

Town of Bellefonte, Delaware

Town Meeting Minutes, December 8, 2025

Attending: Andrew Ritchie, Dave Brenner, Scott MacKenzie, Logan Ritchie

Absent: Brandon Dougherty (Brandon designated Andrew to preside)

Call to Order/Welcome – Called to order at 7:01 pm by Andrew.

Minutes to the Previous Meeting – Dave made a motion to waive the reading and to accept the minutes as distributed, seconded by Logan, and all approved.

Special Guests/Public Comments (limited to 3 mins. each)

NCC Councilman John Cartier spoke about real estate taxes. He said NCC is mandated by DE law to collect taxes for the school districts and he wishes it was not so. The school district, not the County, set the tax rates. The State also did not authorize the County to setup payment plans for school taxes. They may call a special session, but maybe not. John also talked about the most recent Port Expansion meeting and expressed his concern that the State is proceeding with these without consulting with neighboring communities. He also talked about Edgemoor Port Expansion and the State Auditor's Report which showed some questionable accounting practices by the Diamond State Port Corporation, owners of the Edgemoor site.

Committee Reports:

Board of Adjustments – Brian Donovan reported no activity.

Planning Commission/Zoning Review Board – Update from Jim Paradise. PC met on 12/1. Discussed holiday party and Edgemoor Port meeting. Announcement of Public Hearing for January 12, 6-7 pm, for Comp Plan Ordinance.

Treasurer's Report and Tax Collector's Report – Report on Delinquent Taxes -- Treasurer and Tax Collector Curt Nass presented the Monthly Report of financial status as of 11/30/25 (attached). Dave motioned to accept the report as presented, seconded by Logan, and approved by all.

Old Business:

Town Property Improvements – Scott reported that he, Dave, and Brandon had made repairs to the fabric roof fencing which had been damaged by a wind storm.

Mural repair – No update. Accepted by court, waiting in line with other creditors.

EECBG Battery Backup System & Solar Panels – No progress

DeDOT projects – Sidewalk, repaving, speed signs – No report.

Lampposts & Edison Lights – Two new lampposts installed at 801 and 807 Brandywine, along with Edison lights, paid for with the last of the DCRF grant. Approximately \$3,000 coming from Town Capital expense line item.

Shops of Bellefonte Report – No attendees.

Edgemoor Port – Report from Jim Paradise. Jim said he had discussed the matter of the profitability of the main Port of Wilmington with Delaware Secretary of State Charuni Patibanda-Sanchez and was satisfied that the Port of Wilmington now in black. He said that the state is on hook for \$200 million in future construction costs. Permit application for dredging and turnaround place to accommodate large container ships has been filed with the Army Corp of Engineers. Hoping to break ground with construction in 2026.

2026 Real Estate Taxes – Schedule Public Hearing 1/12/26 for Ordinance Adopting NCC Assessments. Consensus reached to have Seth draft ordinance to institute a Town service tax (head tax) with no obligation to pass.

Food Insecurity – Deferred. Scott said he will develop a list of nearby resources and a list of facts we need about services provided before deciding on action.

Other: CTF grant for Command Vehicle – CTF grant distributed to BHFC vendor.

Correspondence:

- Via USMail – Elevator Inspection Contract with DE Elevator.
- Via eMail – From Seth Thompson. Opinion about imposing a “flat” real estate tax. Opinion about refunding

New Business: Scott made a motion to approve up to \$10,000 for installation of 2 lampposts and repair of Edison lights on boulevard, seconded by Andrew, and all approved.

