had a murder-suicide. That is when the person kills another person then kills their self.

C. There was a road rage incident that took place in Smyrna area on Route 1.

D. DSP handled an attempted robbery that took place at the intersection of Rt. 13 and Concord Road in the area of the Royal Farms. It has been a busy month for police departments in Delaware.



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7. Chief Willey and I continue to look for grants to obtain more equipment that the police department can get to assist them to better serve the residence and the community of Blades.

8. The candidate will be starting the Dover Police Academy at the end of the month.

9. March 13<sup>th</sup>, I attended the retirement celebration for long time Sussex County Councilman Mike Vincent.

10. I attended the meet and greet for the candidates that took place at Café Milano on March 24<sup>th</sup>.

11. We have received the less lethal shotguns. Once the officers are trained with them, then they will be carrying them on duty.

12. On April 4<sup>th</sup> the mayor and I had a meeting with State Representative Danny Short in reference to his assistance in helping us improving the town, which the meeting was very productive.

13. The water department has an enclosed trailer that they would like to get rid of. Chief Willey and I would like for the police department to take possession the trailer. The police department will use the trailer to store its barricades, safety cones and other items that we used for our events or incident that take place in town. We can get a grant to have the trailer wrapped with the police department information on it.

14. The part time administrative assistant Celeste Dorsey is doing a great job. The Chief is keeping her busy. She has been filing, assisting with paperwork needed for court, learning the different systems that the police department uses and working to get the police department state accredited.

15. The police department has come a long way in the 3 years with Chief Willey. There is still a lot more that Chief Willey and I want to do too continually improve the police department to better serve residents and the community of Blades. Our goal is to put the 3<sup>rd</sup> officer on the street by the end of this year and to have the 4<sup>th</sup> officer on the street by the end of 2026.

16. If you see something in your neighborhood that looks suspicious call 911 and report it. Do not call the police department due to there might not be anyone in the office to take the call. The quickest way to get a response is to call 911 that way it is documented and that will give you a quicker response to your call.

17. The Chief and I would like to thank the Blades Town Council and the residence for your support over the past 3 years. Without it we would not have been able to accomplish everything that we have done so far. Again thank you.”

- Mayor's Report – Report submitted as and read by Mayor Nancy McAdams.





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“Good evening, Blades Residents and Friends,

Thank you, I am so grateful that you are allowing me to serve our Town of Blades for two more years! I am enjoying almost every day as Mayor. You have also given me a working Council as well as your many comments and advice. Please continue doing so respectfully as usual. I would be “totally floating in space” without Crystal, our Town Administrator.

As you are aware, we have four projects in process:

- Water under and across Route 13
- Conversations with contractors concerning the construction of the 92 townhouses in Cypress Landing
- A contract for a “right of way” for the construction of mini storage units on Rt. 13, and the contract for those units
- The deforestation of 17 acres of 34 for a solar farm just southwest of Blades

Also, as a team, we are working on:

- Updating and strengthening our housing code then the P&Z code
- Going to a merit-based system through specific job descriptions and evaluations for our five employees rather than automatic increases in pay.

This is used by the other towns in Delaware.

We need to work together as a business for the best for the town and all residents.

In Addition:

March 13 – Sharon, Donnie, and I attended the tribute to Mike Vincent’s service to Sussex County

March 15 – attended the Police’s “Meet & Greet”

March 17 – Susan and I met with Mike Smith, our new Town Solicitor

March 30 – attended “Meet the Candidates”

March 31 – Sharon and I toured Delmar, their Town Hall to learn from their Town Manager, Jeff Fleetwood

April 1 – attended Danny Short’s meeting on Crime and Safety in Sussex County

April 3 – attended the SCAT breakfast to hear many Sussex County legislators

April 7 – attended the P&Z meeting to learn about Insight’s altered plan

April 12 – cemetery clean-up and the Town Clean-up at the park – Thank you, Marcus, Sean, and Chris and the Deihm’s workers

I am at the office almost every day as are the Council members. If you have comments or suggestions, come see me in the office. Your Mayor & all Councilpersons are working to improve our hometown. Thank you.”

- Town Administrator Report – Report submitted as and read by Town Administrator Crystal Gregor.



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“We put out 63 door hangers in March and 5 shutoffs were done. Door hangers will be going out Tuesday, April 15th for all accounts with past due amount of water.

If you have not done so, and received a Notice of Unknown Service Line Material, please call Town Hall to let us know what type of pipes are connected to your house. There are still about 400 unknowns in Town that have to be completed regarding Lead and Copper Compliance.

Fire hydrants are going to be flushed the week of April 28<sup>th</sup> to May 2<sup>nd</sup>.

I would also like to thank everyone that came out to vote and personally thank Joe Donahue and Chyrl Ruff for bearing the cold with me on the Board of Elections.

Town Hall will be closed Friday, April 18<sup>th</sup> in observance of Good Friday. Hope everyone has a great Easter!”

❖ New Business:

- Town Administrator, Crystal Gregor, swore in newly elected Mayor and two (2) Council seats- Mayor Nancy McAdams, Councilman Gary Gallamore and Councilman Garold Miller.
- Appoint Town Solicitor: Motion to accept Mike Smith as Town Solicitor by Councilman Donald Trice; Seconded by Vice-Mayor Susan Seltzer. Motion passed. Councilwoman Sharon Alston-Yes, Councilman Gary Gallamore-Yes, Councilman Gary Miller-Yes, Vice-Mayor Susan Seltzer-Yes, and Councilman Donald Trice-Yes. Carried.
- Appoint Town Appraiser: Motion to accept Weaver Real Estate Appraisals as Town Appraiser by Councilman Gary Gallamore; Seconded by Councilman Gary Miller. Motion passed. Councilwoman Sharon Alston-Yes, Councilman Gary Gallamore-Yes, Councilman Gary Miller-Yes, Vice-Mayor Susan Seltzer-Yes, and Councilman Donald Trice-Yes. Carried.
- Bids on Removal of Trees in Cemetery
  - Motion to accept First State Tree Clearing, LLC to remove the three (3) dead trees in Blades Cemetery by Councilwoman Sharon Alston; Seconded by Councilman Donald Trice. Motion passed. Councilwoman Sharon Alston-Yes, Councilman Gary Gallamore-Yes, Councilman Gary Miller-Yes, Vice-Mayor Susan Seltzer-Yes, and Councilman Donald Trice-Yes. Carried.
- First Reading of Resolution 2025.04.17 R3-Blades Park Pavilion Rental Fees
  - \$50 cash deposit with a \$75 cash/money order rental fee (deposit will be given back after key is returned and bathrooms and pavilion have no damages with no trash left behind)
- First Reading of Resolution 2025.04.17 R1-Blades Hardin Hall Rental Fees





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- \$200 cash deposit with a \$400 cash/money order rental fee (deposit will be given back after key is returned and Hardin Hall has no damages with no trash left behind)
- Transfer Closed trailer from the Water Department to Police Department
  - Mayor McAdams wanted to wait to discuss this.
- Town Workshop-Monday, April 21, 2025
  - Discuss Housing and Building Codes
  - Park
- ❖ Old Business:
  - Community Clean Up-Saturday, April 12<sup>th</sup>
    - Councilwoman Susan Seltzer said the cleanup for the community went well. People were showing up to get rid of their trash and yard waste
    - Deihm's were great and we appreciate all their help.
    - Reminder to not keep indoor furniture outside on your porch. Foam, cushions make hotels for critters.
    - Next cleanup will be in October. TBA on date.
  - Blades Cemetery Clean Up-Saturday, April 12<sup>th</sup>
    - Councilwoman Sharon Alston said all the volunteers had a great time. 14 volunteers came out to help.
    - Deihm's was awesome enough to bring one of the dumpsters down to the cemetery after the cleanup at the park was finished.
    - No personal items were removed or thrown away.
    - Holiday items were removed, along with some coping that were worn or broken.
    - Many trees were worked on, picking up branches and tree limbs from one end of the cemetery to the other.
    - By-laws do not allow things to be planted at grave site, so those items were removed.
- ❖ Good of the Community
  - Resident addressed all the litter in Delaware.
  - Resident made a statement about PA cemetery had 30 days to remove your holiday decorations from gravesites.
  - Non-resident asked about groups walking to pick up trash in bags.
  - Resident addressed having to call DelDOT about the workers mowing over trash when cutting grass and not cleaning up.
  - Resident asked about adding information to postcards.
  - Resident asked about town newsletter.
  - Residents talked about a digital sign for the town.



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- Mayor Nancy McAdams addressed the bridge closing and how the traffic is going to be around the town and Little Meadows.
- Resident asked about an ordinance about loads being covered.
- Resident talked about a guy trying to scam him on fixing his roof.

Entered into Executive Session: 9:09pm

Exited Executive Session: 10:22pm

Back to Regular Session

- Councilman Gary Miller motioned to vote on Martin Willey's police contract; Seconded by Councilwoman Sharon Alston. Motion passed. Councilwoman Sharon Alston-Yes, Councilman Gary Gallamore-Yes, Councilman Gary Miller-Yes, Vice-Mayor Susan Seltzer-Yes, and Councilman Donald Trice-Yes. Carried.

Councilman Donald Trice motioned to adjourn the April 14, 2025 Blades Town Council Meeting, Seconded by Councilwoman Susan Seltzer.

Mayor Nancy McAdams adjourned the Blades Town Council Meeting at 10:25pm.

Respectfully Submitted,  
Crystal Gregor  
Town Administrator