



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
June 9, 2025***

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

Absent: Councilman Donald Trice and Chief Martin Willey

Mayor Nancy McAdams officially opened the meeting at 7:03 pm
Lord's Prayer and The Pledge of Allegiance

Minutes from the May 12, 2025 Town Council Meeting. Motion to accept in written form, 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. Carried

Minutes from the May 19, 2025, Town Council Workshop. Motion to accept in written form, by Councilman Gary Miller; Seconded by Councilwoman Sharon Alston. Motion passed, Councilwoman Sharon Alston – Yes, Councilman Gary Gallamore – Yes, Councilman Gary Miller – Yes, Vice-Mayor Susan Seltzer – Yes. Carried

Police Report – Monthly statistics submitted by Police Chief and read by Vice-Mayor Susan Seltzer.

- Vice-Mayor Seltzer reminded the residents of the Street Dance on June 21st in the Blades Park. It will be from 6pm-9pm.

❖ Committee Reports:

- P&Z – Vice-Mayor Susan Seltzer reported has submitted:
 - Reviewed the lack of ordinances pertaining to sewer caps and other utilities not being in the driveways. Water meters already have to be placed outside of a driveway with future developments, however sewer caps and electric boxes from the county are not being.
 - Discussion on implementing a volunteer group to help clean up the town, especially properties that resident needs assistance, due to illness or being elderly.
- 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:



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“Good evening! I would like to start off by thanking the quick response of Blades VFC to the house fire a couple of weeks ago. Blades was first on scene quickly followed by Seaford’s Ladder 87, and then various rigs from Laurel and Bridgeville responding as well. Thank you to all of those responding companies. The resident was able to safely remove himself and his pets from the house so there were no casualties. Repairs will take quite awhile so please keep him in your thoughts until he is able to move back into his home.

Last month Mayor McAdams and I met with the owner of the property cross 13, and IG Burton about what their plans for future development may be. Please note there is nothing in the works with this so far, it was just an information gathering meeting now that water has finally been run across 13. There is much to consider and be done before any development will be done.

On May 19 I attended the town council workshop at the firehouse. This was to get started on changing and updating ordinances within the town. We are working to make Blades a safer and better place, so with the P&Z Commission, Code Enforcement, Blades Town Council, Blades PD, and some concerned residents, this is something we will be working on within the coming months. Please let me know if you have any suggestions.

Marcus and I went to the sheriff sale on May 20 for a condemned house here in town, only to find that there was a stay put on it. There was a lien from the mortgage company, however, we are not stopping there. We are in the process of getting a lien and court order of condemnation to have the house cleared out, and then go to sheriff sale.

May 27 Mayor McAdams and I went to Seaford for the update on the wastewater plant.

I attended the Planning and Zoning meeting on June 2.

On June 4 I attended the SCAT dinner meeting in Millville with Mayor McAdams. The president of Sussex County Council, Doug Hudson gave a talk updating us on what is going on within the county.

Now that the weather has gotten warmer, please be mindful of working and playing outside...stay hydrated and take breaks so as to not overheat. School will be out and kids will be playing, so drive safely and be aware. Everyone please have a safe and happy summer.”

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

“The week of May 5th the hydrants in the town were flushed. One hydrant on Meadow Drive was unusable and arrangements are being made to repair or replace that hydrant. Also, an unusable hydrant on Market Street will be repaired or replaced.

On May 15th the Mayor and I met with representatives from Delaware Water in Dover regarding



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additional required certified endorsements for our Water Systems Operator. Information was obtained regarding classes at Delaware Technical College and the towns ability to enroll our operator in those classes for further certifications. He has completed the course in Chemical Feed and will be taking the course in Filtration. The town has applied for an emergency variance to Sean's license pending his completion of the required classes.

On May 19th I attended a Town Council Workshop to review current ordinances and Housing and building codes. There are over 200 ordinances on the books that will be reviewed, altered, confirmed, and eliminated.

There were two water main ruptures on 3rd Street asd a result of heavy, meaning weight, truck traffic. Surprisingly, we do have a 10,000 limit on truck traffic in town. So we may have some recourse to redeem the money that we had to spend getting those water mains fixed. There is a sign right at the corner of Third and Cannon Street, but unfortunately, it's on the wrong side. So the cement mixer turned the corner, they couldn't see the sign.

Monthly water testing remains status quo. There was one slight increase in Fluoride concentration which was immediately fixed."

