

Town of Bellefonte, Delaware
Town Meeting, August 11, 2025

Attending: David Brenner, Brandon Dougherty, Scott MacKenzie, Andrew Ritchie, Logan Ritchie and Treasurer Curt Nass

Call to Order/Welcome – Brandon called the meeting to order and welcomed attendees at 7:04 pm.

Minutes to the Previous Meeting – Brandon made a motion to waive the reading and to approve the minutes as distributed, seconded by Logan, and all were in favor.

Special Guests/Public Comments (limited to 3 mins. Each): Debra Donovan 1001 Prospect Avenue, said she did not know that Bellefonte taxes were based on property assessments. She had several questions about setting the town budget and the approval of expenditures. Commissioners explained the process.

Committee Reports:

Board of Adjustments – Brian Donovan reported that he was looking into possible conversion issue without a permit, but reported no BOA activity.

Planning Commission/Zoning Review Board – Update from Jim Paradise that the Planning Commission met on 8/2 and discussed and rejected participation in DSHA affordable housing pilot program. ZRB approvals 409 Maple – deck and 1109 Monterrey - swimming pool. Jim said the Annual Report to Comprehensive Plan was filed. Scott made a motion to sign Annual Report, seconded by Andrew, and all were in favor.

Scott motion to recess for dinner, without objection. Meeting called back to order.

Treasurer's Report and Tax Collector's Report – Report on Delinquent Taxes Old Business: Curt Nass presented the Monthly Report of Accounts (attached). Scott made a motion to approve the report, Andrew seconded, and all were in favor

Old Business:

- Town Property Improvements – Status Report.
 - o Mural repair – Town solicitor sent a letter to Francesco Iacono asking him to return payment.
 - o EECBG Battery Backup System – 50% Funding received.
 - o EECBG Solar Panels on Town Hall – 50% Funding received. No activity until previous work completed.
 - o Phone/Internet Service – Internet installed and awaiting porting over of our phone number. Bill will go from \$400/mo. to \$75 per mo.
 - o DelDOT projects – Memo sent to Debra Heffernan and Dan Cruce about sidewalk on Bellefonte Ave., repaving lower end of Rodman Rd. and solar speed signs on Brandywine.
 - o Lampposts & Edison Lights -

Shops of Bellefonte Report – No report

Brandon made a motion to reorder the agenda to public comments to accommodate Eugene Young of Enstructure, second Scott and all in favor;

Edgemoor Port – Report from Eugene Young, Enstructure. Soon to announce site tours in September, Port website will be launched soon, and a job fair will be held soon. Eugene said that the Port is now in the design phase, awaiting permit approval for dredging, as well as construction.

Bellefonte Day – Scott reported that a bluegrass band has been hired and food will be prepared by Evie Coninis.

Correspondence:

- Via USMail – Evonik – Downstream chemical notice, sulfuric acid and sodium hydroxide
- Via Email – Invitation to DSHA webinar about pilot program for affordable housing
- Via Email – Invitation to Virtual Meeting with Matt Meyer.

New Business:

- Discussion: Blessing of Animals in Bellefonte Park by pastor from St. Marks Episcopal on Duncan Rd. The Town Commission agreed to share this event on Town Facebook page as a community event.
- Holiday Decorations: Scott made a motion for approving up to \$600 to refurbish holiday lamppost decorations, seconded by Andrew, and all were in favor
- Other: Affordable Housing Crisis – Scott reported that he and Jim Paradise participated in a Zoom meeting with DE State Housing Authority for a pilot program offering advice in planning to advance affordable housing. The Commission agreed not to participate in the pilot program.

