



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

September 14, 2026

Town Council Meeting

Hardin Hall

18 W. Market Street, Blades, DE 19973

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

Meeting called to order by Mayor Nancy McAdams at 6:04 pm

Motioned by Councilwoman Susan Seltzer to executive session and 2nd by councilman Gary Gallamore at 6:05pm.

- Personnel interviews were conducted.
- Interview Town Council appointee

Motioned by Council woman Susan Seltzer to resume to regular session and 2nd by councilman Gary Gallamore at 6:57 pm

Vote for new council person-Ray Adkins, councilwoman Susan Seltzer motioned to vote for Ray Adkins and new council person and Councilmen Donnie Trice 2nd and all were in favor.

Lord's Prayer

The Pledge of Allegiance

Moment of silence and remembrance of our Town Councilmen Gary Miller.

Swearing in newly appointed council person Ray Adkins. Postponed the swearing in of council person Lee Benningfield until next meeting.

Approval of Minutes from August 10, 2026 Town Council Meeting. Gary Gallamore motioned to approve the minutes in written form and Donnie Trice 2nd the motion. All in favor.

➤ Old Business

- Town council workshops are continuing with Town Charter.
 - Next session will be held on September 15, 2026 at 7 pm in Hardin Hall
- DNREC to remediate brownfield Town of Blades property on Market St. ("old cleaners")
- Wreaths Across America, December 19, 2026, Susan is in charge for this year and she will be accepting the donations to purchase the wreaths. You can also pay online.
- EPA-River Road extension project is still underway. They are still collecting the data to bring the houses online to the Town of Blades water system. There was more information shared in water commissions report.

➤ Police Report

- 24 Traffic Citations, 1 parking Ticket, 4 warnings, 0 persons/criminal, 0 Local Fugitives, 0 accidents, 0, DUIs, 19 complaints

➤ Planning and Zoning Report

- Nothing was on the agenda and no meeting was held. Next meeting will be held on October 5, 2026.

➤ Committee Reports

- Housing
 - Code Enforcement report, 1- Building Permits, 2 Complaints, 2- Ordinance 330 Trash, 4- Ordinance 410-Grass, 2-Ordinance 416 Abandoned Vehicles, 1-New Construction inspections
 - For cleaners' site, located and redeveloped 13 existing monitoring wells, sampled all 13 monitoring wells and sent to lab for analysis, data expected back week of 9/20, removed sewer line from when capped to the fur building, verified sewer was capped by Sussex County in 2022



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- Upcoming work: Tidal study, 13 transducers in all wells for 2 Weeks to collect data, sediment and surface water sampling for PCBs, sperate groundwater plume to OU-1 and write reported for just OU-1, Separate sediment (wetlands) to OU-2 and evaluate remediation based on results. Going to wait until the grass is gone in late fall to sample the sediment and surface water- ticks and Chigers are really bad at the moment.
- August 14 attended the event at Seaford City Hall honoring Danny Short
- August 18, 24 and Sept 1, worked together with Mayor, Council members, and residents in workshops to update town charter
- August 20th attended the Delaware Brownfield conference in Wilmington with Mayor McAdams.
- August 25th welcomed students back to school on their 1st day at Blades Elementary along with Mayor, Town council, Town Administrator, Blades PD and Fire Department.
- September 2nd met with representatives from insight and Bohler about Cypress Landing.
- September 2nd and 4th went to SCAT dinner and breakfast.
- Upcoming events: October 1st Food Bank of Delaware food giveaway at Blades Park at 10 am. Need volunteers. October 10th Town Clean up at Blades Park from 8am until 11 am. December 19th Wreaths Across America Day at Blades Cemetery.
- Water
 - August 7th there was a online zoom meeting with Juel Gibbons, Josh Milner, Nancy McAdams and Mary Reza and water commissioner to discuss the SERCAP bond application and the pending capitol improvement plan that is limited to the water plant. There was extensive discussion about the bond and work to be done in the water plant.
 - There were 2 reported water leaks that were repaired.
 - August 18 and 24 continued Town Charter revision
 - On August 19, the mayor and water commissioner met with Sean Carney of EPA. He held a detailed discussion on the progress of the EPA funded project to supply water to the 30 homes on River Road.
 - Recent well testing shows that the least productive well, operating alone, can produce enough water to serve the additional 30 units. Without installing a fourth well, capacity remains for approximately 70 more units if needed in the future. Growth beyond that level would require a 4th well.
 - Referring to the 2021 water study, adding these 30 homes would leave the Town's water storage at a suboptimal level that also does not meet Delaware State Fire Prevention Regulations. As a result, the EPA is considering the approval and funding a 200,000-gallon storage tank at a location in Town still to be determined.
 - On August 21st the fire hydrant at the corner of 10th and Market Streets was replaced and is in full operational condition. Many thanks to Kim for following up on this installation.
 - On August 25th the Mayor and member of the council cheerfully greeting Blades elementary school children as they returned to school.
- Streets
 - No report submitted
- Parks & Cemeteries
 - No report submitted
- Police Report
 - Working with Lisa, Police Administrator on special grants that will benefit the Police Department.
 - Police Cadet that started the New Castle Police, has resigned from the police academy and the police department
 - Police Cadet will attend the Dover Police Academy this spring
 - Chief and police commissioner interview a certified officer that can start in November
 - Chief attended the state and county meeting for the Police Department



