



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  
October 13, 2025***

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

Mayor Nancy McAdams officially opened the meeting at 7:01 pm  
Lord's Prayer and The Pledge of Allegiance

Minutes from the September 8, 2025 Town Council Meeting. Motion to accept in written form, by Councilman Donnie Trice; Seconded by Councilperson Susan Seltzer. Motion passed.

Minutes from the September 23, 2025 Town Council Workshop. Motion to accept in written form, by Councilman Gary Miller; Seconded by Councilperson Susan Seltzer. Motion passed.

- New Business
  - Swearing in of new Councilperson Judy Evans – Parks and Cemetery.
  - Swearing in of new Town Administrator Mary Reza.
  - Mayor thanked Carol Kinsley, Seaford Star for their continuing support.
  - Susan Seltzer competed in the Apple Scrapple Scrapple Sling – brought home the Golden Hog trophy
  - Wreaths Across America goal is 126. Francine Kay is the chairperson.
- Community Concerns
  - Resident spoke regarding change to Ordinance 410 – Weeds & Vegetation noting that there are many other properties in Blades that need to adhere to this Ordinance. It would increase home values if kept up
  - Resident expressed need for a Residential Advisory Concern Committee of Blades to move forward in a positive light.
  - Resident complaint about speeders requesting speed bump on Sixth St.
  - Resident David Ruf expressing great honor in having daughter as new Town Administrator.
- Old Business:
  - Third/Final 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.



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- Motion to accept in written form, by Councilman Gary Miller; Seconded by Councilman Donnie Trice. Motion passed, Councilwoman Judy Evans – Yes, Vice-Mayor Susan Seltzer – Yes. Carried
- Third/Final 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.
  - 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.
  - Motion to accept in written form, by Councilman Donnie Trice; Seconded by Councilwoman Judy Evans, Motion passed, Vice-Mayor Susan Seltzer – Yes; Councilman Gary Miller – Yes; Carried
- Third/Final 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.
  - Motion to accept in written form, by Councilman Gary Miller; Seconded by Councilman Donnie Trice, Motion passed, Vice-Mayor Susan Seltzer – Yes; Councilman Donnie Trice – Yes; Councilwoman Judy Evans – Yes; Carried
- Third Reading: Amendment to Ordinance 209-Burning of Leaves, Brush, or Other Combustible Matters
  - Fined no less than \$100
  - \$250 for each such offense
  - Motion to accept in written form, by Vice-Mayor Susan Seltzer; Seconded by Councilman Donnie Trice, Motion passed, Councilwoman Judy Evans – Yes; Councilman Gary Miller – Yes; Carried
- Second Reading: Resolution 2025.80.11.0001 Real Estate Property Tax Rate
  - New tax rate \$0.25 per \$100 assessed value at 100%
  - Front footage tax: \$0.60 per foot
  - Capitation tax: \$8 per residential unit
  - Administration Fee: \$30.00
- Staffing Issues: Temporarily Closed Fridays. Will be open regular hours when town administrator starts November 3.



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- Hardin Hall – No updates.
- Cypress Landing – Slow progress.

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

Beware of scams via calls, texts, emails especially with approaching holiday season.

- Blue envelopes are available for people with disabilities to hand to officers in the event of an emergency.
- 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
- Blades Bridge closure discussed. Coordinating with DelDot.
- Speed collection data device received to be programmed for use.
- Police Chiefs Advisory Board – Jerry Dorsey and Bob Francavage

❖ Committee Reports:

- 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:

Planning and Zoning - "There was nothing on the agenda, so I cancelled the meeting. Will get back to updating codes and ordinances. As a reminder, these changes and updates are for the betterment of the town. It is not meant to single anyone out. If you have a concern, please come to speak to me. We cannot speak about whom we are addressing.

Housing: "Good evening folks. I didn't have meetings this month to attend. However, I did work in the town hall. I didn't keep count but there were many days and hours spent working the window in the office, speaking to residents, taking water payments, learning how to post those payments, etc. I enjoy meeting our town residents and speaking with them.

I have spent time code enforcement driving around town, identifying trouble areas, seeing progress made with other trouble areas, and developing plans to better the community. On Saturday, we had the fall town clean up, with several dumpsters brought by Deihms Disposal. I spent the morning here helping, and I think we went through at least 7 dumpsters of home and yard waste. It was great to see so many come out and are cleaning up around their homes. I do encourage all citizens to get trash disposal, and not depend on the town clean up twice a year. It was great to see residents helping their neighbors to get trash brought up to the site at the park. We can all help each other to make Blades the kind of town in which we would all be proud to reside. Please reach out to me if you see problem areas or code infractions.

After the town clean up, I stepped in for Nancy in the mayoral challenge for the Scrapple Sling at Apple Scrapple festival in Bridgeville. I am proud to say that I was able to bring home the win in the mayor's division and I present the trophy tonight to Mayor McAdams,

As this year is winding down, I am thinking of 2026, and what we can do to get more residents involved within the town in positive ways. Any suggestions from townsfolk would be welcome. These would have to be suggestions which would not require a lot of funds to get started, such as summer reading in the park, Christmas parade to add to our other holiday events, decorating light posts such as they do in Seaford and other towns, blood drives, etc. Please reach out to me with any suggestions.

Within the next few weeks, I am setting up a date and would need volunteers to help clean out some of



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the overgrowth in the retention ponds on either side of Sixth St. in Little Meadows. We are extremely short staffed in the office so any one who would like to volunteer with this cleanup would be welcome. Thank you!"

