



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  
July 14, 2025***

Present: Mayor Nancy McAdams, Vice-Mayor Susan Seltzer, 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 7:01 pm  
Lord's Prayer and The Pledge of Allegiance

Minutes from the June 9, 2025 Town Council Meeting. Motion to accept in written form, by Councilman Gary Gallamore; Seconded by Vice-Mayor Susan Seltzer. Motion passed, Councilman Gary Gallamore – Yes, Councilman Gary Miller – Yes, Vice-Mayor Susan Seltzer – Yes, Councilman Donald Trice – Yes. Carried

Minutes from the June 16, 2025, Town Council Workshop. Motion to accept in written form, by Councilman Donald Trice; Seconded by Councilman Gary Miller. Motion passed, Councilman Gary Gallamore – Yes, Councilman Gary Miller – Yes, Vice-Mayor Susan Seltzer – Yes, Councilman Donald Trice – Yes. Carried

❖ **Community Concerns**

Mayor McAdams addressed the residents about the changes in the agenda. Community concerns replace the good of the community, and when addressing the Mayor or Council, each resident is to stand in front of the podium. Be polite, be respectful, and each resident has 3 minutes. (one time at the podium)

- Resident had concerns about the E. Sixth St. speeding. (between Cannon and Little Meadows)
- Resident let council know about women walking with a baby in a stroller, smoking marijuana.
- Resident wanted to bring the attention to the Council that before all the events the Town puts on, residents need to be made aware of improving our town.
- Resident had concerns with the playground.
- Non-resident from River Road asked about getting holes in her back lot filled in.
- Resident let the Mayor and Council know that the advertisement for the Water Operator was hysterical. It does not cover leaks, roads, or any public works.
- Resident asked why no paving has been completed this year.
- Non-resident spoke about not advertising events.
- Councilman Donald Trice, as a citizen, addressed people going to Facebook and bashing the Mayor or Council, especially when doing it as an anonymous participation.
- Resident addressed not being happy with the comments she saw on Facebook, and let Mayor McAdams know the residents don't want her to go anywhere.



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- Chief Willey addressed the residents about what he has seen over the past 3 ½ years he has been with the Town. The current Mayor and Council are having to fix years of issues having band aids put on them. “Residents have to be patient. If you don’t want to be part of the solution, do not be part of the problem and cause more issues.”

Mayor McAdams thanked everyone and let residents know “if they are going to complain about anything that is going on in the Town, make sure it is something that is happening right now. Not in the past. We are trying to do the best with what we have.”

❖ New Business:

- 2026 Property Taxes
  - Sussex County Assessments are going to be accepted for the upcoming tax year on property taxes.
  - Every five years, the assessments will be updated.
  - The solicitor has been sent the resolutions to review.
- Park and Cemetery Commissioner
  - Sharon Alston has got a phenomenal opportunity doing what she loves, which leaves a council position open.
- Town Workshop
  - Monday, July 21<sup>st</sup> at 7pm
  - Agenda will be on building codes and ordinances

❖ Old Business:

- Hardin Hall

Police Report – Monthly statistics submitted and read by Police Chief.

- Beware of a texting scam: DMV
- A lot of criminal mischief has been seen; picnic tables broke at the park and outlets broken.
- Process of a curfew ordinance, which will hold parents responsible.
- Thanked everyone that helped volunteer during the Greenwood chicken fundraiser: \$772 earned for the Community Outreach.
- Hoping to have one or two officers ready for the next Fall class.
- Blades Night Out will be held August 5<sup>th</sup> from 6-8pm.
- Mayor McAdams stated they were hoping to have 15 children from Blades that graduated from high school. The families are being invited to Blades Night Out to be honored.
- The camera data detector has been ordered, but has not been received yet.



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❖ Committee Reports:

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

There was nothing on the agenda for July.

- 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 you all had an enjoyable July 4<sup>th</sup> holiday.

I am thankful for the town employees working together to take care of things within the town. As we currently only have one employee to work in the water department and maintenance, Marcus has been assisting Chris with maintenance around the town, in addition to his regular duties. Please be patient as we are trying to keep up with everything. If you know of an area of concern, please contact Town Hall, me, or one of the other commissioners.