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- Chief and Lisa are working on other COPs grants that will help pay for another police officer
- Chief can start issuing tickets for unauthorized soliciting in the Town of Blades
- Chief is patrolling and handling complaints that goes through the 911 dispatch center and what come through the police department
- Attended workshop on August 8th, 24th and Sept. 2nd on the Town Charter and met with Little Meadows concerning the moving of the light poles near Little Meadows
- Meeting weekly with Mayor McAdams
- The Police Department will be having a Street Dance (in the Park) on Saturday, Sept 12th from 6:00pm to 9pm come and enjoy
- If you see something in your neighborhood that looks suspicious call 911
- The Police department is offering a program for resident to voluntarily register their security cameras to assist with investigations.
- Town Administrator
 - August 14th went to City of Seaford to Honor Danny Short for “Danny Short Day”.
 - Continuing to work with SERCAP on the Bond Bill Application for the Water Department project
 - Working with Delaware Rural Water and their circuit riders on the reports that were given by the Department of Drinking water and EPA
 - August 25th went to Blades School to welcome back the students for their first day of school
 - September 2nd met with Insight and Bohler about Cypress Landing site plans
 - September 2nd went to SCAT (Sussex County association of Towns) at Food Bank of Delaware Milford Campus, it was candidates’ night, we met with a lot of candidates that are running for office. If you have not had a chance to see the mission at Food Bank of Delaware, please do. It is a great facility and it was amazing how their operations works. They do have a café that is open to the public if you are looking for a place to eat in Milford.
 - September 4th attended SCAT breakfast in Georgetown and the guest speaker was from The Governor’s office to discuss SB 23
 - August, we had 18 pas due accounts, 4 notices were given, 1 account was disconnected, 2 accounts remain disconnected from previous month(s) unoccupied
 - September- 27 accounts past due, 15 have paid from the initial phone calls and paid in full, disconnect notices will go out on September 15th, they will have a week to call/pay or will be shut off on September 22nd.
 - Letters will be going out in the mail about changing account numbers effective January 1st. This will give you time to call your bank or update you banking information for automatic payments. This will be explained in the letter
 - If you have updated your phone number, please give the town hall a call to make sure that we have your updated information.
- Mayor’s Report
 - Town has six projects in various stages of development
 - ◆ We have finished the application for an approx. \$500,000.00 grant through SERCAP
 - ◆ Continue to work out the employment for certified water operator
 - ◆ Continue to communicate with EPA concerning the River Road water extension project.
 - ◆ Conversations with property west of the railroad track for the possible construction of a water tank and perhaps other structures
 - ◆ Conversation concerning the sale and development of property in Blades across Rt 13. We are in negotiations with contractors for commercial and residential development
 - ◆ DNREC has begun the process of remediating the brownfield site. The water testing has begun
 - Went to the celebration of Danny Short Day in Seaford on August 14th
 - August 18th, 24th and September 1st workshop to review and update the Blades Town Charter. We will continue on September 15th.



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- Council met with Little Meadows HOA to discuss their request to move the light poles in front of their new sign on August 18th
- Gary and Mayor met with EPA for an update on their plan on August 19th
- Susan and Mayor attended the DNREC Brownfield conference in Wilmington on August 20th
- Met with Joe Huffman and DNREC and his crew located and set up water testing sites on the “dry cleaners” site.
- September 2nd Susan, Gary and Mayor met with Insight to be sure we all agree on construction of the new townhouse.
- Welcomed back the students at Blades Elementary school on August 25th.
- New Business
 - Enforcement of Ordinance 442, Oil Storage tanks, fines will begin on October 5, 2026
 - I.G. Burton water connection
 - Open House for Hardin Hall
 - Resolution 2026.08.27 R1- Adopting the water billing cycle to be changed.
- Community Concerns
 - Resident inquired about what is going with the homeless beyond the railroad tracks. Very concerned that this is not being taken care of.
 - Owner/Property Managers of Hunters court brought various concerns to the council about the activities that happen in the property across the street at a private resident’s house, they are training the dogs to be aggressive. Also discussed about the road condition by the water drain.
 - Resident spoke and announced about the Homebound program that is offered through the Nanticoke Senior Center and mentioned that you can sign up and have meals delivered for free to your home. Spoke bout the storm water drains on the east side on 5th and 6th street. Police Chief advisory and accountability board meeting, working with chief to update the survey results that were collected.
 - Resident concerned about the problem with speeding down 5th street, speed patrol a portable speed bump.
 - Resident brought of the concerns of the weeds and vegetation on the property behind the town hall and 19 N. market street. Things need to be followed up with the owners of the property.
 - Resident brought up concerns about naming individuals in a meeting setting.
- Councilwoman Susan Selzter adjourned the Blades Town Council meeting at 8:35 pm and Councilmen Donnie Trice 2nd the motion.
- Mayor Nancy McAdams adjourned the Blades Town Council Meeting at 8:35pm

Respectfully Submitted,
Mary Reza, Town Administrator