



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
May 12, 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 7:02 pm
Lord's Prayer and The Pledge of Allegiance

Minutes from the April 14, 2025, Town Council Meeting. Motion to accept in written form, by Councilman Gary Miller; 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 and read by Police Chief. Monthly statistics.

- Chief reminded residents to be careful of all the scams.
- June 21st will be the Street Dance at Blades Park.
- May 18th the community outreach will be helping with the chicken barbecue in Greenwood.

❖ Committee Reports:

- P&Z – Vice-Mayor Susan Seltzer reported has submitted:
 - One item on the agenda for property on Johnson Ave that is R2 zoning. It was approved to be a buildable lot with the approved setbacks for R2. If the buyer wants to build the house close to the road, as the other houses on Johnson Ave, they would need to go to BOA for a variance.
 - Updating ordinances and housing codes are going to start being discussed.
- 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:

“Good evening, everyone! I hope those who are mothers had an enjoyable and special day yesterday.

Last month was busy, but here are some highlights.

April 15th attended a team meeting at the Town Hall.

On April 19th my husband and I helped with the town Easter Egg Hunt at Blades Park. I'm not sure how many attended, but it seemed that we had a good turn out, and the families really enjoyed



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

themselves. We did lose a few eggs and some candy to some crafty squirrels, though, so I guess people and critters alike had a good time. Speaking of crafty, thanks to Crystal for finding a super cute craft and helping the kids make bunny bags.

I also attended the council workshop on April 21st.

On May 5th we had the Planning and Zoning meeting and then had another team meeting at the office on Tuesday, May 6th.

Wednesday May 7th, I attended Danny Short's coffee meeting which was informative as always. That evening, I attended the SCAT meeting up at Bridgeville Fire Company with Mayor McAdams. There was a short program on brownfields and different resources to remediate and develop these areas which we will be looking further into within the next few weeks.

I have been diligently working with code enforcement, the mayor and other council members, as well as some residents on updating codes and ordinances, as well as looking into new ones which will help clean up the town. Thank you!"

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

"On April 16th, Mayor McAdams and I attended a zoom meeting with the Water Technical Assistance Program staff to discuss the water situation here in Blades. There was much discussion regarding the plans of the EPA for providing water down River Road. The participants did an extensive review of the 2021 water survey and have suggested that we update the proposed cost of the infrastructure plans, the 4th well, pumping station and water tower. We will be talking with Jason Loar for an update on those figures. There was discussion regarding the connection of Seaford's water system with Blades through a water pipe under the Nanticoke River. The Mayor and I were to have a met with Seaford's Town Council to hear their suggested proposal but that meeting was cancelled by their own council. To date that meeting has not been rescheduled.

On April 29th I received the quarterly PFAS testing results from Stride Center from PFAS Solutions. The extensive report was 11 pages long and the results indicate that the finished water (Lab Sink Sample) does not contain detectable levels of any of the 6 PFAS compounds that will be regulated. This means that our granular activated carbon treatment system is doing a good job removing these compounds to level below the Maximum Contaminant Levels which will be enforced starting in 2029. Additionally, none of the 18 PFAS contaminants included in the standard drinking water test were detected in our finished water sample. Also, there was no Hexavalent Chromium detected.

Hydrant flushing was started during the week of April 28th. Pressure testing and color coding of each hydrant will follow at a later date.

Again, daily water testing failed to detect any abnormal concentrations of contaminants. Monthly



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

testing on samples taken to Georgetown failed to detect the presence of e.Coli or Coliform Bacteria.”

- Streets – Report read by Councilman Gary Miller:

Councilman Miller stated he is in the process of obtaining a no parking sign from Johnson Avenue to corner of High Street.

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

“My schedule this month included the following activities:

- April 15 – Team meeting
- April 17 – Participated in park cleanup and met with fellow Councilmember Gary Miller to review and discuss position descriptions for our Public Works Department
- April 21 – Attended the Town of Blades workshop
- April 29 – Submitted a Community Reinvestment Fund grant application
- May 6 – Team meeting

In addition, three trees were removed from Blades Memorial Cemetery on April 30 and May 1. As part of our ongoing commitment to maintaining the cemetery as a dignified, safe, and welcoming space, I will be exploring our eligibility for funding through the State of Delaware’s *Distressed Cemeteries Fund*.

Lastly, with warm weather approaching, I’d love to hear your ideas for fun—and free—activities we could offer in the park. If you have suggestions, please feel free to share them with me at the end of tonight’s meeting.

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 contact with Chief Willey every day either in person or by cell phone.

2. Chief Willey and I continue to advertise for the 3rd 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 allows us to hire a veteran or nonveteran.



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

4. We are looking at the possibly of increasing officers salaries by using some of the money from the Sussex County Grant and looking at the Police Department budget too. We need to increase officers' salary. This will assist us in retaining our officers and make us more competitive with other departments our size. We hope this will improve our candidate's pool to choose from.
5. The police department complaint has increased from last year to this year.
6. The candidate starting the Dover Police Academy Sunday April 27 and Opt-out of the police academy the same day.
7. We do have three applications and are contacting them see if they are still interested. The Chief and I only have a short time to everything done before the fall class at Dover Police Academy. In the meanwhile, we are still advertising for this position.
8. Chief Willey and I will continue to look for grants to obtain more equipment for the police department, which will assist them to better serve the residence and the community of Blades
10. Chief Willey is working on a grant so the police department can purchase a portable speed camera system. This a portable speed camera we can place anywhere in town.
11. April 19th, I help with Easter Hunt and of course the squirrels did their egg hunting too. I would like to thank everyone that help us getting ready for it and helpings that day. I think everyone had a great time.
12. April 21, I attended the town's workshop
13. May 3rd the Chief and I attended the Blessing the Fleet at the Nanticoke River Yacht Club Blades Marina.
14. May 6th, I attended the monthly town team meeting.
15. 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 need for court, learning the different systems in that the police department uses and working to get the police department state accredited.
16. The chief is staying busy with walk in complaints. Taking phone calls that into the police department and handling the paper work from DSP. He is also handling court cases and attending state and county meetings and working on grants.
17. 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.]
18. The Chief and I would like to thanks the Blades Town Council and the residence for your support over the years. Without your support we would not have been able to accomplish everything that we have done so far. Again thank you."