- Streets – Report read by Councilman Gary Miller:
 - Seventh Street pothole was filled.
 - Rupture on Third Street that was taken care of.
 - Attended June 2 planning and zoning meeting
 - Sinkhole is now fixed.
 - Request from police department that Johnson Ave curve is painted yellow. This will be the curve on the right side.
- Parks & Cemeteries – Report submitted as and read by Councilwoman Sharon Alston:

"Good evening,

My schedule this month included the following activities:

- May 16 – Met with [name] to review the position description and performance evaluation documents for the Public Works department, and met with a resident to address a concern regarding the cemetery.
- May 19 – Participated in a Town Council workshop to discuss the Town Charter and town ordinances.
- May 20 – Met with the University of Delaware's Grant Assistance Program team to review the T-Mobile grant application.



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- May 27 – Met with the Mayor to review information for the T-Mobile Hometown Grant application.
- May 29 – Met with the Town Administrator to address a resident’s concern regarding the cemetery.

In addition to these activities, I have enrolled in a free online course offered through the University of Delaware’s Institute for Public Administration. The course consists of 20 modules focused on grant writing. To date, I’ve completed two modules and look forward to continuing this professional development.

Summer Meals at Blades Park

Beginning Monday, June 23, a food truck will return to Blades Park as part of the Seaford School District’s Summer Meals Program. This USDA-funded initiative has been serving our community since 2016. All children 18 years of age and younger are eligible for free breakfast and lunch. According to Julie Kirby, Seaford School District’s Supervisor of Nutrition Services, last summer they served 600 children per day. This year, the food truck will be at the park Monday through Thursday from 12:10 to 12:30 p.m., beginning June 23 through August 7. Additionally, Seaford Middle School will offer breakfast from 8:00 to 9:00 a.m. during the same period.

Ms. Kirby also shared a kind comment about our park, saying:

“The one thing I have always said about the Blades Park Summer Feeding site is that it is the perfect site — it is centrally located, kids can walk to us, kids can eat their meals at the picnic tables in the shade, and play on the playground.”

We are proud to continue supporting this important program in such a welcoming and accessible location.

Blades Park Equipment Safety

Finally, I am continuing to work with Brian Lewis of Cunningham Recreation, who joined us at the May Town Council meeting to share a vision for a reimagined Blades Public Park. He has since identified safety concerns with two existing pieces of equipment: the climbing dome (metal monkey bars) and the freestanding metal sliding board. In response, we will be taking steps to address these concerns to ensure the safety of all park visitors.

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



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- Police – Report submitted as by Councilman Donald Trice and read by Vice-Mayor Susan Seltzer.

“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 a military veteran or a person that is in the military that is looking to go in to law enforcement. The COPS grant would pay approximately 75% of that salary for that position and will be cover for the first 3 years.

3. We are still reaching out to the Dover Air Force Base, Norfolk Naval Base and to the local Army National Guard base in Seaford. But haven’t heard back from them.

4. We do have two applications and we contacting them and they are still interested but neither are veterans or in the service. We are still looking. We still have three years to hire a veteran on this COP’S grant. We are going interview the two applications and try to start the testing them by the end June or the first week in July. We only have a short time to get everything done before the fall class at Dover Police Academy. In the meanwhile, we are still advertising for this position.

5. The police department complaint has increased from last year to this year. So Chief Willey and I are looking into updating the curfew ordinance.

6. Chief Willey apply for a grant for equipment for the police vehicles and we received the grant. The equipment’s was ordered and we have received the equipment.

7. 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.

8. May 5th, I attached Planning and Zoning meeting

9. May the 18th I help the Community Outreach Committee with the Barbecue Chicken up to Greenwood Del.

10. May 19th, I attached a Town Code and Ordinances workshop.

11. May 20th Chief Willey and I attached a zoom meeting on the speed camera

12. May 29th Chief Willey had a meeting with a local business owner to discuss a complaint about their employees driving above the posted speed limit. The business owner said that they would be have a meeting with their employees that day.

13. The part time administrative assistant Celest Dorsey is doing a great job. Chief Willey 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.

14. Chief Willey 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. Making sure that all maintenance on all police vehicles is done and doing inventory of all our equipment in the police department.



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15. If you see something in your neighborhood that looks suspicious call 911. When you report suspicious behavior, you giving law enforcement the opportunity to investigate and take appropriate action. This can involve contacting the person, finding out what going on, and potentially preventing you or your neighbors from becoming victims of a crime.

16. Chief Willey 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. Our goal is to make our police officers feel safe while they are on duty and the residence of Blades feel safe no matters where you go in Town of Blades.”

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

“Good evening! It is a beautiful June in Blades!

I have been very busy!

First on May 15: a trip to Delaware Drinking Water in Dover with Gary G. to plead for a water variance for the Town of Blades, since they have mandated additional courses for Water operators.

May 16: a visit to the construction site where the water connection under and across Route 13 was in the works; it is now complete as a previous Council agreed to extend 50 feet for use by I.G. Burton and the property owner just beyond.

Then: a visit in the office with Charlie Burton and Steve Class as to what we would advise as their possible plan. This was simply conversation, no decisions.

