



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

June 8, 2026

Town Council Meeting

BVFC Banquet Room
200 E. Fifth Street, Blades, DE 19973

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

Meeting called to order by Mayor Nancy McAdams at 7:01 pm

Lord's Prayer

The Pledge of Allegiance

Approval of Minutes from May 11, 2026 Town Council Meeting

Councilman Gary Gallamore motioned to approve the minutes and councilwoman Susan Seltzer seconded
Passed all in favor in written form.

Public Hearing: Joseph Douglas, Sussex County Community Development and Housing, to present information for the development of an application to the State of Delaware community Development Black Grant (CDBG) program to include The Town of Blades.

➤ Community Concerns

- Resident brought suggested as the Town grows in development continue to think about commercial store fronts on the bottom and small apartments on the top.
- Resident concerns about updating Ordinances and fines, resident offered to help with starting committee to make these changes.
- Resident brought up concerns about the storm water ponds in Little Meadows. How the town did not respond to previous reports from SCD (Sussex Conservation District).
- Resident brought up a concern about their water being brown and a pink ring in the toilet and showers. What can be done about this?
- Resident inquired about the long delay update about the Town Charter pending since Nov 2025 with feed back from Danny Shorts office, and impact on the recent tax increase and wanted to know if the Town was financially stable.
- Representative from the Nanticoke River Marina had concerns about the Ordinance 442. They have 2 2,000-gallon tanks one for diesel fuel and the other for Gas, he was told that since he has them, he cannot expand.
- Thinking about putting food trucks in the Town.
-

➤ Old Business

- 3rd Reading – Resolution 2026.03.09 Motor Vehicle Surplus – 1995 Chev. Dump Truck
 - Opening of sealed offer. Vote to Surplus 1995 Chev. Dump Truck
Only one sealed bid was opened and it was for \$1,200.00.
Motion made by Donnie Trice, second by Susan Seltzer to accept the bid and use funds to purchase tools for maintenance. All were in favor.
- 2nd Reading-Ordinance 442 Prohibiting the establishment, expansion, or operation of bulk fuel and propane storage facilities within town limits.
 - Resident questioned about who was responsible for the tanks on the east side of South Market Street, who is responsible for checking the gas station tanks. How many properties have old oil tanks in their basements.



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- 250 USA - Celebration in Blades Update
 - Attended Seaford meeting and there are some flyers for upcoming events within the Seaford area within the couple of months.
 - Blades America 250 celebration being held on Saturday, July 25th at Noon to 4:00 pm. We are looking for more volunteers, call the office if you would like to help or make a donation. There are flyers around in English and Spanish.
- Bid process for paving
 - Adopting Seaford bid package.
- Hardin Hall will be opening for Hall Rentals
 - Fire Marshall stated 175 standing people but Town is limiting to 50 ppl.
 - Rental Fee schedule is being updated
 - Spade and Trowel Garden Club landscaped with the New Grant.
- 35 N Market St (Town property "cleaner site") is now towards the top of DNREC's list to cleanup
 - Resident asked about if a study on Tax Revenue, selling the property vs. leasing.
 - Has the Town considered Food Trucks on this property
 - Asked about Sweet Brew- on hold right now.

Police Report

- 15- traffic citations, 3 warning, 1/1 Persons/criminal arrest, 0 local fugitives, 2 accidents, and 18 complaints in May. 2- Misc. Investigations, 1 Theft, 1 Harassment, 1 Domestic, 2 Assist other Agency, 1 Fraud, 2- Suspicious Events, 4- Welfare Checks, 1- Unauthorized use MV, 1-Robbery. 1- Assault 3rd (M)
 - Chief Toto stated that we have a safe and beautiful Town, he wants to work on making it safer and more beautiful. His door is always open.
- Report from Planning and Zoning
- Met on June 8, 2026 before the Town Council meeting.
- Committee Reports:
- Housing – Vice Mayor Susan Seltzer
 - Code Enforcement Report: 3-building permits, Ordinance 330 Trash-3, Ordinance 410-Grass-4, Ordinance 416 Abandoned Vehicle-2, New Construction Inspections-2, re-inspections-8
 - Assisted with getting water out and information out for the water main break on 3rd street between May 13-15
 - May 14th Mayor and Vice Mayor met with representatives from Tri-Gas about the empty oil tanks on N Market Street. There was a concern after the 1st reading of Ordinance 442.
 - Submitted a pre-grant application for the planning of a new park. If selected to submit a grant for this project, funding commitment from the alliance for the Chesapeake Bay to match whatever the grant would not pay.
 - May 25 attended the Memorial Day ceremony that was held at Seaford High School due to the weather.
 - May 26 -Mary and I met with representatives from DBT ventures, along with the Town Engineer Jason Loar about the possibility of developing the parcel behind IG Burton. Town would like to have it developed; we confirmed with them that we are unable to proceed due to the lack of water capacity. Whenever the Town is able to proceed with this project, there will be a public hearing.
 - Attended Seaford HS graduation on May 29th since Mayor was away. Congratulations to the 234 graduates.
 - Attended Danny Short's coffee meeting on June 3rd and attended the SCAT meeting in Millville. Speaker was Sussex County Council president Doug Hudson who spoke about the senate and House Bills around that affect our municipalities.
 - Starting to think about the Wreaths Across America.



