



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
September 8, 2025***

Present: Mayor Nancy McAdams, Vice-Mayor Susan Seltzer, Councilman Gary Gallamore, Councilman Gary Miller, Councilman Donald Trice, Chief Martin Willey, and Administrative Assistant Trisha Todd

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

Minutes from the August 11, 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 - Yes, Councilman Donald Trice – Yes. Carried

- Mayor McAdams announced that the town had donated to them a detailed financial and historical log from the former Mayor William A. Hammond. It is a significant part of Blades history.
- Community Concerns
 - Resident has concerns about mail received regarding solar farm sign up.
 - Resident gave the 6/17/25 update on the solar farm to be built at edge of town limits.
 - Resident had concerns regarding speed bumps needed on Fifth St.
 - Resident spoke regarding change to Ordinance 410 feeling that it was directed specifically toward him and his property. It cost resident \$3,400 to comply with compost changes.
- New Business:
 - Second 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.
 - Second Reading: 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 pm and 5:00 am unless accompanied by parent or guardian.



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- 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.
- Second Reading: 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.
- Second Reading: Amendment to Ordinance 209-Burning of Leaves, Brush, or Other Combustible Matters
 - Fined no less than \$100
 - \$250 for each such offense
- First Reading: Resolution 2025.80.11.0001 Real Estate Property Tax Rate
 - New tax rate .25 per \$100 assessed value at 100%
 - Front footage tax: .60 per foot
 - Capitation tax: \$8 per residential unit
- Staffing Issues: Town Administrator resigned.
 - Office hours may vary due to short staffing.
 - Mayor and council members have been assisting in office duties.
- Town Workshop - Tuesday, September 23, 2025
 - 2026 Budget
- Community Clean Up Day - Sat., October 11, 2025 7 am to noon.
- Incoming Park & Cemetery Commissioner Introduced – Judy Evans.
- Announced Steve Class' rendering of a future community across Rt. 13 by Burton Transportation is available for resident review.

❖ Old Business:

- Hardin Hall
 - Building is complete except for the sidewalk. When it is done the paving can be completed and inspections done.

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

Town Council Meeting Minutes



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- Beware of scams via calls, texts, emails.
- Testing has been completed for new officer, waiting on background check.
- The next class at Dover Police Academy will start January 11.
- Prescription drug take back day Oct. 25
- Trunk or Treat, Oct. 31 at Blades VFC at 6 pm
- Fatal head-on collision investigation ongoing.
- Blades Bridge closure discussed. Coordinating with DelDot.
- Speed collection data device received to be programmed for use.

❖ Committee Reports:

- P&Z – Vice-Mayor Susan Seltzer report:
 - New construction approved on Johnson Ave. (with adjustment)
- 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:

"Hello Everyone, my report is short since I was out of town for most of the past month caring for a family member. I do apologize for not being around, and I want to thank the Mayor and rest of the Council for covering for me.

Although it has already been said, I would like to let everyone know about the town cleanup scheduled for Saturday, October 11 from 7am-noon. If you are bringing furniture that has been sitting outside on your porch, please de-critterize it so we do not have any big surprises jumping out at us during the event. Thank you!"

- Water - Water data report and other relevant information, submitted as and read by Councilman Gary Gallamore:

"Good Evening everybody. As reported by the Mayor in last month's Town Council meeting, our town has entered into a contract with White Marsh Environmental Services for continued overseeing of the functions of the town's water department. Fully certified water systems operators will now be compound testing the water on a daily schedule. White Marsh operators will also be submitting all required monthly water reports to the state. This contract now puts Blades in alignment with the requirements of Title 16 of the Delaware Administrative Code and the requirements of Delaware Water, a position not previously enjoyed by our town. I informed Delaware Water of our contract with White Marsh and they confirmed that we were now in compliance with their requirements.

