

Town of Bellefonte, Delaware
Town Meeting Minutes, January 12, 2026

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

Public Hearing Minutes

Called to order at 6:01 pm. No members of the public attended, only Jim Paradise, chair of the Planning Commission, attended. Both draft ordinances were read and reviewed by the Commissioners and the reasons for both were explained and discussed. Hearing closed at 6:59 pm.

Call to Order/Welcome: Meeting called to order by Brandon at 7:04 pm.

Minutes to the Previous Meeting: Andrew made a motion to waive the reading of the minutes and to approve them as distributed, Logan seconded and all approved

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

NCC Councilman John Cartier presented Code Enforcement and Police Activity reports. John reported that NCC Council has approved new drone services, a subcontracted service for use by fire, police, and emergency services in coming months. This cutting-edge tool will be used to surveil scenes reported to 911 to assess the need and intensity of service. John reported that annual sewer billing is being delayed. John said that he would be glad to add fence height restrictions to our Property Maintenance Code enforcement if the Town Commission and Planning Commission pass an enabling resolution. The matter would not be retroactive and existing fences would be grandfathered in. The matter was referred to the Planning Commission.

Committee Reports:

- Board of Adjustments: No activity.
- Planning Commission/Zoning Review Board – Update from Jim Paradise. A second Public Hearing for February for Comp Plan Ordinance will be held. The Planning Commission approved the 2025 Comprehensive Plan, and held a discussion of future issues. Concurrence was requested from Wilm and NCC for Comp Plan. The PC requests guidance from the Town Commission for ongoing activities. Dave Brenner suggested the PC take leadership on creating a manual of Standard Operating Procedures for the Town government to assure compliance and continuity.

Treasurer's Report and Tax Collector's Report – Report on Delinquent Taxes

Andrew Brandon seconded, all in favor. Reviewed Progress Report, Scott noted that we are more than half way to budget on Transfer Tax. Curt reported that five property owners had adjustments to assessment that would require refund checks or credit to next year's taxes. (amounts to be listed with Monthly Bills).

Old Business:

- Town Property Improvements – Roof fencing was fixed and needs fixing again because of wind storms.
- Mural repair – No activity.
- EECBG Battery Backup System & Solar Panels – No activity.
- DelDOT projects – Sidewalk, repaving, speed signs – Nothing to report.
- 2026 Real Estate Taxes – Update from Scott
- Food Insecurity – No activity to report. Scott and Brandon will report in February.

Correspondence:

- Via eMail – Landscaping bid for 2026 from Penny Hill Landscaping (same)
- Via eMail – State BOE forms
- Via eMail – From Seth Thompson Draft ordinances
- Via USMail – Monroe Energy, Trainer – Regulated Substance Tank Inventory

Public Comments: None

New Business:

- **First Reading of Ordinance 2026-01 - Adopting the 2025 Bellefonte Comprehensive Plan -**
Andrew made a motion to read in title only, seconded by Brandon, and all approved. Andrew made a motion to accept this as first reading on the ordinance, seconded by Logan, and all approved.
- **First Reading of Ordinance 2026-02 - Adopting the Updated New Castle County Property Tax Assessments.** Andrew made a motion to read in title only, seconded by Brandon, and all approved. Andrew motioned to accept this as the first reading of the ordinance, seconded by Logan, and all approved.
- **Board of Elections** - Brandon motioned to name Patty Vidiksis as Bellefonte BOE Chair, seconded by Andrew, discussion about employer permission, and all were in favor.

Payment of the Bills:

Payee	Description	Amount
Delmarva Power	Streetlights	\$1,299.64
Delmarva Power	Town Hall	\$408.15
Delmarva Power	Town Hall Annex gas	\$381.52
Casella	Monthly trash/recycling – December	\$12,495.18
Parkowski Guerke et al	Inv. 75 – legal advice, real estate taxes	\$1,065.25
Veolia	Water service –December service	\$20.34
T-Mobile	Monthly service Internet & phone	\$131.46
Barbacane Thornton	Inv. 54233 - Progress billing Audit	\$662.50
Barbacane Thornton	Inv. 54229 – Progress billing Audit	\$1,318.75
Jos. Finocchiaro & Bros.	Inv.1452 – 12/26-27 Salting	\$1,880.00
Jos. Finocchiaro & Bros.	Inv. 1450 – 12/13-15 Salting & Plowing 6”	\$6,900.00
Will Merlo	Monthly cleaning	\$115.44
Will Merlo	Wreath removal (20)	\$400.00
Evie Koninis	Meeting food	\$50.00
Curt Nass	2025 Tax Collector’s commission	\$7,898.72
US Treasury	Taxes on Tax Collector commission	\$1,308.61
US Treasury	4Q Taxes on sexton stipend (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 – EECSG 16 solar panels & relay system	(HOLD) Up to \$10,000
Amy Wasserman	RE Tax Refund	\$41.42
Daniel & Loro Nye	RE Tax Refund	\$35.80
Andrew Hammerer	RE Tax Refund	\$193.95
Joseph Lopes	RE Tax Refund	\$45.45

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

Announcements/Adjournment

- Public Hearing, 2/9/26, 6 pm
- Town Meeting, 2/9/26, 7 pm

Brandon adjourned the meeting without objection at 8:05 pm

Submitted by:



Scott MacKenzie, Secretary

2-9-26
Approved

Town of Bellefonte
Monthly Treasurers Report
December 2025

	Town Account (5751)	MSAF Account (5312)	Property Transfer Account (8041)	Special Projects & Grants (8097)	WSFS Bank CD	Total of Town Accounts	December 2024
Balance 12/01/2025	<u>\$329,685.01</u>	<u>\$3,178.34</u>	<u>\$38,631.29</u>	<u>\$10,275.00</u>	^{3.649%} <u>\$50,992.86</u>	<u>\$432,762.50</u>	<u>\$399,384.53</u>
Receipts							
Town Taxes	\$3,731.05					\$3,731.05	
Property Transfer Tax			\$9,865.55			\$9,865.55	
Property Transfer Tax Transfer	(\$3,225.00)		\$3,225.00			\$0.00	
MSAF Grant Transfer	(\$9,657.34)	\$9,657.34				\$0.00	
Total Receipts	<u>-\$9,151.29</u>	<u>\$9,657.34</u>	<u>\$13,090.55</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$13,596.60</u>	<u>\$2,362.56</u>
Disbursements							
GFL - Trash Collection	Online		\$12,490.18			\$12,490.18	
Delmarva - Town Street Lights	Online	\$1,303.88				\$1,303.88	
Delmarva - TH Gas & Electric	\$248.21 Online					\$248.21	
Delmarva - Annex Gas	\$191.66 Online					\$191.66	
Veolia	\$20.34 Online					\$20.34	
T-Mobile Phone	\$127.43					\$127.43	
Elevator Inspection	\$1,168.00					\$1,168.00	
Reimburse - S.MacKenzie	\$120.62					\$120.62	
Reimburse - E.Koninis	\$100.00					\$100.00	
Holiday Party Music	\$2,000.00					\$2,000.00	
Holiday Party Food - S.Mackenzie	\$124.61					\$124.61	
Holiday Party Food - E.Koninis	\$360.00					\$360.00	
Parkowski, Guerke - Legal	\$532.00					\$532.00	
Barbacane, Thornton - Audit	\$792.50					\$792.50	
Will Merlo - Maintenance	\$115.44					\$115.44	
Will Merlo - Wreaths	\$600.00					\$600.00	
State Grant for BHFC	\$82,197.50					\$82,197.50	
Lampposts	\$11,175.00					\$11,175.00	
Landscaping	\$885.49					\$885.49	
Bank Fee	\$18.00	\$3.00	\$3.00	\$3.00		\$27.00	
Total Disbursements	<u>\$100,776.80</u>	<u>\$1,306.88</u>	<u>\$12,493.18</u>	<u>\$3.00</u>	<u>\$0.00</u>	<u>\$114,579.86</u>	<u>\$52,580.12</u>
Ending Balance 12/31/2025	<u>\$219,756.92</u>	<u>\$11,528.80</u>	<u>\$39,228.66</u>	<u>\$10,272.00</u>	<u>\$50,992.86</u>	<u>\$331,779.24</u>	<u>\$349,166.97</u>