Payment of the Bills:

Payee	Description	Amount
Delmarva Power	Streetlights	\$1,303.88
Delmarva Power	Town Hall	\$248.21
Delmarva Power	Town Hall Annex gas	\$191.66
Casella	Monthly trash/recycling – November	\$12,490.18
Comcast	November (equipment not returned)	\$100.00
Parkowski Guerke et al	Inv. 74 – legal advice, real estate taxes	\$532.00
Pennyhill Landscaping	December landscaping service	\$885.49
Veolia	Water service –November service	\$20.34
T-Mobile	Monthly service Internet & phone	\$79.46
T-Mobile	October & November Dialpad charges	\$47.97
ATIS	Elevator inspection	\$200.00
Barbacane Thornton	Audit – Progress billing 10/31 – Inv 54088	\$265.00
Barbacane Thornton	Audit – Progress billing – Inv 54084	\$527.50
Will Merlo	Monthly cleaning	\$115.44
Will Merlo	Wreath installation (20)	\$600.00
Evie Koninis	Meeting food	\$50.00
Evie Koninis	Holiday Gathering food & beverage	\$360.00
Scott Mackenzie Reimb.	Firepit blanket (Amazon)	\$23.39
Scott Mackenzie Reimb	Power cord cover	\$25.99
Scott MacKenzie Reimb	Wreath for new lamppost	\$71.24
Scott MacKenzie Reimb	BakersAuthority, Holiday Gathering cookies	\$124.61
Delaware Elevator	Annual elevator contract	\$968.00
Check-It Electric	Installation of 2 lampposts & Edison lights	\$10,000.00
Check-It Electric	Repair of damaged brackets/new lamps	\$1,175.00
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

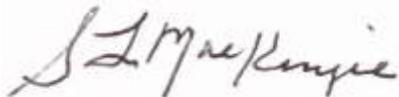
Scott made a motion to pay the bills as read, seconded by Andrew, all in favor.

Announcements/Adjournment

Public Hearing, 1/12/26, 6-7 pm and Town Meeting, 1/12/26, 7 pm

Andrew motion to adjourn without objection at 9:12 pm

Submitted by:



Scott MacKenzie

____1-12-26_____
 Approved

12-08-25

Town of Bellefonte Monthly Treasurers Report November 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	November 2024
Balance 11/01/2025	<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>
Receipts							
Town Taxes	\$1,086.34					\$1,086.34	
Property Transfer Tax	\$3,225.00					\$3,225.00	
State Grant	\$82,197.50					\$82,197.50	
Total Receipts	<u>\$86,508.84</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$86,508.84</u>	<u>\$4,669.68</u>
Disbursements							
GFL - Trash Collection		Online	\$12,495.18			\$12,495.18	
Delmarva - Town Street Lights		Online	\$1,298.91			\$1,298.91	
Delmarva - TH Gas & Electric	\$257.56	Online				\$257.56	
Delmarva - Annex Gas	\$91.93	Online				\$91.93	
Veolia	\$20.34	Online				\$20.34	
NC County - Sewer	\$44.65					\$44.65	
T-Mobile Phone	\$50.08					\$50.08	
Reimburse - S.MacKenzie	\$52.98					\$52.98	
John Assini - Wreaths	\$600.00					\$600.00	
Parkowski, Guerke - Legal	\$181.25					\$181.25	
Will Merlo - Maintenance & Planting	\$165.44					\$165.44	
DE League of Small Gov't	\$840.00					\$840.00	
Landscaping	\$885.50					\$885.50	
Bank Fee	\$18.00	\$3.00	\$3.00	\$3.00		\$27.00	
Total Disbursements	<u>\$3,207.73</u>	<u>\$3.00</u>	<u>\$13,797.09</u>	<u>\$3.00</u>	<u>\$0.00</u>	<u>\$17,010.82</u>	<u>\$18,600.31</u>
Ending Balance 11/30/2025	<u>\$329,685.01</u>	<u>\$3,178.34</u>	<u>\$38,631.29</u>	<u>\$10,275.00</u>	<u>\$50,992.86</u>	<u>\$432,762.50</u>	<u>\$399,384.53</u>

November Properties: 1209 Melrose

Curt A. Nass, Treasurer/Tax Collector