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Water – Commissioner Gary Gallamore

- May 2nd attended the opening day ceremony for Nanticoke Little League.
- May 6th- attended Danny Short's Coffee meeting at the senior center in Seaford.
- May 13th- water leak was reported at the corner of 3rd and Arch Street. Leak was determined an emergency, a plumbing service was called and they determined that this leak was a significant water main fracture and the valves to the main were closed. By 5:30 pm on Thursday May 14th the main was repaired and water service was restored to the residents of west of Arch Street, 2nd, 3rd and 4th streets. During the shut down the town provided the affected residents with bottled water and boil water alert was initiated. On Friday, May 15th the town received a bio report that there were no coliform E. coli bacteria found in the water samples taken after the water service was resumed and the boil water alert was lifted.
- May 14th met with Mayor, Councilwoman Seltzer and Town Administrator met with a representative from Senator Lisa Blunt Rochester's office to discuss our water department status, and the condition of the Greensand and PFAS filters, the current water system in general. The representative was also informed of the water project on River Road and the construction of Cypress Landing and the stress that will be put on our water system when these projects come online. We were left with the knowledge that the Senator will be informed of our current situation and with her concurrent association with the EPA, she will see what help her office and the EPA can provide.
- May 19th flushing of the Town fire hydrants was completed by Kim, our maintenance operator. He found that of the 65+ hydrants in the town, three need repairs and one hydrant needs to be replaced.
- Since the last Town meeting this administration issued a formal letter to insight homes addressing their continued insistence of placing water pits and meters within the townhouse driveways. Our letter outlined the enforcement actions that would be taken by the town should violations of Town Ordinance 411 persist.
- May 22nd spoke with Brian Salvucci, Director of Land Development for insight homes regarding their response to our administration's correspondence. As a result of the conversation, I received both verbal assurance and written confirmation that the water pits and meters will be relocated out the driveways and brought into full compliance with Town Ordinance 411.

▪ **Streets – Commissioner Gary Miller read by Mayor Nancy McAdams**

- Trimmed trees and removed trash from Town Hall and Hardin Hall
- Picked out 10 Storm drains to be cleaned out.
- Serviced and repaired equipment; weed eater, gator and mowers.
- Cleaned and arranged maintenance shop.

▪ **Parks & Cemeteries –**

- No report Submitted.

▪ **Police – Commissioner Donnie Trice**

- Meeting with Chief Toto at least 3 days a week in person, if not by phone.
- Working with Lisa Fensick on Grants
- Lisa is working with Chief Willey before his last day with the Police department
- Chief Willey position as Police Administrator with the Police Department will end within two weeks. He has been a great help working with Chief Toto and Lisa. Chief Willey will always be welcomed at the Police Department.
- Chief Willey has extended his help and wants to make sure that we receive the grants and were applied for
- Working on a grant that will help with the Police Department and Town of Blades.
- Chief Toto has attended State and County meeting for the Police Department.
- Delaware State Police are still patrolling the streets of Blades



