



Town of Blades
OFFICE OF MAYOR & COUNCIL
20 W Fourth Street
Blades, Delaware 19973-4122
(P) 302.629.7366 (F) 302.629.0199

February 9, 2026
Town Council Meeting
BVFC Banquet Room
200 E. Fifth Street, Blades, DE 19973

Present: Mayor Nancy McAdams, Vice Mayor Susan Seltzer, Councilman Gary Miller, Councilman Donald Trice, Councilmen Gary Gallamore, Councilwoman Judy Evans, and Town Administrator Mary Reza

Meeting called to order by Mayor Nancy McAdams at 7:01 PM
Lord's Prayer
The Pledge of Allegiance

Approval of Minutes from January 12, 2026, Town Council Meeting
Gary Gallamore, Motioned and Susan Seltzer, Second, Passed in written form.

Approval of Minutes from January 29, Special Town Council Meeting
Gary Miller Motioned and Judy Evans, Second, Passed in written form.

- Community Concerns
 - Resident from E 6th street.
 - Longstanding issues with poor drainage and soil, past unaddressed flooding from the neighboring house that was elevated and changed the drainage patterns. Concerns with unclear and ambiguous town ordinances, especially around accessory structures (compost bin, deck vs. porches, fire escapes, etc.)
 - Request that the council clarifies and update ordinances so they are concise, unambiguous, and immune to shifting interpretations.
 - Resident came to the podium and complaint about lack of opportunity to sign up for public comment.
- Old Business
 - Vice Mayor Susan Seltzer read the 2nd reading of Town of Blades Clean Up Ordinance 441.
 - Mayor Nancy McAdams read the 3rd reading of Town of Blades Real Estate Property Tax Ordinance 440

Motioned to approve Town of Blades Real Estate Property Tax Ordinance 440 by Councilwoman Judy Evans, and 2nd by Councilmen Gary Gallamore. Passed unanimously after roll call vote of all council members.

 - Tax Bill Information- It was noted that Tax bills should be mailed to town residents soon. Payment due in full by March 31, 2026 to avoid late fees.
- Police Report
 - January 2026 - DSP worked 8 paid jobs, 26 traffic arrest, 1 drug arrest, 3 warning and 3 complaints handled.
- Report from Planning and Zoning
 - Reviewed site plan for Lot 5 on E 2nd Street. Minor revisions to the plans to move the porch steps to the side for driveway alignment; new drawings will be brought to the town meeting.
 - Town is reviewing and updating ordinances.
 - Specific focus: Vacant buildings, noise, crime-free rental housing, refuse carrier licensing. Continuing to review next month; input from the public welcomed.
- Committee Reports:
 - Housing – Vice Mayor Susan Seltzer



