

**Town of Bellefonte, Delaware**  
**Town Meeting Minutes, September 8, 2025**

**Attending:** Dave Brenner, Brandon Dougherty, Scott MacKenzie and Curt Nass, Treasurer and Tax Collector

**Absent:** Andrew and Logan Ritchie

**Call to Order/Welcome:** Brandon called the meeting to order at 7:02 PM.

**Minutes to the Previous Meeting** – Brandon motioned to waive the reading of and to approve the minutes to the August meeting, seconded by Dave, and all approved.

**Special Guests/Public Comments** – NCC Councilman John Cartier led a discussion about NCC and school district real estate taxes and reported that revised tax bills are being prepared for mail on 9/30. The state legislature granted the authority for the County and Brandywine School District have the authority to tax commercial at different millage rates and to accept periodic installment payments. The County has resumed doing assessment so if residents want to challenge their assessment, do so for next year by March 15, 2026.

Jack Clendaniel – President Brandywine Hundred Fire Company reported upcoming events including a bill signing with Gov. Meyer 9/9, A Vendor Craft Fair on 10/5, and the Annual Open House and Halloween Parade on 10/25.

**Committee Reports:**

**Board of Adjustments** – No activity.

**Planning Commission/Zoning Review Board** – Update from Jim Paradise. Revised PLUS review for Comprehensive Plan on 10/1. Planning Commission met last Tuesday, 9/2. ZRB application approved for 417 Elizabeth carport into garage.

**Treasurer's Report and Tax Collector's Report – Report on Delinquent Taxes** – Curt Nass presented the monthly report ending 8/31 (attached). He reported that MSAF grant and EECBG grants were received. Started collecting town taxes with approximately 75 collected. He said there were no complaints to report. Scott motioned to accept the Financial Reports as presented, Dave seconded, and all approved.

**Old Business: Property Improvements**

Mural repair – Lien filed in Court of Common Pleas against artist seeking repayment..

EECBG Battery Backup System – No activity

EECBG Solar Panels on Town Hall – No activity

Phone/Internet Service – Conversion complete (removed from new agenda)

DelDOT projects – Sidewalk, repaving, speed signs. Request list acknowledged.

Lampposts & Edison Lights – Installation date requested from contractor. No progress to report.

**Shops of Bellefonte Report** – Tonya Smallwood of Lotus Lane attended and requested sponsorship for upcoming Boo Boutique & Monster Market (October agenda). Tonya asked for status of the laundromat and 810 Brandywine. Laundromat obtained a permit for demolition. No activity to report on 810 Brandywine. Residents are encouraged to report any code violations to NCC.

**Edgemoor Port** – Report from Jim Paradise, no news, no meetings held.

**Bellefonte Day** – Bluegrass band Acorn Whiskey will play from 12-3 pm, with homecooking food served by Evie and Faye catering. Menu to include pulled pork sandwiches, BBQ chicken, potato salad, mac & cheese, and ice cream by the Ice Cream Shoppe. John Cartier, Sen. Cruce and Rep. Heffernan will attend. MPHS Homecoming parade is 10:30 am same day.

Motion to break at 7:45 for dinner without objection; rejoined at 8:00 PM.

**Correspondence:**

- Via eMail – Rescheduling of State Office of Planning PLUS review to 10/1/25
- Via eMail – FOIA training 10/1, 1:30 pm by zoom

**Public Comments:** None

**New Business:**

- **Bellefonte Day** – Scott made a motion to approve an additional \$500 for Bellefonte Day event., second Dave, and all approved.
- **Discussion:** Consideration of signing Mayors for Peace agreement. Consensus was not to.
- **Holiday Event:** Date was set for Friday, December 5, 6-830 pm, with same entertainment as 2024.
- 2026 Real Estate Tax planning, ordinance – Discussion was held about changing our real estate tax to a categorized flat tax, not connected to NCC

