

Town of Bellefonte, Delaware
Town Meeting Minutes, October 13, 2025

Attending: Brandon Dougherty, Dave Brenner, Scott Mackenzie, Andrew Ritchie, Logan Ritchie, and Treasurer and Tax Collector, Curt Nass.

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 the minutes and approve them as distributed, seconded by Logan, and all were in favor.

Special Guests/Public Comments (limited to 3 mins. Each): None.

Committee Reports:

Board of Adjustments – No activity

Planning Commission/Zoning Review Board – Update from Jim Paradise. Announcement of Public Hearing on 11/10 for Comp Plan Ordinance to be considered by Jim (may delay until December). The Planning Commission met on 10/7/25 and discussed edits made to plan as suggested by State Office of Planning. There were no ZRB applications. Jim said he has not re-scheduled PLUS review pending edits and concurrence by City of Wilmington and NCC.

Treasurer's Report and Tax Collector's Report – Report on Delinquent Taxes – Curt Nass reported on the financial state of the Town (attached) and gave a status on tax collection. WSFS Certificate of Deposit maturing at end of month. Dave made a motion to reinvest \$50,000 in a WSFS CD for 6 months, seconded by Brandon, and all approved. Scott made a motion to approve the financial reports as presented, seconded by Andrew, and all were in favor.

Old Business:

- Town Property Improvements – No update. Scott raised issue of running toilet downstairs running. Scott and Dave will handle.
- Mural repair – Update – case against artist accepted by court.
- EECBG Battery Backup System & Solar Panels – no activity yet.
- DeIDOT projects – Sidewalk, repaving, speed signs (no progress to report)
- Lampposts & Edison Lights – Dave and Scott replaced damaged string at 811 Brandywine with a new set. Scott will look for another backup set.
- Shops of Bellefonte Report – No representative attending.
- Edgemoor Port – No activity to report.
- Bellefonte Day – Event drew approx. 150 attendees – half of what was expected and had twice as much food prepared. Will try to publicize holiday event better with posters/flyers/banners
- 2026 Real Estate Taxes – Discussion held. Scott reported that the town solicitor Seth Thompson said there is nothing in Delaware Code to PREVENT billing all residents the same, but that doesn't mean it wouldn't be challenged in court. Scott sent an email to DE League of Local Government asking them to email membership and ask if any other towns bill this way. Scott said that in his view we should move on an ordinance ALLOWING billing this way but not REQUIRING it. This would all have to wait on the current case about taxes before the Chancery Court. Discussions to continue.

Recess: Scott made a motion to recess for 10 mins, seconded by Brandon, and all were in favor. Meeting resumed at 8:07 pm.

Correspondence:

- Via eMail – Notice to Proceed received from DeIDOT about BHFC Command Vehicle purchase.
- Via eMail – Contract bid from Jos. Finocchiaro & Sons for snowplowing.
- Via eMail – From Seth Thompson. Opinion about imposing a “flat” real estate tax.

Public Comments: Book Nook will be installed at Bellefonte Café, dedication on Saturday, 10/18/25, 12 Noon, accepting book donations. Pres. Jack Clendaniel of BHFC reminded everyone about the 10/25 Halloween

parade and Open House, 12 pm noon - 3 pm, trunk or treat. And also the Annual Quarter Auction is scheduled for Saturday, November 8, 3 pm.

New Business:

- **Donations** – Consideration to approve up to \$2,000 in annual donations. Andrew motioned to approve \$1000 for BHFC and \$1,000 for the Food Bank of DE, seconded by Brandon, and all were in favor.
- **Sponsorship** - Consideration of a \$250 sponsorship of the BHFC Halloween Parade. Scott made a motion to approve \$250 for BHFC Auxiliary Halloween Parade, seconded by Brandon, all were in favor.
- **Sponsorship** - Consideration of approving \$500 sponsorship for Shops of Bellefonte Boo-Tique and Monster Market. Scott made a motion for \$500 for sponsorship, seconded by Logan, and all in favor.
- **Holiday Event** - Scott made motion for \$2500 for the budget for the Holiday Gathering, seconded by Logan. On discussion Andrew asked for explanation of the budget. Scott said \$2000 for entertainment and \$500 for food and beverage. The vote to approve was unanimous.
- **Resolution 2025-04** – Approving the Town Strategic Plan (part of 2025 Comprehensive Plan) Scott made a motion to read the resolution in title only. Seconded by Andrew, and all were in favor. Brandon read Resolution 2025-04 – Bellefonte Strategic Plan. Dave made a motion to approve the resolution, Andrew seconded, and all were in favor.
- **Snowplowing Contract** – Consideration to approve up to \$15,000 for snowplowing contract with Joseph Finocchiaro and Bros. Scott made a motion to approve the snowplowing contracts with Finocchiaro, seconded by Logan, and all were in favor. Brandon will act as liaison with the contractor.