On August 6, as Vice Mayor Seltzer previously reported, she and I met with Sean Carney, the Remedial Project manager for the EPA Mid-Atlantic Region 3, to discuss a further remedial investigation through the sampling of groundwater, soil and sediment within the town. Some areas marked for soil sampling are: Triangle Park and a few private residences on Market Street. For further testing, they will approach the First Haitian Church of God and request to install two shallow testing only wells that will not



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obstruct walking or driving cars on their property.

Also, we discussed the agreement between the EPA and our town that has come to fruition and that our town is to select a contractor and use the EPA's design to install a waterline and all lateral hookups to the 33 homes on River Road who have signed up to participate in this project. The EPA will cover the total cost of this project and will pay the town directly. This will certainly be a financial benefit to our town through water use billing and the health benefit to those non-Blades residents who will now have good clean potable water for their use. The Mayor is currently in the process of contacting the construction company to facilitate installation of the water main and hookups with these residences.

On August 9, replacement of the fire hydrant on Market Street near the new restaurant was begun. After excavating top layers of dirt, several square feet of concrete were encountered surrounding the base of the hydrant. Further work could not be performed until heavy equipment could be brought in to break up and remove the cement.

On August 14, I received a report of water samples taken from each of the three wells, the lab sink and the lead and lag filters. These samples were tested by Eurofin's Lancaster Laboratories Environmental Testing LLC, Lancaster, PA for hexavalent chromium. All the samples revealed no detectable contamination. This was the third time that testing revealed no detectable levels of these compounds. There was a question as to whether Blades needed to continue testing in light of the now three non-detectable results. I called DNREC and their reply was because Blades continues to be a super fund site, we must continue to test for these compounds until DNREC determines that remediation is complete.

On August 15th, the Mayor and I met with representatives from the Southeast Rural Community Assistance Project, an organization associated with the University of Pennsylvania and the University of Delaware. You may recall I mentioned this association in a previous town council meeting. We discussed the future growth of Blades and our need for additional water. They will be aiding us in obtaining funds and other remedies to expand and improve the water system here in Blaze. I then conducted a tour of our water plant with the agents so they could evaluate our system and begin preparations to provide Blades water to those non Blades residents on River Road who have signed up with the EPA.

Also on August 15, I received the results of the PFAS testing performed on July 31st by Dr. Chuck Palley from the Stride center for PFAS Solutions. Again with the six PFAS compounds that are regulated by the state. None were detected in direct samples taken from the finished water. PFAS compounds were not detected in the Lag tower. As you may recall, I described the Lag tower as the last carbon filter before the water is sent to the storage tower and eventually to your homes. PFAS compounds were detected in the Lead Tower, the oldest of the two towers, but carbon replacement in this tower is not needed at this time. Testing will again be performed in November.

On August 23, Councilman Trice and I were present for the removal and replacement of the non-functioning fire hybrid on Market Street which was completed after the concrete barriers were removed using a 500 pound excavator hammer which the town had to rent. We had some mechanical difficulties



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with the hammer, but the concrete was eventually broken up and removed. Fortunately, no other obstacles were encountered. The new hybrid was installed without further difficulty and it is fully functional. This installation took almost 7 ½ additional hours. Two hydrant bollards will be installed for protection against future accidents. In a later discussion, I had with the rental company regarding the mechanical difficulties we encountered with the excavator, they generously refunded the entire rental fee.

On August 28, I met once again with John Carney and his EPA Contractors expert engineer who were here to evaluate our treatment plant and recommend ways to enhance performance. A tour of our water plant along with White Marsh staff and representatives from Delaware Rural Water was developed. Recommendations will be forthcoming. The Mayor and I then met with Sean to further discuss the River Road project.

Water usage for the month of August was up 5.7% over July.

Finally, daily water compound tested by White Marsh shows results below maximum acceptable levels. And you once again have clean water. That's my report."

- Streets – Report submitted as and read by Councilman Gary Miller:
 - Awaiting approval of \$50,000 grant for repaving from Rep. Danny Short's office.
 - Pending approval, Delmarva Paving will perform the work.
- Parks & Cemeteries – Report submitted as and read by Councilman Gary Miller:
 - Professional removal of two very large hornet's nests at the park.
 - Noted two residents Bob Francavage and Jerry Dorsey are part of the Police Advisory Board representing the Town of Blades.
- 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. The candidate passes the written and physical test. We are doing a back ground check now. it will take about 4 to 6 weeks to complete.

