

Bellefonte, Delaware
Town Meeting Minutes, July 14, 2025

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

Call to Order/Welcome – The meeting was called to order at 7:01 pm and Brandon welcomed those attending.

Minutes to the Previous Meeting – Brandon made a motion to waive the reading and to approved them as distributed, seconded by Logan, and all were in favor. Copies were made available to those attending.

Special Guests/Public Comments (limited to 3 mins. Each) – NCC Councilman John Cartier presented the Code Enforcement Report and Police activity report to the Commission. John said that the NCC Council had passed the annual budget, tax rates and that bill would be mailed early August. He said that NCC Parcelview has been updated to reflect the tax bills. He said the county is hoping for continued strong real estate sales despite market uncertainty. He said there was a slight increase in sewer fees in the new year because of infrastructure improvements. He said that many people are seeing substantial increases because of school taxes and that NCC collects school tax by law, not by choice. He reported that the June 11th meeting at Bellevue Community Center went well and was informative, but that the June 12 meeting was chaos and had to be disbanded and police were called to restore order. John also said that property adjacent to train station had zoning change from industrial to light industrial/commercial.

Committee Reports:

Board of Adjustments – No activity.

Planning Commission/Zoning Review Board – Update from Jim Paradise – There was no Planning Commission meeting in June, but there were two ZRB approvals at 410 Maple and 1109 Monterrey Place.

Treasurer's Report and Tax Collector's Report – Report on Delinquent Taxes – Curt presented the Statements of Financial position (attached) as of June 30, 2025. Andrew motioned to approve the report as presented, seconded by Dave, and all approved.

Motion to adjourn at 7:34 without objection and to rejoin the meeting at 7:54 for refreshments.

Old Business/President's Report:

Town Hall Complex improvements – Status Report presented by Scott.

- Automatic doors installation completed. Lower automatic door is digital. Entry code will be sent by email to Commissioners.
- TH Ceiling – repair completed.
- Sidewalks and Streetlights – Scott said no status on sidewalks but he would email Deb Heffernan and Dan Cruce to repeat DTF priorities. Scott said that the electrician proposed installing used lamppost at 801 Brandywine to save money and rewiring them as low voltage. This will help stay under the DE Community Redevelopment Fund budget.

Edgemoor Port – Jim Paradise repeated the sentiments of John Cartier about the Port Expansion meetings.

Energy and Community Development Grant – Funds still not received from DNREC.

Correspondence:

- Via USMail – SREC check for \$278.70

- Via US Mail and Email – DelDOT – MSAF fund approval for \$9,657.36. ACH funds to follow.
- Via USMail – NCC second quarter supplemental assessment of \$522,200.00

Public Comments: Commissioners welcomed Jack Clendaniel President of the Board of Trustees of BHFC who attended.

New Business:

- Discussion: Yarn Bombing of Brandywine Blvd. as requested by an artist associated with BAF. The Commissioners reached consensus that the yarn bombing was welcome on the lampposts, but that the yarn be removed in Spring of 2026.
- Bellefonte Day: Date was set for Saturday, September 27, 12-3 pm. Scott made a motion to approve up to \$2,500 for event food and entertainment, seconded by Andrew, and all approved.
- Discussion: Consideration for changing Internet and phone service to T-Mobile and DialPad for approximately \$75/month. Scott made a motion and the change was approved without objection.