Payment of the Bills:

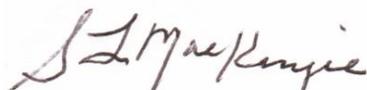
Payee	Description	Amount
Delmarva Power	Streetlights	\$1,298.68
Delmarva Power	Town Hall	\$269.69
Delmarva Power	Town Hall Annex gas	\$70.26
Casella	Monthly trash/recycling –July	\$12,490.18
Comcast	August service	\$402.10
Parlowski Guerke et al	Inv. 70	\$308.00
Pennyhill Landscaping	July service	\$885.49
Veolia	Water service –August service	\$48.82
NCC	Sewer charge	\$44.65
Curt Nass - Reimb	Billing supplies & stamps	\$221.54
Will Merlo	Monthly cleaning Town Hall	\$115.44
Evie Coninis	Meeting food	\$50.00
Wise Power Systems	50% payment, inverter upgrade, remounting (DESEU)(2nd pymt)	(HOLD) \$9,799.00
Wise Power Systems	50% deposit – Battery storage system -	(HOLD) Up to \$15,000
Wise Power Systems	50% deposit – EECBG 16 solar panels & relay system	(HOLD) Up to \$10,000
T-Mobile	Initial service	Up to \$150.00

Bradon motioned to pay the bills as read, Andrew seconded, and all were in favor.

Announcements: Planning Commission Meeting to be held Tuesday, 9/2, 7 pm; and the September Town Meeting will be held on Monday, 9/8, at 7 PM.

Adjournment: Brandon motioned to adjourn without objection at 8:35 PM.

Submitted by:



Scott MacKenzie

_____09-08-25_____

Approved

08-11-25

**Town of Bellefonte
Monthly Treasurers Report
July 2025**

	Town Account (5751)	MSAF Account (5312)	Property Transfer Account (8041)	Special Projects & Grants (8097)	WSFS Bank CD	Total of Town Accounts	July 2024
Balance 07/01/2025	<u>\$91,077.18</u>	<u>\$7,085.64</u>	<u>\$47,542.97</u>	<u>\$10,290.00</u>	<u>4.0% \$50,000.00</u>	<u>\$205,995.79</u>	<u>\$217,475.48</u>
Receipts							
Property Transfer Tax			\$5,925.00			\$5,925.00	
Town Taxes	\$278.70					\$278.70	
Total Receipts	<u>\$278.70</u>	<u>\$ -</u>	<u>\$ 5,925.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$6,203.70</u>	<u>\$134,009.20</u>
Disbursements							
GFL - Trash Collection	\$12,495.18 Online					\$12,495.18	
Delmarva - Town Street Lights			\$788.41 Online			\$788.41	
Delmarva - TH Gas & Electric	\$275.29 Online					\$275.29	
Delmarva - Annex Gas	\$70.26 Online					\$70.26	
Comcast Cable	\$400.00 Online					\$400.00	
Veolia - Water	\$18.92					\$18.92	
Security Bond	\$570.00					\$570.00	
Reimburse - S.MacKenzie	\$42.35					\$42.35	
Reimburse - E.Koninis	\$100.00					\$100.00	
Andrew Ritchie - Commissioner Stipend	\$461.75					\$461.75	
Master Interiors - Drywall Repairs	\$2,148.00					\$2,148.00	
Parkowski, Guerke - Legal	\$784.00					\$784.00	
Deldeo Builders	\$6,725.00					\$6,725.00	
Will Merlo - Maintenance	\$400.00					\$400.00	
A-1 Sanitation - Arts Festival	\$525.00					\$525.00	
Landscaping	\$885.49					\$885.49	
Will Merlo - Maintenance	\$115.44					\$115.44	
Bank Fee	\$43.00	\$3.00	\$3.00	\$3.00		\$52.00	
Total Disbursements	<u>\$26,059.68</u>	<u>\$3.00</u>	<u>\$791.41</u>	<u>\$3.00</u>	<u>\$0.00</u>	<u>\$26,857.09</u>	<u>\$52,843.06</u>
Ending Balance 07/31/2025	<u>\$65,296.20</u>	<u>\$7,082.64</u>	<u>\$52,676.56</u>	<u>\$10,287.00</u>	<u>\$50,000.00</u>	<u>\$185,342.40</u>	<u>\$298,641.62</u>

July Properties: 1100 Grandview

Curt A. Nass, Treasurer/Tax Collector