We do appreciate residents who get advised about an issue such as tall grass or trash, and take care of that in a timely matter.

We’ve been having a serious issue with vandalism and destruction of property at the park. If you see anything happening, please call 911. If you didn’t see it happen, but come across an issue, please contact Town Hall with the information. Due to the vandalism, we only have a few picnic tables viable for use, and we had to cut off the power to the outlets in the pavilion. Now those renting the park cannot use the power, and this is a problem until we are able to get it fixed so no one gets hurt.

If there are issues within the park, or elsewhere with the town, please let us know at the office. You can come up to fill out a complaint form, which we will need as part of the “paper trail” if something goes to court. Your name will be kept confidential on any complaints filed.

I have delayed scheduling cleaning up for the issues of the water retention ponds off Sixth St due to the extreme heat and humidity we have been experiencing. It’s not worth workers and volunteers getting a heat related injury.

This month I attended the following:

June 16- Town Council workshop working on ordinances

June 21- Street Dance

June 24- Walk thru Hardin Hall with the Mayor and Code Enforcement Officer



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July 2- Danny Short's coffee mtg at Senior Center

July 8- Western Sussex Chamber of Commerce breakfast at Senior Center with Reps Danny Short and Tim Dukes as speakers"

- Water -Water data reports were provided by Chris Glasgow. Report and other relevant information summarized, submitted as and read by Councilman Gary Gallamore:

"As of June 14<sup>th</sup>, this administration was and is in continuous contact with Delaware Water and Delaware Rural Water Association in a search for a new permanent Water System Operator who has the necessary endorsements as required by Title 16 of the Delaware Administrative Code. Our water will continue to be monitored by our newly certified in-house Water System Operator, Chris Glasgow. Chris will be monitoring and testing the water on a daily basis. Any adjustments will be performed by a state supplied Water System Operator who has the proper endorsements for chemical feed and filtration.

On June 16<sup>th</sup> I met with representatives from Delaware Rural Water Association and we examined the two previously reported non-functioning water hydrants: one on the lawn at 134 Meadow Drive and one in the sidewalk in front of 12 Market Street. Repair/replacement quotations have been requested from three plumbing facilities.

Also, there is a gasket failure in the PFAS filter allowing water to leak at the rate of about ½ gallon per minute. That does not have any detrimental effect on the drinking water quality. Arrangements have been made to have the leaking gasket replaced.

On June 16<sup>th</sup> I attended the Town Council workshop in a review of the housing and building codes and town ordinances.

Water testing is again for the month of June is status quo and unremarkable."

Councilman Gary Gallamore also announced Blades Fire Department will be flushing and pressure testing the hydrants in September. Councilman Donald Trice said it will be used as a training class for the young cadets. It will be on a Wednesday after 7pm. More information to come on date.

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

"Had Shrock repair two leaks on Fourth Street. Patched a sinkhole on Fourth Street also. I requested quotes from Earthborne, Lowes, and Don Lee Margin for ice melt for the fall and winter."

- Parks & Cemeteries – Report submitted as and read by Councilman Gary Miller:

"In June I was asked to handle parks and cemetery while Sharon took a leave of absence. We started by getting the park ready for a concert sponsored by the Police Department. It was a great success,



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despite the heat, and featured the Mayor and council doing line dancing. I believe everyone had a great time. Both Sharon and I have been working with the University of Delaware to get and install a sign for Blades that can be used for town information for the public. The cost would be covered by a grant. We have been working to find grants to help us upgrade the equipment in the park and perhaps redesign the park itself to include things for older kids and senior citizens.”

- 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. 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 we haven’t heard back from them.

3. Chief Willey and I are still looking for a veteran or one that is still in service. We are going to interview the three applications and try to start testing them this month. 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.

4. The Police Department has increased of juvenile complaints this year. Chief Willey and I have updated the curfew ordinance and submitted it to the committee for review.

5. Chief Willey is working on a grant so the police department can purchase a portable speed camera system. This portable speed camera is for speed collection information only.

