

Town of Bellefonte, Delaware
Town Meeting Minutes, November 10, 2025

Attending: Brandon Dougherty, David Brenner, Scott MacKenzie, and Treasurer and Tax Collector Curt Nass.

Absent: Andrew Ritchie

Call to Order/Welcome – Brandon opened the meeting at 7:00 pm

Minutes to the Previous Meeting – Brandon made a motion to waive the reading of the minutes and to approve them as distributed, Scott seconded, and all approved. Copies were made available.

Special Guests/Public Comments:

Councilman John Cartier said that the ongoing lawsuit about reassessments continues as the appellants have appealed to Superior Court. As such, the County has been delayed in mailing out revised tax bills. This means that the new deadline for paying NCC and school district taxes will be December 30, 2025.

Eugene Young, Community Liaison for Enstructure, operators of the Port of Wilmington Expansion. Attended with Delaware Secretary of State Charuni Patibanda-Sanchez spoke, offering town Hall meeting at Mt. Pleasant Elementary School on November 19. The reapplication for dredging with Army Corps of Engineers is pending with government shutdown.

Elisa King, 904 Marion Ave., spoke about outdoor FREEger urging installation of community pantry and refrigerator, and provided Commissioners with a fact sheet and budget for installation of a pantry and refrigerator/freezer.

Gordon Edwards, Fire Chief from BHFC offered thanks to Commissioners for Halloween parade and Open House participation. Scott reported that CTF grant money for a BHFC command vehicle has not been sent to the Town yet.

Committee Reports:

Board of Adjustments – No activity

Planning Commission/Zoning Review Board – Jim Paradise was sick and did not submit a report. No PC meeting was held 11/3 because Jim was ill. Announcement of Public Hearing in December before the Town Meeting for Comp Plan Ordinance.

Treasurer's Report and Tax Collector's Report, report on Delinquent Taxes - Curt Nass presented the Monthly Financial Report and the status of tax collection (attached). Brandon made motion to accept the monthly report as presented, seconded by Scott, and all approved. Curt reported that he had received a revised assessment from the County and that the owner had paid the previous assessments taxes. Scott made a motion to refund payment to taxpayer, seconded by Logan, and all approved.

Brandon motion to recess for 15 mins for dinner, without objection. Meeting resumed at 7:45 pm.

Old Business:

- Town Property Improvements – Status Report. Wind storm broke the roof fence zipties. Dave and Scott will fix.
- Mural repair – No update
- EECBG Battery Backup System & Solar Panels – No progress
- DelDOT projects – Sidewalk, repaving, speed signs – No activity.
- Lampposts & Edison Lights – New lampposts and Edison lights
- Shops of Bellefonte Report – Status Report. No attendee.
- Edgemoor Port – Report presented by Eugene Young under public comments.
- 2026 Real Estate Taxes – For discussion. Report on Chancery Court ruling.

Correspondence:

- Via USMail – Thank you letter from Food Bank of DE for donation of \$1,000.

- Via USMail – NCC code violation – expired elevator inspection certificate. Scott will handle.
- Via eMail – From Seth Thompson. Opinion about imposing a “flat” real estate tax. Opinion about refunding

Public Comments: None

New Business:

Community Food Insecurity – For discussion. For consideration, a proposal to install a FREEder for fresh food collection/distribution. Commissioners discussed and determined that we need more research about available community services regarding food insecurity.

