



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  
August 11, 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 7:00 pm  
Lord's Prayer and The Pledge of Allegiance

Minutes from the July 14, 2025 Town Council Meeting. Motion to accept in written form, by Councilman Donald Trice; Seconded by Councilman Gary Gallamore. Motion passed, Councilman Gary Gallamore – Yes, Councilman Gary Miller – Yes, Vice-Mayor Susan Seltzer – Abstain, Councilman Donald Trice – Yes. Carried

Minutes from the July 21, 2025, Town Council Workshop. Motion to accept in written form, by Councilman Gary Miller; Seconded by Councilman Donald Trice. Motion passed, Councilman Gary Gallamore – Yes, Councilman Gary Miller – Yes, Vice-Mayor Susan Seltzer – Abstain, Councilman Donald Trice – Yes. Carried

Minutes from the July 28, 2025, Town Council Special Meeting. 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 – Abstain, Councilman Donald Trice – Yes. Carried

- Community Concerns
  - Resident addressed tracks across his lawn when meters were being read and has pictures. And recognized Councilman Gallamore who assisted him with the problem concerning the water department.
  - Resident had concerns regarding the cemetery being a hardship on the Town. Thoughts of another entity being responsible for it.
  - Resident wanted to talk to Councilman Gallamore about what has been found out about his property situation after meeting.
  - Resident read a speech about the Town of Blades facing major needs and needing to educate the community. The Mayor and Council are trying to do the best they can, with the hand that was dealt to them by previous administration.
- Resident, Starr Kulikauski
  - Starr expects answers in writing and answers given to the public at the next meeting.



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- Water Operator Ad description is a joke and does not include anything for public works, streets, parks, water repairs or leaks.
- Water department budget is down due to not having the correct Operator who can fix leaks. Having to call outside contractors is quite expensive to the Town.
- One person cannot fix leaks; it is an OSHA violation.
- After looking at the budget records, the Town does not have enough money.
- The only reason for water to have to go up is because of chemicals, testing, and personnel cost; not because water leaks and outside contractors.
- With one Chief and one officer in the Police Department where did all the money go for the Police budget?
- New Business:
  - First Reading: Resolution 2025.08.11- Sussex County Assessments of Collections of Taxes on Each Property Within the Limit of the Town
    - Sussex County Assessments will be used for collection of property taxes with the Town of Blades.
    - Every 5 years when new assessments are completed, Town of Blades will update their properties for taxes.
  - Amendment to Ordinance 413-Establishing a Curfew within the Corporate Limits of Town of Blades
    - Under the age of 18 years cannot be on any public street or in a public place between the hours of 11:00 p.m and 5:00 a.m unless accompanied by parent or guardian.
    - Any minor child or parent/guardian of minor child who violate any provision of this ordinance may incur a civil fine of \$100 plus court costs for the first offense, \$300 plus court costs for each subsequent violation.
  - Amendment to Ordinance 410-Weeds and Vegetation
    - All cuttings/clippings from the sidewalk or street should be removed by the owner.
    - Shall not be left in the front or side yard to be seen from the street.
    - Cuttings/clippings must be removed within 7 days.
    - Compost may remain as long as it is stored within the back yard.
    - No permanent or semi-permanent structure built in the front or side yard to hold yard waste, including compost.
  - Amendment to Ordinance 209-Burning of Leaves, Brush, or Other Combustible Matters
    - Fined no less than \$100
    - \$250 for each such offense



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- White Marsh
  - Town of Blades signed a contract with White Marsh, under the Tidewater umbrella. Since the Town doesn't have a certified water operator, they will provide the Town a water operator for three times a week.
- Town Workshop-Monday, August 18, 2025
  - No meeting this month.

❖ Old Business:

- Hardin Hall
  - Building is complete. The cement is not done, according to the paver, correctly. Therefore, he will not start paving.
  - The Town has a beautiful refurbished sign to put out in front of Hardin Hall.

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

- Be careful of scams going around.
- Blades Night Out was a very good night. We had a lot of compliments; people telling me it was one of the best ones that they have ever been too.
- Chief Willey thanked all the volunteers from community outreach.
- Testing has been completed for new officer, waiting on background check.
- Dover Academy has cancelled their fall academy, so next one will be in January.
- Police department is going to be teaming up with the Code Enforcement Officer for issue homes.
- Chief Willey announced his retirement by the end of the year or sooner if a new Chief can be hired.

❖ Committee Reports:

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

“We had one item on the agenda for a parcel to be separated into two separate smaller parcels. We were unable to approve that because it would require rezoning and/or variances. We’re looking into options.”

- 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. I hope everyone is enjoying your summer. It’s nice to have cooled off a bit and get a little rain.

On July 21<sup>st</sup> I attended the Council workshop working on amending some ordinances, some of which are being read today. I thank all for their input during this extensive process.



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On July 22<sup>nd</sup> I joined other council members in an Asset Management training session at town hall.

Monday, July 28<sup>th</sup>, attended a special meeting to go over information regarding hiring White Marsh Environmental Systems to test our water while we are looking for a licenses water operator.

After attending the Planning and Zoning meeting on 4 August, I participated in Blades Night Out at the park. It was a wonderful event with a fantastic turnout and good weather. Since the Mayor had a previously scheduled commitment, I had the privilege of meeting one of the Blades graduates. The Council and I presented him with a Certificate of Achievement for graduating, and he advised us of his future plans. The family of 2 other graduates came and I presented their certificates to the families, as one was ill and could not make it, and the other was at orientation for his future endeavors. These graduates are part of our future and I was honored to be a part of celebrating their achievements so far.

On August 6<sup>th</sup>, Commissioner Gallamore and I met with Sean Carney from the EPA about the future water line going down River Road. As of this time there are currently 33 homes who have signed up to be hooked up to the waterline when it is placed. We also spoke about the need for more soil well testing on Second Street at the site of the old firehouse, due to soil contamination there from that firehouse.

If you see any issues, please notify me or contact Town Hall so we can get those addressed. We are working to improve the look of the town.”

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

“In my June report I remarked that I had asked for quotations from three plumbing companies for the repair or replacement of two non-functioning fire hydrants: one at 134 Meadow Drive. As of July 1<sup>st</sup>, I had only received 2 quotations. I followed up with phone calls to the 3<sup>rd</sup> company hoping to get their quote so the Town Council would be in compliance with the Town Charter which requires 3 quotations. That will enable the council to select the repair facility and get these hydrants in working order. Finally, after 6 weeks of waiting, I have received all three requested quotations. Also, through a connection with Councilman Trice, the town has received a 4<sup>th</sup> quotation for replacing the Market Street hydrant. We are waiting a second quotation for the replacement of the Meadow Drive hydrant and for the installation of the remaining 280+ radio water meters.

As I mentioned in my last report there was a water leak in one of the feed tubes on the Lag PFAS filter. On July 3<sup>rd</sup> the gasket leak on that filter was repaired and the system is now not leaking and functioning according to specs.

Also on July 3<sup>rd</sup>, I met with representatives from Delaware Rural Water Association and we have arranged to have automatic hydrant flushing systems installed on the 5 “end of line” fire hydrants. This system will automatically flush these 5 hydrants at a designated time and frequency to eliminate any debris that accumulates in these end caps. This installation will be done free of charge by Delaware Rural



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Water Association.

On July 30<sup>th</sup> water sampling for testing for PFAS and Hexavalent Chromium was performed by Dr. Chuck Powley from the Stride Center for PFAS solutions. This is the second of four annual required sampling events. Samples were taken from each of the three wells, the sampling sink in the plant lab and from the Lead and Lag PFAS filters. Results will be available in about 2 weeks. Hexavalent Chromium reports will take a little longer.

Thankfully there were no water main leaks or other emergency services needed during July.

Routine daily water sample testing for the month of July is again status quo. All readings were in compliance with EPA and state standards. We have great water.”

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

“The Mayor has been working with Danny Short and we hope to get \$40,000-\$50,000 to pave our streets.”