6. June 16<sup>th</sup> I attended a Town Code and Ordinances Workshop.

7. June 21<sup>st</sup> I helped Chief Willey with our annual Street Dance. Chief and I would like to thank everyone for coming out. Everyone enjoyed themselves.

8. Chief Willey is working on the Police Department inventory for council. We will have it done by October meeting.

9. Chief Willey is staying busy with walk in complaints. Taking phone calls that come 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 are done.

10. If you see something in the neighborhood that looks suspicious, call 911.

11. Chief Willey and I would like to thank the Delaware State Police for their help in the Town of Blades.

12. Chief Willey and I would like to thank Blades Town Council and the residence for you support over the years. Without your support, we would not have been able to accomplish everything that we



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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 matter where they live in the Town of Blades.”

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

“I have spoken with or emailed Hunter Creek Builders to push for the completion of Hardin Hall. They promised the building would only lack the paving of the parking lot by last Friday. If, the paving is done by August 11, 2025, our Town Meeting will be in that building.

The Blades Water Operator resigned so water testing is done by Chris who has his basic operator testing license. By Delaware law, the water system must be monitored by certified water operators at least three times per week until a permanent operator is hired. We now have only one applicant, whom we are researching before interviewing. We were also contacted by White Marsh Environmental Systems who offered to monitor our water system until we can hire our own water operator. They are also being researched by the Council. Delaware Rural Water has been very helpful by monitoring and completing paperwork for the Water Department. They are helping with testing water connections between the main water lines and personal house lines. If you have noticed a few short blue poles, they are flushing the water to filter at the dead-end areas.

I met with EPA representatives who are again encouraging the River Road residents to join the Blades Water system. Those residents, who have not committed, must do so by July 31 or be excluded from the free water hookup by EPA. Their well water is contaminated.

I also met with Charlie Anderson, the Town Admin of Seaford concerning taxes. We will be using the Sussex County assessments in 2026.

The County will assess every five years according to State law.

Taxes must increase as the last increase was in 1989 according to Town records.

You have probably read about other towns and cities that are raising taxes. They have a greater tax base. We must expand our commercial areas and improve our appeal to entice successful businesses. We must expand our commercial areas and improve our appeal to entice successful businesses.

Supposedly the DEED to the old drycleaning property is on its way. We have two financial sources to possibly help to clean the brown fields.

I attended Danny Short's first Wednesday meeting at the Senior Center and the Sussex County Chamber of Commerce Breakfast. Rep. Short and Rep. Dukes explained the energy concerns of the State be it wind or nuclear and the finances of the State and the distribution of funds. The 2027 budget will be less. Both DelDOT and DNREC will be increasing their fees.

Young adults and children have vandalized the electricity boxes and picnic tables at the Blades Park Pavilion. We must activate the cameras and violate those responsible.





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Please join our volunteers in repairing the tables and electric boxes. We cannot buy new tables. There are only 4 tables there now.

We are on a very stringent budget due to the negligence of the past, but we have residents paying their bills on time and substantial savings.

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.

Your Mayor and Council are committed to the betterment of the Town of Blades.”

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

“Door Hangers and Shutoffs: We put out 44 door hangers in June and there were no shutoffs to be completed this month. Door hangers will be going out Thursday, July 17<sup>th</sup> for all accounts with past due amount of water.

DRWA has started to help us with the lead sampling. If you see them around Town testing your water from your outdoor spigot, please don’t be alarmed. These are for properties that received a notice of unknown service line material.

I will be attending a class on the 23<sup>rd</sup> to get more information when it comes to the Lead and Copper Regulatory.”

Entered into Executive Session: 9:17pm

Exited Executive Session: 10:14pm

Back to Regular Session

Councilman Gary Miller motioned to adjourn the July 14, 2025 Blades Town Council Meeting, Seconded by Councilman Gary Gallamore.

Mayor Nancy McAdams adjourned the Blades Town Council Meeting at 10:15pm.

Respectfully Submitted,  
Crystal Gregor  
Town Administrator

Town Council Meeting Minutes