May 19: The Council held an open to the public Workshop to review Town Ordinances for update and consolidation. At which a resident complained extensively about the previous decisions about the Cypress Landing project. The residents were repeatedly reminded that the present Council and Mayor can do nothing about past decisions except not repeat them. Many situations mentioned in many ordinances were bantered about with no results.

As Susan explained, ordinances were discussed at the P&Z meeting on June 2nd.

May 21: a meeting was held “for conversation only” with the representatives from Insight to reiterate our and their concerns about the construction of Cypress Landing. Those in attendance were: Council member Gary Miller, P&Z commissioners Susan Seltzer and Bob Francavage, the Town Solicitor Mike Smith, Esq., Jason Loar, water engineer and me.

Our solicitor was very knowledgeable and gave many suggestions to us and Insight. Thank you, Sir. Insight requested a nonpublic meeting to avoid interruptions, thus the Council nor the Commission had a quorum. I have not received any communications from Insight; therefore, I have nothing to report to the public or the Council or P&Z Commission.



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May 27: Seaford, who has the only Wastewater facility near us and of which we a part of, hosted a meeting at their City Hall to explain the needed facility. Susan and I attended. The situation was explained but no decisions were made.

I am working on the Hardin Hall completion then next is the paving of the parking lots. The bathrooms are not handicapped accessible, etc. for compliance with the contract. Now that the natural gas has been connected, the contractor, Marcus, and I will go through the Hall for compliance then comes the Certificate of Occupancy from the County.

With whatever money is remaining from the grant, we will try to furnish the Hall with a podium, technology equipment, simple window treatments, and a microwave. My wish is our monthly meetings in July in Hardin Hall.

Thank you Mark Buras for redoing the Hardin Hall sign for us. It is going to be basically the same colors as before, just needs to be repainted.

June 4: The Chief and I attended Danny Short's talk at the Senior Center; after which Danny and I talked about the finances of the State and the needs of Blades. No decisions were discussed or made. Susan and I enjoyed the SCAT dinner in the evening to hear another viewpoint of the State finances and attitudes. All we heard was in the news.

June 9, today: I attended a Meet 'n Greet for Mayors in Sussex County with the Governor Meyer in Georgetown to communicate our needs.

We have tentative agreement with BEDCO and the Marina to position an LED "Town of Blades" sign for communication of town events and alerts. I will be meeting with Ed Cranston to determine the site for the sign. Sharon has written a Grant to purchase that sign.

Please help me contact other alert companies beyond "Code Red" as we need bids from at least three such businesses.

Please sign up to help clean up the retention ponds in Little Meadows as Susan requested.

I welcome your suggestions, volunteering and comments about the activities for the good of the town and our future. We cannot change the past."

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

"We put out 57 door hangers in May and 7 shutoffs were done. Door hangers will be going out Tuesday, June 17th for all accounts with past due amount of water.

This is another 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.



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2025 CCR of Water Quality is now available on our website. There are also printed copies in Town Hall.

Town Hall will be closed Thursday, June 19th in observance of Juneteenth. Thank you.”

❖ New Business:

- Town Workshop-Monday, June 16, 2025
 - Discuss Housing and Building Codes
 - Ordinances

❖ Old Business:

- Final 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)
 - Motion to accept in written form, by Councilwoman Sharon Alston; Seconded by Councilman Gary Miller. Motion passed, Councilwoman Sharon Alston – Yes, Councilman Gary Gallamore – Yes, Councilman Gary Miller – Yes, Vice-Mayor Susan Seltzer – Yes. Carried
- Final 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.
 - Motion to accept in written form, by Councilman Gary Miller; Seconded by Councilwoman Sharon Alston. Motion passed, Councilwoman Sharon Alston – Yes, Councilman Gary Gallamore – Yes, Councilman Gary Miller – Yes, Vice-Mayor Susan Seltzer – Yes. Carried

❖ Good of the Community

- Resident addressed the 10,000-truck weight limit comment, letting the council know that trash trucks that come into town can weigh 80,000-100,000.
- Resident did research regarding placement of LED sign being placed at the Marina. Stated sign needs to be at a stop for drivers to read and not cause an accident.
- Resident addressed the speeding on Fifth Street.
- Resident asked if dumpster was going to be provided for cleaning the ponds.
- Resident asked when 2024 audit will be done.



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Entered into Executive Session: 8:34pm

Exited Executive Session: 10:43pm

Back to Regular Session

Vice-Mayor Susan Seltzer motioned to adjourn the June 9, 2025 Blades Town Council Meeting, Seconded by Councilman Gary Miller.

Mayor Nancy McAdams adjourned the Blades Town Council Meeting at 10:45pm.

Respectfully Submitted,
Crystal Gregor
Town Administrator