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

“Finishing the requirements for the T mobile sign grant to have it in by Sept. 1st. "A night out against crime" was a huge success on Tuesday, Aug 5th. The park was packed with people, all having a good time. There was a K9 demonstration and our fire department demonstrated how they get people out of a car after a crash literally by taking the car apart. There was music, food and events for all ages and all ages were having fun. Vice mayor Seltzer gave awards to several Blades graduates to honor them for their efforts in school.

We are starting to work on the Wreaths for Veterans program.”

- 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. August 2th we had two applications for testing only one show up. The candidate passed the written and physical test. The next step will be the back ground check.

3. Dover Police Academy has cancelled the fall class and the next will start in January 2026. Meanwhile we are still advertising for a military member is currently serving or a veteran with previously served for the cops grant position.

4. The portable speed camera has been shipped to department. We should receive the camera anytime. The camera is for speed collection information only.



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5. Chief Willey is working on a grant for more security cameras for the town hall.
6. July 21st, I attended a Town Code and Ordinances workshop
7. July 28th, I attended a town special meeting
8. August 1st, getting donations for nation night out Aug 5th.
9. August 4th, I attended the planning and zoning meeting and help to clean up the park for the national night out. I attended the national night out on Aug. 5<sup>th</sup>
10. I would like to thank Seaford Police Department for the use of their meeting room and Seaford High School for the use of the school track for testing
11. I would like to thank Delaware State Police and Seaford Police Department for their help. They are always here when we need them.
12. Thanks to anyone who came out to help us get ready for the national night out.
13. 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 are done.
14. If you see something in your neighborhood that looks suspicious call 911
15. 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 there you go in Town of Blades.”

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

“Most of the month has been devoted to our Water needs.

- The Projector Managers for the EPA providing Blades water to residents on River Road visited Town Hall twice and I spoke via email with them.
- I met with the representative from White Marsh at the office multiple days and he toured and inspected the Blades water treatment system. After we received a possible contract from White Marsh, each of the councilpersons had the opportunity to ask questions and voice concerns.
- I called for a special meeting held on July 28,2025 at which the council went immediately into Executive Session to vote on signing that contract. After the executive session was adjourned and the council went back to regular session. The council unanimously voted to hire White





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Marsh to monitor Blades water through daily testing and inspection three days per week. Chris will continue to do so the other four days of the week. We are using the remainder of the water operator's salary to pay for this service.

- I met the three certified water operators with the required endorsements on Monday August 4<sup>th</sup> before they began working at our buildings.

At the end of July, we received the DEED to the dry-cleaning property on Market Street which the Town received at the Sheriff Sale months ago. We immediately requested meeting with DNREC which is scheduled for August 15. The property is a brown field because of dry cleaning chemicals, etc. but we are hoping the contamination is only in the back and that the cost of clean-up will be government funded.

Insight Homes has applied for permits and you might have noticed the work to install sewer and water lines on the property. They have made changes to the plan to accommodate some of the wishes of the town. They will need to present the alterations to the Planning and Zoning Commission.

PAVING planned the Hardin Hall parking lot last week so work will begin soon, I hope. Hunter Creek Builders.

I have had meetings with Danny Short and Steve Class and have arranged the replacement of hydrants by an individual water operator.

The Town has paid attorney fees of \$1100. For misinformed FOIA claims. If you suspect that we are dishonest or breaking the law, please come to the office to discover the other side of the rumors.

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.

“We put out 52 door hangers in July and 4 shutoffs. Door hangers will be going out Wednesday, August 20<sup>th</sup> for all accounts with past due amount of water. There will be no shut offs this month due to the water bills going out late.

Funding has been applied for to help the Town with unknown service line verification of the service lines within Town limit. Hopefully, the Town receives an answer on their application soon and can start working on this project. All inventory has to be completed by November 1, 2027 deadline.”

Mayor McAdams also read a letter from the Town Administrator resigning as of August 23, 2025.



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Councilman Donald Trice motioned to adjourn the August 11, 2025 Blades Town Council Meeting, Seconded by Councilman Gary Gallamore.

Mayor Nancy McAdams adjourned the Blades Town Council Meeting at 8:19pm.

Respectfully Submitted,  
Crystal Gregor  
Town Administrator