3. Dover Police Academy 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. We have 3 more candidates apply for officer's position and the Chief will be testing them by the end of this month.

5. We should receive the camera any time. The camera is for speed collection information only.

6. Chief Willey is working on a grant for more security cameras for the Town Hall.



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7. August 25 the Chief and I had a meeting with one town resident.
8. The Chief and I are planning to have 3 officers on the street by January 2026.
9. August 22, I had a meeting with Mayor McAdams about the property on Market Street.
10. I had a meeting with Mayor McAdams about the police budget
11. Again, 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.
12. I would like to thank in Delaware State Police and Seaford Police Department for their help. They are always here when we need them.
13. August 22, I stood by at Market Street while they were replacing the fire hydrant until the water commissioner came.
14. August 29, I help in the Town Office receiving water bill payments.
15. 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.
16. If you see something in your neighborhood that looks suspicious call 911.
17. Chief Willey and I would like to thanks the Blades Town Council and the residents for your support over the years.”

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

Most of the month has been devoted to our Water and Brownfields and the loss of staff.

We met with DNREC and SERCAP and EPA and DRW multiple days concerning the Town’s needs and financing of those needs. EPA is most concerned with supplying our clean water to the 33 residents of River Road. DNREC and SERCAP are most concerned with cleaning up the brown fields and how we can finance those projects.

Also, on August 15, I was with The Police Chief and Don to become informed about helping small businesses improve Blades. There is funding available.

Then I met with The Harbor Master of the Marina to solve water usage and payments.



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We have reached out to The Cape Gazette, The Guide and the Association of Clerks in Sussex County in search of a competent Town Administrator. I have interviewed one candidate so far.

August 21 – The CEO and a director visited our water facility and briefly explained their serves and to voice their concerns. I can explain their services but not their concerns as they affect personnel.

Until we have a Town Administrator, I must rely on what staff and Council we have, plus, Karen Taylor has come in to help with payroll and bill paying. Susan and I have manned the office as have Don and Marcus when Trisha is not there. I sincerely thank you.

Gary Gallamore for being there for the water situations.

Trisha for going far beyond her duties.

Marcus and Don for their support and of course Karen.

Kerwin Gaines from the Delaware Department of Technology visited us on August 27 to encourage the Town and explain their services to all Delaware towns to avoid and deal with cyber-attacks. He and his department with help greatly.

Surely you have noticed the activity in the Cypress Landing site and the partial paving of Hardin Hall parking lot. We must wait until additional concrete is included before it is finished.

August 28 - Gary G. and I were included in a discussion about the water responsibilities among White Marsh employees, EPA's needs and DRW's assistance. All most know their responsibilities and positions in the plant processes.

The Blades residents will find that the Town Office will be closed when there is no staff to assist at the counter or to answer the phones. Please refer to the Town Website for more information.

We will be back to normal and beyond. Please be patient. Have faith.

I welcome your suggestions, volunteering and comments about the activities for the good of the town and our future. We cannot change the past. We are a very small town amid larger situations.

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

Town Administrator Report – Report submitted Assistant Administrator Trisha Todd and read by Mayor McAdams.

“We put out 51 door hangers in August and 0 shutoffs. There will be no shut offs this month due to the water bills going out late.”



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Councilman Susan Seltzer motioned to move into Executive Session for personnel discussion at 8:12 pm.
Seconded by Councilman Gary Miller.

Entered into Executive Session: 8:30 pm.
Exited Executive Session: 10:39 pm.

Back to Regular Session

Councilman Donald Trice motioned to adjourn the September 9, 2025 Blades Town Council Meeting,
Seconded by Vice-Mayor Susan Seltzer.

Mayor Nancy McAdams adjourned the Blades Town Council Meeting at 10:49 pm.

Respectfully Submitted,
Trisha Todd
Administrative Assistant