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- Read the Code Enforcement report.
 - ◆ Building Permits-1, Ordinance 304-8- Snow Removal (sidewalks), Ordinance 330 Trash-1, Ordinance 416-Abandoned Vehicle-1, Rental Inspections- 15.
 - January 29th attending the Special Town Council meeting for the 1st reading of Ordinance 440.
 - January 30th into the 31st was at the Town Hall and outside assisting where she could with the water issue that was had.
 - February 4th attended Danny Short's coffee meeting, then attended the SCAT dinner meeting that evening at the CHEER center. Several members of local legislative branch were in attendance. Spoke about which bills and issues they were focusing on.
 - February 5th attended the special meeting regarding the 2nd reading of Ordinance 440.
 - February 6th attended the SCAT steering committee breakfast in Georgetown. Three different speakers in attendance, Sons of the American Revolution and spoke about and can help with towns that are planning 250th celebrations and how they can support. There is a sign-up sheet for anyone that would like to help and be apart of the Blades/America 250 celebration.
 - Reminder if you have a sidewalk in front of your home, its is your responsibility to clear that sidewalk within 12 hours of snow fall ending.
- Water – Commissioner Gary Gallamore
- January 2nd water leak at 202 E. 2nd street. Miss Utility was called for marking and Schrock Plumbing was notified of leak. On January 3rd it was repaired.
 - January 7th, Mayor, Town Administrator, and Water Commissioner met with Town Engineer, Jason Loer, to discuss the current and future needs of the town with respect to the need for more water production. Although we have enough water for our current expansion, any new residential or business constructions will necessitate the installation of 4th well, a 250,000 gallon storage tank and water testing/processing facility.
 - January 8th Mayor and Water Commissioner met with representatives from White Marsh. Environmental Services, the current contract overseeing the functions of the water department. Discussed the current status of the water plant and they informed the town of the need to substantially upgrade the current water plant to ensure that the town continues to provide good clean drinking water to residents and businesses.
 - January 24th Water leak was reported on 8th Street and repaired.
 - January 27th met with Sydni Montgomery from 120 Water for an introduction to the agency. Working on the identification of the unknown services lines to each resident with a compliance year of 2027. We have 395 residents with unknown water lines.
 - January 30th was called about a substantial water leak with water flowing from 6th Street onto Market Street. Went to the water plant to shut off the wells. It was determined to be a result of a hydrant fracture and subsequent sink hole at the corner of 6th and Market. Which completely drained the 100,000-gallon storage tank. By 3:00 am, the hydrant was isolated and the wells were turned back on to begin pumping water bank into the storage tank. Town put out a boil water advisory for residents to boil their water prior to consumption. We sent out for emergency bacteria testing which took about 18 hrs. to get the results. On February 1st the water advisory was lifted and regular water usage was allowed.
 - Thanked the follow personnel for working to get water back in each home within 3 hours' time: Town Administrator, Mayor McAdams, her husband David, Councilwoman Seltzer, Councilmen Trice, Code Officer Marcus Trammell, Earl Chaffinch, a local resident who was instrumental in the original installation of the fire hydrant system.
- Streets – Commissioner Gary Miller
- We are close to finding a new maintenance employee.
 - Thank you to Donnie, Martin, Marcus for the efforts in the snow plowing during the snow/ice storm.



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- Thank you to Chris Joseph at Chris's Car Care for getting the Town Maintenance truck repaired and ready for use during the snow/ice storm.

- Parks & Cemeteries – Commissioner Judy Evans
 - Grant applications in progress to acquire new playground equipment-catalogs reviewed costs assessed.
 - Seeking accessible and multi-age options for park.

- Police – Commissioner Donnie Trice
 - Candidate is in her 6th week of training at the Dover Police Academy and is doing well.
 - 7 applicants scheduled for testing this month for the next Academy class.
 - Attended the town workshop on the new tax rate.
 - Council interviewed the applicant for the chief of police.
 - Ongoing meetings with Mayor McAdams about the police budget.
 - Working on the contract for the Chief of Police.
 - January 24th helped get all the town trucks ready for plowing the streets.
 - Chief Willey and Donnie helped with the plowing during the snowstorm.
 - Going through the police equipment to make sure that everything is up to date.
 - Replacing all the police departments body cameras with a new version at no cost to the Town.
 - Due to the heavy traffic on concord road because of the bridge work, contacted DeIDOT to see if they would add more time to the eastbound lane light at Rt. 13 & Rt. 20. It looks like they did
 - Delaware State Police are patrolling in Blades.
 - January 29th attended a special meeting for the tax rate. At executive session council interviewed an applicant for the Police Chief. The council went back into regular session and a motion was made to hire him and he accepted the position of Chief of Police. He will be sworn in on April 13, 2026
 - January 30th helped with the water leak on Market and 6th Street.
 - January 31st helped Marcus put salt down on the road that that the leaks (3).
 - February 5th attended special meeting on the 2nd reading for the tax rate.
 - February 7th helped Chief Willey with the testing of 9 applicants for the position.
 - Police department is offering a program for residents to voluntarily register their security cameras to assist with investigations. 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.