**Payment of the Bills:** Scott read the following bills for payment this month.

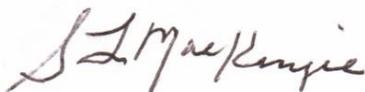
Payee	Description	Amount
Delmarva Power	Streetlights	\$1,296.88
Delmarva Power	Town Hall	\$196.72
Delmarva Power	Town Hall Annex gas	\$69.26
Casella	Monthly trash/recycling –June	\$12,500.18
Comcast	September	Up to \$300.00
Parkowski Guerke et al	Inv. 71	\$53.00
Pennyhill Landscaping	August service	\$885.50
Veolia	Water service –August service	Up to \$40.00
T-Mobile	Monthly service Internet & phone	\$40.24
Will Merlo	Monthly cleaning Town Hall	\$115.44
Will Merlo	Purchase and planting mums in park	\$300.00
Ross Logan Reimb	Hosting fee – Shops of Bellefonte	\$21.99
Evie Koninis	Meeting food	\$50.00
Evie Koninis	Bellefonte Day catering (50%)	\$850.00
Ice Cream Shoppe	Bellefonte Day ice cream	(hold) \$500.00
William McAvoy	Bellefonte Day music	(hold) \$200.00
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 – EECEBG 16 solar panels & relay system	(HOLD) Up to \$10,000

Brandon motioned to pay the bills as read, Dave seconded, and all approved.

**Announcements/Adjournment** – Planning Commission meeting to be held Monday, 10/6; Town Meeting to be held Monday, 10/13, at 7 pm.

The meeting was adjourned by Brandon, without objection.

Submitted by:



Scott MacKenzie

\_\_\_\_\_10-13-25\_\_\_\_\_

Approved

09-08-25

## Town of Bellefonte Monthly Treasurers Report August 2025

	Town Account (5751)	MSAF Account (5312)	Property Transfer Account (8041)	Special Projects & Grants (8097)	WSFS Bank CD	Total of Town Accounts	August 2024
<b>Balance 08/01/2025</b>	<u>\$65,296.20</u>	<u>\$7,082.64</u>	<u>\$52,676.56</u>	<u>\$10,287.00</u>	<u>4.0%</u> <u>\$50,000.00</u>	<u>\$185,342.40</u>	<u>\$298,641.62</u>
<b>Receipts</b>							
Property Transfer Tax			\$3,262.50			\$3,262.50	
State Grant	\$75,500.00					\$75,500.00	
MSAF Grant	\$9,657.36					\$9,657.36	
Town Taxes	\$18,700.83					\$18,700.83	
<b>Total Receipts</b>	<u>\$103,858.19</u>	<u>\$ -</u>	<u>\$ 3,262.50</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$107,120.69</u>	<u>\$38,767.80</u>
<b>Disbursements</b>							
GFL - Trash Collection	\$12,490.18					\$12,490.18	
Delmarva - Town Street Lights		\$1,298.68				\$1,298.68	
Delmarva - TH Gas & Electric	\$269.69					\$269.69	
Delmarva - Annex Gas	\$70.26					\$70.26	
Comcast Cable	\$324.31					\$324.31	
Veolia - Water	\$48.82					\$48.82	
New Castle County - Sewer	\$44.65					\$44.65	
Reimburse - C.Nass Tax bills	\$221.54					\$221.54	
Reimburse - E.Koninis	\$100.00					\$100.00	
Shoppes of Bellefonte	\$700.00					\$700.00	
Parkowski, Guerke - Legal	\$308.00					\$308.00	
US Treasury	\$1,101.60					\$1,101.60	
Will Merlo - Maintenance	\$115.44					\$115.44	
Landscaping	\$885.49					\$885.49	
Bank Fee	\$18.00	\$3.00	\$3.00	\$3.00		\$27.00	
<b>Total Disbursements</b>	<u>\$16,697.98</u>	<u>\$1,301.68</u>	<u>\$3.00</u>	<u>\$3.00</u>	<u>\$0.00</u>	<u>\$18,005.66</u>	<u>\$21,465.24</u>
<b>Ending Balance 08/31/2025</b>	<u>\$152,456.41</u>	<u>\$5,780.96</u>	<u>\$55,936.06</u>	<u>\$10,284.00</u>	<u>\$50,000.00</u>	<u>\$274,457.43</u>	<u>\$315,944.18</u>

August Properties: 1108 Prospect

Curt A. Nass, Treasurer/Tax Collector