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- We will have one Police candidate start New Castle starting in July. Department is doing background checks on two more candidates. One will start the academy this fall.
- We are staying in contact with Dover Academy and Delaware State Police Academy on when their classes will be starting this fall or spring.
- Chief Toto is patrolling our town and handling complaints that go through the 911 dispatch center. Chief is doing a great job.
- Still having meetings with Mayor McAdams on the Police Budget.
- Helped Mayor go door to door down 2nd, 3rd and 4th street handing out flyers saying it was safe to use the water without having to boiling it.
- Police Department and Blades Outreach committee is starting to work on National Night Out for Blades on August 4th.
- Town Administrator – Mary Reza
 - May 13th- were made aware of a water leak on 3rd street, emergency plumbing was called to repair the leak. Was notified that the residents on 3rd street were without water, that last through the night. On May 14th Chief Toto, Lara and I went to get bottles of waster to pass out to the residents on 3rd street. The we were notified of water connections being turned off for 2nd and 4th street. We passed out water to those residents as well. Per the guidance of Delaware drinking water, submitted a report of events that occurred, we had to put out a precautionary Boil Water advisory notice out to all residents that water was turned off. Mayor Nancy and I passed out the letters to each home to explain. White Marsh conducted the emergency bacteria sample and received the all clear on Saturday to all residents.
 - May 14th attended a meeting with Betsey Stang to go over the water concerns within the Town and how we can get assistance.
 - May 26th met with representatives from DBT ventures, along with Town Engineer Jason Loar about the possibility of developing the parcel behind IG Burton. Looking into what needs to be done due to lack of water supply in that area.
 - May 26th Kim started to read the water meters for the monthly billing. There are ongoing problems with the readings and found that there have been years of neglect and upgrading the system which has caused delays in processing, multiple trips to the meter pits and problem solving. We are getting more accurate readings and have answered many phone calls with questions of usage. Please note that we are making every effort to be fair and will monitor when needed. Terri has spent many hours on phone calls with vendors to get this issued solved. Water bills were mailed out on Wednesday, June 3rd. We are working through deliquiate accounts and working on getting past due notices passed out this week.
 - Representatives from LB water visited the Town Hall on Monday, June 8th to make sure that the software that we are using for water meter touch readings are up to date and are working properly.
 - Please make a note that the Town Office will be closed on Thursday, June 11th due to meeting in Dover and Town Hall will be closed on Friday, June 19th in observance of Juneteenth.
- Mayor's Report – Mayor Nancy McAdams
 - ◆ We need a full-time water operator and will need a part time in the near future. Mary needs a Full Time Clerk. Mayor works 4-5 hours a day.
 - ◆ May 13th-16th due to a main water leak, the staff went into alert. Hancock and Sons were called to assist Kim and Marcus. Hancock did not have the equipment on site they came back the next day and began finding and fixing the 12-inch lead due o an inappropriate previous fix. The entire staff then went into action to notify the residents distribute bottles of water and assist to fix the leaking pipe. Water was tested and found potable by Saturday. I would like to thank the residents for their patience and cooperation during that time.
 - ◆ May 14- Susan and I met with Tri Gas and Oil, the company that rents the Peninsula oil storage yard. Concerning the condition of the oil tanks and the lack of their use. They have



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made sure that oil tanks are clean and not leaking. The tanks are not in use nor have they been in years.

- ◆ EPA has begun to plan the water extension down River Road so assure the quality and quantity of Blades' water; the entire system is being evaluated. Perhaps you have noticed the equipment and piping and activity at the water building. We meet with DNREC, EPA, White Marsh this week learn their plans and the cost.
- ◆ Susan has worked and shopped to get Hardin Hall ready for rentals. The increase in rental fee will be after the Ordinance is read one more month and passed by council.
- ◆ June 1 meeting with White Marsh
- ◆ June 3 attended Danny Short's monthly meeting. Spoke with him about street repairs.
- ◆ June 4th Jack Riddle from Community Bank's radio to talk about the Town of Blades
- ◆ June 5th SCAT breakfast.

New Business

- 1st reading of Amendment of Ordinance 276-A Rules and Regulations for the Use of Town of Blades Park
 - Asked if houses around park use the parking for overflow.
 - Resident asked about who determines if pets are aggressive
 - Nothing said in there about drug use only about alcohol
- Amendment to Ordinance- 411
- Cypress Landing-Permits
 - Permits would be withheld if meters were not moved.
- Council woman seltzer reminded everyone about the burn band in effect.

Councilmen Donnie Trice motioned to adjourn the regular session of the Blades Town Council meeting and seconded by Councilmen Gary Gallamore at 9:30 pm, all in favor.

Mayor Nancy McAdams adjourned the Blades Town Council Meeting at 9:30 pm

Respectfully Submitted,
Mary Reza, Town Administrator
Notes taken by Susan Seltzer.