- Water - Water data report and other relevant information, submitted by Councilman Gary Gallamore and read by Mayor Nancy McAdam.  
"2025 September Water Report: On September 5<sup>th</sup>, there were two water leaks repaired by Schrock; one relatively minor leak at 212 East 6<sup>th</sup> St. and a second pit and meter replacement on 300 S. Market St.  
On September 23, I participated in a town council workshop to prepare a budget for 2026.  
On September 25, I met Sean Carney from EPA, his group of engineers and White Marsh employees for an in-depth survey of the property around the water plant in preparation for well testing prior to beginning work on the River Road project.
- Streets/Parks & Cemetery – Report submitted as and read by Councilman Gary Miller:  
PARKS: Preparing the park for closure for the winter. Talking to some companies about 100% grants for new equipment. Park needs a complete realignment of services and equipment to bring it up to date and for the future. CEMETERY: We are preparing for Wreaths Across America program. We hope to have 126 wreaths distributed this year. Francine Kay is the lead on this project and has been doing a great job. I hope you have seen her article in the Star! We need volunteers! STREETS: Awaiting approval for a \$50K grant for this year's paving project. As soon as it is approved Delmarva Paving is set to do the work. We are preparing next year's paving budget. We are looking in to placing some of the old worn out street signs in 2026. Thank you.
- 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 waiting for the background check to be completed on the candidate.  
3. Dover Police Academy starts in January 2026. Meanwhile we are still advertising for a military member who is currently serving or a veteran who previously served for the cops grant program.  
4. We have 3 more candidates applying for the officer's position and the chief will be testing them by the end of this month.  
5. We will set up a camera for speed collection information shortly.  
6. Chief Willey is working on a grant for the police department.  
7. October 8<sup>th</sup> had a meeting with all the east side of Sussex County police departments.  
8. The Chief and I are planning to have 3 officers on the street by January 2026.  
9. October 8<sup>th</sup>, I had a meeting with Mayor McAdams about the property on Market Street again.  
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 Seaford Police Department for the use of their meeting room and Seaford High School for the use of the school track for testing.  
13. We have been interviewing for a new chief and additional officers.  
14. The Police Department is offering a program for resident to voluntarily register their security



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cameras to assist with investigation. This program is working well in other towns and helping the police department solve crimes in their neighborhoods. If you are interested in this program, contact the police department.

15. Chief Willey is busy with walk-in complaints. Taking phone calls into the police department and handling the paperwork from the DSP. He is also handling court cases and attending state and country meetings. Make sure that all maintenance on all police vehicles is done.

16. If you see something in your neighborhood that looks suspicious call 911.

17. Chief Willey and I would like to thank the Blades Town Council and the Residents for your support over the years. Again, thank you.”

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

“Good evening!

Most of the month has been devoted to our Challenges in the Town office. Trisha, our part-time clerk, is beyond valuable as she does tasks which are new as well as her usual responsibilities. Marcus has helped in many ways and the Councilpersons have, especially, Susan and I, have answered the phone and helped the residents at the counter with questions and concerns and the paying of water and tax bills. It is almost a constant stream of customers.

In addition, we have had to hire extra help from a CPA to complete payroll and bill paying. In addition, the Council members and I are preparing the 2026 budget and providing answers to contractors and the auditing firm as the end of 2025 is coming rapidly. We have been in a stressful state.

Since White Marsh is now testing the Blades water system, many of the tasks that have in the past been shared by maintenance have increased, so you may notice the grass cutting is not up to our standards. I have many conversations with the White Marsh staff and with Delaware Rural Water. We need our own qualified water operator as do many of the small municipalities. I have asked our water engineer to evaluate our plant and situation.

The good news is that we have hired as of November 3rd a very competent and experienced Town Administrator, Mary Reza, who lives and has lived in Blades most of her life, thus has the interest and energy to see us grow and thrive. She will be vital in our success.

More good news is that Judy Evans, who also lives in Blades and knows of our continuing struggles, as a Council person. We are very fortunate to include Judy in helping with the improvement of our park and the maintenance of the cemetery.

I must raise property taxes after 36 years. It is your money, not mine, and I promise to improve your town – your safety, your water, your neighborhoods, and the reputation of our hometown.

I have been working at Town Hall for between 4-5 hours per day as has Susan. Others also come in to help. We will be full force in November. If you are so inclined, please pray for us. We have much to repair, much to improve, much to learn. We are stubbornly determined. PLEASE BE POSITIVE! PLEASE BE PATIENT! Check the Website often.

I am a good listener and consider helpful voices. Please voice your suggestions and your opinions and help if you are inclined.”

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



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“The Town of Blades had no shut offs for the month of September due to the September water bills being mailed out late.

The October 2025 bills were mailed on Thurs., October 9, 2025, so we will not be doing any shut-offs for the month of October.

I would like to thank the town residents for their help while the office is short staffed. I appreciate it..”

Councilman Donnie Trice motioned to move into Executive Session for personnel discussion at 8:49 pm. Seconded by Councilwoman Susan Seltzer.

Entered into Executive Session: 9:10 pm.

Exited Executive Session: 10:12 pm.

Back to Regular Session: 10:12 pm.

Councilman Donnie Trice motioned to send registered mail to employee regarding attendance. Seconded by Councilman Gary Miller; approved unanimously.

Councilman Gary Miller motioned to transfer funds from Citizens Bank to Community Bank. Seconded by Vice-Mayor Susan Seltzer; approved unanimously.

Councilman Donald Trice motioned to adjourn the October 13, 2025 Blades Town Council Meeting, Seconded by Vice-Mayor Susan Seltzer.

Mayor Nancy McAdams adjourned the Blades Town Council Meeting at 10:22 pm.

Respectfully Submitted,  
Trisha Todd  
Administrative Assistant