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

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

“Good evening, Blades Residents and Friends,

It has become normal that I am working at the office for 3-5 hours at least 4 weekdays. The Council members check in most every day. We have many large and small projects in the works.

Our April Team Meeting concerned accurate and timely communication among all the Council and staff. Plus, we are requiring each staff member to hand in an accurate and short list of tasks or jobs each has accomplished for each week – one copy to their Council member and one to the mayor. This will be mandatory beginning May 17, 2025, and every Thursday thereafter. Job descriptions have been included and evaluation forms created for each worker. The Council will agree on the frequency of evaluations.

This is a new procedure for Blades but not for many Delaware municipalities.

At the suggestion of Danny Short, I arranged the purchase of a Town of Blades sign to communicate events and other information to the town residents. Funding is delayed due to State financial decisions.

April 16 – Susan, Sharon and I attended the Sussex County Planning & Zoning Meeting in Georgetown concerning the Solar Farm to be built near Blades. Many residents also attended.

I emailed Insight the Town's discontent with the building of partial sections of their plan approved by our P&Z Commission. I have received multiple emails from Mr. Fortunato requesting a meeting with only the Commission and Town Council present, which is illegal according to the Freedom of Information Act. I have asked a Town Commission made up of: Council member Susan Seltzer (P&Z), P&Z Commissioner Ray Adkins, Mike Smith, our Solicitor and myself to simply listen to what the Insight representatives say and ask questions.

No decisions will be made; we will only listen and learn.

Be assured that the public will be informed of all we learn in a public meeting.

The good news is that the water under and across Route 13 is in. Susan and I will meet with Steve Class and Charlie Burton next week to hear what their plans might be for water use.

I am working with the finality of Hardin Hall completion then paving of the parking. The bathrooms are not handicapped accessible and other needs for compliance with the contract.

I attended Danny Short's Coffee Hour and the SCAT dinner on Wednesday. The State is working on finances, and we now have another contact to help clean up and develop Brown fields.



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

Because the increase in building projects in our area, Seaford, who has the only Wastewater facility near us and which we a part of, Seaford has asked for a meeting on May 27 at their City Hall to explain the needed facility. I will be attending.

Our next Workshop for Council will be May 19, 2025 mainly to update the Code Manual.

I can only apologize for the length of my report, but we are very busy, and I believe in transparency. Thank you for your patience and presence.”

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

“We put out 50 door hangers in April and 6 shutoffs were done. Door hangers will be going out Thursday, May 15th for all accounts with past due amount of water.

This is a reminder if you 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.

Mayor McAdams and I had a zoom meeting with CodeRed on April 30th to discuss a portal to be able to connect with all our residents in case of an emergency. More to come about this.

Town Hall will be closed Monday, May 26th in observance of Memorial Day. Hope everyone has a great week!”

❖ New Business:

- Brian Lewis: Cunningham Recreation:
 - Brian Lewis, a consultant with Cunningham Recreation and a certified park safety inspector, gave a presentation to help the Town of Blades modernize our current park. He showed different slides that could go into a new park, including athletic equipment, playground equipment, new pavilion, and different games for residents to enjoy. There are affordable ideas to include into the park; however, this is a process that does include donations and grants.
 - Brian did state though he didn’t do a formal inspection of our park, there are couple of issues that need to be addressed in the current park.
 - Councilwoman Alston has applied for multiple grants to help fund an upgraded park.
- CodeRed:
 - In case of an emergency, this is a portal to be able to sent out messages to all of our residents. We are still trying to learn more information about it and also look into other services that offer the same thing.



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

- Town Workshop-Monday, May 19, 2025
 - Charter
 - Discuss Housing and Building Codes
 - Ordinances

❖ Old Business:

- Second 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)
- Second Reading of Resolution 2025.04.17 R1-Blades Hardin Hall Rental Fees
 - \$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)
 - Non-profit organizations can rent for meetings for \$25/hour during Monday-Thursday. There is a 2-hour max.

❖ Good of the Community

- Resident concerned about the speeding on West Second Street and the water drainage between West Second and West Third.
- Resident asked about Little Meadow ponds.
- Resident addressed the ponds are immediate problems.
- Resident offered his services.
- Resident asked about a speed bump.
- Resident asked about changing the speed limit.
- Resident concerned about the water drainage at house on East Fourth Street.
- Resident asked about the fire hydrant near the restaurant.

Entered into Executive Session: 9:30pm

Exited Executive Session: 11:29pm

Back to Regular Session

Councilman Donald Trice motioned to adjourn the May 12, 2025 Blades Town Council Meeting, Seconded by Vice-Mayor Susan Seltzer.

Mayor Nancy McAdams adjourned the Blades Town Council Meeting at 11:31pm.

Respectfully Submitted,
Crystal Gregor
Town Administrator

Town Council Meeting Minutes