Payment of the Bills:

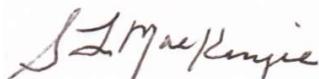
Payee	Description	Amount
Delmarva Power	Streetlights	\$1,296.74
Delmarva Power	Town Hall	\$185.55
Delmarva Power	Town Hall Annex gas	\$70.26
Casella	Monthly trash/recycling –September	\$12,490.18
Comcast	October (equipment not returned)	\$11.44
Parkowski Guerke et al	Inv. 72	\$404.50
Pennyhill Landscaping	October service	\$885.49
Veolia	Water service –September service	\$174.31
T-Mobile	Monthly service Internet & phone	\$76.54
Will Merlo	Monthly cleaning Town Hall	\$115.44
Evie Koninis	Meeting food	\$50.00
Evie Koninis	Bellefonte Day catering (final payment)	\$850.00
Scott Mackenzie Reimb.	\$50 cash reimb. For tip to Acorn Whiskey	\$50.00
Scott Mackenzie Reimb	Ice – Pecos	\$18.00
Scott MacKenzie Reimb.	BJs – Bellefonte Day	\$107.74
Scott MacKenzie Reimb.	Walgreens – paper products	\$7.50
Curt Nass Reimb.	Emergency payment to Veolia	\$60.00
US Treasury	Q3 tax payment – W. Merlo	\$57.38
Wise Power Systems	50% payment, inverter upgrade, remounting (DESEU)(final 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

Andrew motion to approve bills as read, seconded by Brandon, all were in favor.

Announcements/Adjournment – Planning Commission. 11/3, 7 pm. Monthly Town Meeting, 11/10, Public Hearing before at 6 pm with regular meeting at 7 pm.

The meeting was adjourned at by Brandon at 8:51 pm without objection.

Submitted by:



Scott MacKenzie

____ 11-10-25 _____
 Approved



Resolution 2025-04 – 2025 Bellefonte Strategic Plan

Goal 1: Review and update the Town Charter, Ordinances, and Resolutions as needed to meet the needs of the residents.

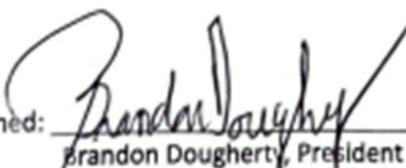
Goal 2: Under the purview of the Planning Commission, in consultation with the Town Commission and property owners, review and revise the Bellefonte Land Use Code to meet the changing needs of property owners. These changes should encourage thriving business districts, multi-unit housing to meet community needs, and maintain the suburban feel of our town.

Goal 3: Strive to create efficiencies in government, improving service delivery while reducing the costs for taxpayers.

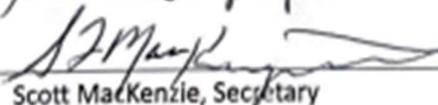
Goal 4: Continue efforts to engage residents and property owners to be active participants in the governance of the Town.

Goal 5: Review and consider alternative taxation systems that are more equitable and less dependent on traditional and historic valuations.

Goal 6: Continue to work with our State and County partners to facilitate improved service delivery to residents. Continuously education property owners about State and County programs that enhance their quality of life, including healthcare services, emergency management, land, water, and energy conservation and community resilience.

Signed: 
Brandon Dougherty, President

Date: 10/13/25

Attest: 
Scott MacKenzie, Secretary

Date: 10/13/25

10-13-25

Town of Bellefonte Monthly Treasurers Report September 2025

	Town Account (5751)	MSAF Account (5312)	Property Transfer Account (8041)	Special Projects & Grants (8097)	WSFS Bank CD 4.0%	Total of Town Accounts	September 2024
Balance 09/01/2025	<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>
Receipts							
Town Taxes	\$103,484.17					\$103,484.17	
Property Transfer Tax			\$8,998.50			\$8,998.50	
Total Receipts	<u>\$103,484.17</u>	<u>\$0.00</u>	<u>\$8,998.50</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$112,482.67</u>	<u>\$115,661.05</u>
Disbursements							
GFL - Trash Collection	Online		\$12,500.18			\$12,500.18	
Delmarva - Town Street Lights	Online	\$1,296.88				\$1,296.88	
Delmarva - TH Gas & Electric	\$196.72 Online					\$196.72	
Delmarva - Annex Gas	\$69.26 Online					\$69.26	
T-Mobile	\$40.24					\$40.24	
Parkowski, Guerke - Legal	\$53.00					\$53.00	
Will Merlo - Maintenance & Planting	\$415.44					\$415.44	
Landscaping	\$885.50					\$885.50	
Bank Fee	\$18.00	\$3.00	\$3.00	\$3.00		\$27.00	
Total Disbursements	<u>\$1,678.16</u>	<u>\$1,299.88</u>	<u>\$12,503.18</u>	<u>\$3.00</u>	<u>\$0.00</u>	<u>\$15,484.22</u>	<u>\$17,256.33</u>
Ending Balance 09/30/2025	<u>\$254,262.42</u>	<u>\$4,481.08</u>	<u>\$52,431.38</u>	<u>\$10,281.00</u>	<u>\$50,000.00</u>	<u>\$371,455.88</u>	<u>\$414,348.90</u>

September Properties: 1122 Talley
1016 Euclid

Curt A. Nass, Treasurer/Tax Collector