- Mayor's Report – Mayor Nancy McAdams
 - Roll back rate was explained for raising the taxes and was made public.
 - Executive sessions were also held to discuss the hiring of a New Police Chief and the possibilities of hiring a new water operator and maintenance employee. We are in the discussion stages of considering the water operator and maintenance employee.
 - January 30th- Mayor was on the scene after the fire hydrant broke and emptied the water tank. Residents were without water for only a few hours that Friday night and had to boil water until mid-day Sunday.
 - Interviewed three prospective employees and met with Rep. Short about insurance.
 - Arranged for the paving of some streets in town and the parking lot of Hardin Hall as soon as weather permits. We do have a certificate of occupancy for Hardin Hall.
 - We are working many hours for the betterment of our Town.
 - There are three openings for Town Council. IF you are interested in working for the good of the Town please apply.
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- Town Administrator – Mary Reza
 - Attended Danny Short’s Coffee hour on January 6th at Nanticoke Senior Center with Mayor McAdams.
 - Attended SCAT Committee Breakfast on January 9th in Georgetown with Mayor McAdams.
 - Attended the Wester Sussex Chamber Business and Economic Development meeting. The presentation was from Sussex Rotary Can-Do Playground, Inc. This sparked an interest with the Blades park and who we can use their knowledge to help restore the Blades Park. While attending this meeting we heard from another speaker Sarah from Pathways for Success, this program is dedicated to empowering youth, adults, and families build healthy, productive and purpose driven lives. It’s a mentorship program that works with high school students with job placement. With funding through the Department of Labor, they will place students in jobs for experience. Town of Blades is partnering with Pathways for Success and we will have our first employee named Fannie. She will be working in the office about 20 hrs. a week helping with multiple tasks. This will give her an opportunity to learn about our town. She stated February 9th and will be with us until April.
 - Water bills were mailed out on Wednesday, February 4th and the rest were mailed on Thursday February 5th.
 - Continue to receive support from Delaware Rural Water for our Annual Water reporting and our water emergency operating plan.
 - Responded to water emergency on January 30th. The town issued a Water Boil Advisory as a precaution which lasted until Sunday when we were notified of all testing results came back all clear. Notices were posted on the Town of Blades website and a community Facebook page.
 - We are looking into an emergency alert system to push alerts to all town residents. Meetings are scheduled with potential vendors. Training scheduled for the Town website to use it to its potential.

New Business

- Emergency Notification System
- Credit Cards will be accepted at the Town Hall; we can only accept for payments of water or property taxes.
 - Town employees will process credit card payments through the Town of Blades website and will email a receipt.
- Town of Blades Annual Municipal Election for three (3) Council Member seats will be held on Monday, April 6, 2026. If you have not voted in the last two (2) contested elections held by the town you must re-register to vote. Solicitation will be published in the newspaper and website on 2/19/2026 and 2/26/2026.

Councilwoman Susan Seltzer motioned to adjourn the regular session of the Blades Town Council meeting and move into Executive Session and seconded by Councilman Donnie Trice at 8:12 pm, all in favor.

Executive Session was started at 8:23 pm

Councilman Gary Gallmore motioned to adjourn the executive session of the Blades Town Council meeting and move back to regular session and Donnie Trice second at 9:20 pm, all in favor.

Back to Regular Session and the following were voted on:

- Vote to accept the hiring for Seaside Plumbing to replace the water meters and identify the unknown service lines, also to purchase the new meter pit lids. Donnie Trice motioned to Accept the bid and Susan Seltzer 2nd the motion. Roll call vote and all in favor.



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Councilmen Donnie Trice motioned to adjourn the February 9, 2026 Blades Town Council Meeting, second by Councilwoman Susan Seltzer.

Mayor Nancy McAdams adjourned the Blades Town Council Meeting at 9:26 pm

Respectfully Submitted,

Mary Reza
Town Administrator