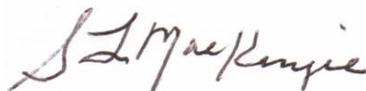
Payment of the Bills -- Scott read the following bills for payment:

Payee	Description	Amount
Delmarva Power	Streetlights	\$788.41
Delmarva Power	Town Hall	\$275.29
Delmarva Power	Town Hall Annex gas	\$70.26
Casella	Monthly trash/recycling –June	\$12,495.18
Comcast	July service	Up to \$400.00
Parkowski Guerke et al	Inv. 68	28.00
Parkowski Guerke et al	Inv. 69	\$756.00
Pennyhill Landscaping	June service	\$885.49
Anderson & Catania	Treasurer’s Security Bond	\$570.00
Veolia	Water service –June service	\$18.92
Scott MacKenzie Reimb.	Amazon – Spare Edison lights	\$42.35
Ross Logan Reim.	Domain registration (annual)	\$21.99
Will Merlo	Monthly cleaning, Annex	\$115.44
Evie Coninis	Meeting food	\$50.00
Wise Power Systems	50% payment, inverter upgrade, remounting (DESEU)(2nd pymt)	(HOLD) \$9,799.00
Deldeo Builders	Automatic door (Outer door) balance due	\$400.00

Scott made a motion to pay the bills, seconded by Brandon, and all were in favor.

Announcements/Adjournment – The August Planning Commission meeting is Monday, 8/04, 7 pm, and the Town Commission Meeting is Monday, 8/11, 7 pm.
Brandon Adjourned the meeting without objection.

Submitted by:



Scott MacKenzie

08-11-25
Approved

07-14-25

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

	Town Account (5751)	MSAF Account (5312)	Property Transfer Account (8041)	Special Projects & Grants (8097)	WSFS Bank CD 4.0%	Total of Town Accounts	June 2024
Balance 06/01/2025	<u>\$99,279.14</u>	<u>\$7,088.64</u>	<u>\$42,261.15</u>	<u>\$10,293.00</u>	<u>\$50,000.00</u>	<u>\$208,921.93</u>	<u>\$255,914.89</u>
Receipts							
Property Transfer Tax			\$17,775.00			\$17,775.00	
Total Receipts	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,775.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,775.00</u>	<u>\$6,700.00</u>
Disbursements							
GFL - Trash Collection Online			\$12,490.18			\$12,490.18	
Delmarva - Town Street Lights						\$0.00	
Delmarva - TH Gas & Electric	\$232.41	Online				\$232.41	
Delmarva - Annex Gas	\$72.25	Online				\$72.25	
Comcast Cable	\$319.24	Online				\$319.24	
Veolia - Water	\$18.92					\$18.92	
NC County - Elevator Certification	\$80.00					\$80.00	
Reimburse - J.Paradise - Printing	\$275.00					\$275.00	
Reimburse - S.MacKenzie	\$262.87					\$262.87	
Reimburse - E.Koninis	\$50.00					\$50.00	
Stipends							
Scott MacKenzie, Secretary	\$1,108.20					\$1,108.20	
Logan Ritchie, Commissioner	\$507.93					\$507.93	
Dave Brenner, Commissioner	\$554.10					\$554.10	
Brandon Dougherty, President	\$554.10					\$554.10	
Curt Nass, Treasurer	\$1,108.20					\$1,108.20	
Frank Holodick	\$507.93					\$507.93	
James Paradise	\$507.93					\$507.93	
Andrew Moore	\$507.93					\$507.93	
Steve Kimmel	\$507.93					\$507.93	
Ken Neborak	\$46.18					\$46.18	
Landscaping	\$885.49					\$885.49	
Will Merlo - Maintenance	\$92.35					\$92.35	
Bank Fee	\$3.00	\$3.00	\$3.00	\$3.00		\$12.00	
Total Disbursements	<u>\$8,201.96</u>	<u>\$3.00</u>	<u>\$12,493.18</u>	<u>\$3.00</u>	<u>\$0.00</u>	<u>\$20,701.14</u>	<u>\$45,139.41</u>
Ending Balance 06/30/2025	<u>\$91,077.18</u>	<u>\$7,085.64</u>	<u>\$47,542.97</u>	<u>\$10,290.00</u>	<u>\$50,000.00</u>	<u>\$205,995.79</u>	<u>\$217,475.48</u>
						\$205,995.79	

June Properties: 1105 Talley
708 Philadelphia Pike

Curt A. Nass, Treasurer/Tax Collector