October 2025 Bills

Payee	Description	Amount
Delmarva Power	Streetlights	\$1,298.91
Delmarva Power	Town Hall	\$257.56
Delmarva Power	Town Hall Annex gas	\$91.93
Casella	Monthly trash/recycling – October	\$12,495.18
Comcast	October (equipment not returned)	
Parkowski Guerke et al	Inv. 73	\$181.25
Pennyhill Landscaping	November service	\$885.50
Veolia	Water service –October service	\$20.34
T-Mobile	Monthly service Internet & phone	\$50.08
NCC	Q4 Sewer service	\$44.65
DE League of Local Govt.	Annual dues	\$840.00
Will Merlo	Monthly cleaning, gazebo repair	\$165.44
John Assini	Refurbishment of wreaths for boulevard	\$600.00
Evie Koninis	Meeting food	\$50.00
Scott Mackenzie Reimb.	Nylon cord to fix roof fencing	\$9.99
Scott Mackenzie Reimb	GOVEE 96 ft LED Edison light string	\$42.99
Owls Nest Brass	Holiday Gathering music	(HOLD) \$1,500.00
Gus Mercante countertenor	Soloist for Holiday Gathering	(HOLD) \$500.00
Dandelina Med. Delights	Holiday Gathering catering	(HOLD) \$350.00
DE Elevator (MV Farinola)	Up to \$300 for elevator inspection	HOLD) Up to \$300.00
Jessica Thompson	RE Tax Refund	\$30.17

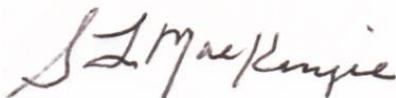
Brandon motion to pay, second by Logan all approved.

Announcements/Adjournment

Planning Commission. 12/1, 7 pm. Town Holiday Gathering, 12/5, 6-830 pm. Public Hearing, 12/8, 6-7 pm, Town Meeting, 12/8, 7 pm

The meeting was adjourned by Brandon without objection at 8:45 pm.

Submitted by:



Scott MacKenzie

_____ 12-08-25 _____
 Approved

Town of Bellefonte Monthly Treasurers Report October 2025

	Town Account (5751)	MSAF Account (5312)	Property Transfer Account (8041)	Special Projects & Grants (8097)	WSFS Bank CD <small>3.649%</small>	Total of Town Accounts	October 2024
Balance 10/01/2025	<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>
Receipts							
Town Taxes	\$11,553.81					\$11,553.81	
Interest					\$992.86	\$992.86	
Total Receipts	<u>\$11,553.81</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$992.86</u>	<u>\$12,546.67</u>	<u>\$17,879.60</u>
Disbursements							
GFL - Trash Collection	\$12,490.18 Online					\$12,490.18	
Delmarva - Town Street Lights		\$1,296.74 Online				\$1,296.74	
Delmarva - TH Gas & Electric	\$185.55 Online					\$185.55	
Delmarva - Annex Gas	\$70.26 Online					\$70.26	
Veolia	\$174.31 Online					\$174.31	
Veolia curt	\$60.00 Online					\$60.00	
T-Mobile Phone	\$76.54					\$76.54	
Comcast Cable	\$11.44					\$11.44	
Reimburse - S.MacKenzie	\$183.24					\$183.24	
Reimburse - E.Koninis	\$50.00					\$50.00	
Community Activities - Ice Cream Shoppe	\$500.00					\$500.00	
Community Activities - E.Koninis	\$1,700.00					\$1,700.00	
Community Activities - Band	\$200.00					\$200.00	
Donation - BHFC	\$1,250.00					\$1,250.00	
Donation - Food Bank	\$1,000.00					\$1,000.00	
Parkowski, Guerke - Legal	\$404.50					\$404.50	
Will Merlo - Maintenance & Planting	\$115.44					\$115.44	
US Treasury Q3 Tax payment	\$57.38					\$57.38	
Landscaping	\$885.49					\$885.49	
Bank Fee	\$18.00	\$3.00	\$3.00	\$3.00		\$27.00	
Total Disbursements	<u>\$19,432.33</u>	<u>\$1,299.74</u>	<u>\$3.00</u>	<u>\$3.00</u>	<u>\$0.00</u>	<u>\$20,738.07</u>	<u>\$18,913.34</u>
Ending Balance 10/31/2025	<u>\$246,383.90</u>	<u>\$3,181.34</u>	<u>\$52,428.38</u>	<u>\$10,278.00</u>	<u>\$50,992.86</u>	<u>\$363,264.48</u>	<u>\$413,315.16</u>

October Properties: