

Town of Bellefonte, Delaware

Town Meeting Minutes, February 9, 2026

Public Hearing for Ordinance 2026-01 and 2026-02 began at 6:04 and closed at 7:04 pm. There were no attendees from public.

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

Call to Order/Welcome – Brandon called the meeting to order at 7:04 pm.

Minutes to the Previous Meeting - Andrew made a motion to waive the reading and to approve the minutes as distributed, seconded by Logan and all approved.

Special Guests/Public Comments:

NCC Councilman John Cartier presented the police venue report and code enforcement report to Commissioners. John congratulated the Town Commission for providing effective snowplowing as recovery from the recent snowstorm. He said in the days following that there were stark differences between the quality of life in Bellefonte vs the surrounding county. He said he responded to many phone calls and emails from constituents outside of Bellefonte whose streets were still inaccessible up to a week after the storm.

John was asked about the status of the Port Expansion. He shared that he is very concerned about statements from Delaware Secretary of State Charuni Patibanda-Sanchez assuming that the permit for dredging will be approved by the Army Corps of Engineers. He sees no such guarantees that it will be approved, and if so, it will be able to make it past federal court in Philadelphia.

There were no other public comments

Committee Reports:

- Board of Adjustments – No activity.
- Planning Commission/Zoning Review Board – Update from Jim Paradise. The updated Comprehensive plan approved by members on Monday, February 2. The Planning Commission also approved a list of zoning code restrictions that the PC would like NCC Code Enforcement to enforce, including fence height. Scott will prepare the list as a resolution for the March meeting.

Treasurer's Report and Tax Collector's Report – Report on Delinquent Taxes – Curt reported on the financial status of the Town as of January 31 (Monthly Report attached) and reviewed the list of Delinquent taxpayers. Andrew motioned to approve the Treasurer's report as submitted, seconded by Brandon and all approved.

Old Business:

- **Town Property Improvements** – Status Report. Roof fencing has come down again and will be fixed as soon as weather allows. Scott also reported that the gas heater in Town Hall is not working and he will arrange a repair technician to assess the unit.
- **Mural Repair** – No update.
- **EECBG Battery Backup System & Solar Panels** – No activity.
- **DelDOT projects** – Sidewalk, repaving, speed signs – No report.
- **2026 Real Estate Taxes** – Scott said as the Commission appears to be poised to adopt NCC new assessments, he is inclined not to change the way the Town calculates real estate taxes. All Commissioners agree that we should not change our methodology at this time.
- **Food Insecurity** – Scott reported that a Food Resource page was added to our website listing all surrounding food pantries and hours of availability.

Correspondence:

- Via eMail – US Census, annual annexation survey – Scott will complete
- Via eMail – Bonded Indebtedness Report to State – completed by Curt

Public Comments: Tom Finocchiaro said he is looking into getting a tank and spreader so he can add brine to his services next season.

New Business:

- **Ordinance 2026-01 - Adopting the 2025 Bellefonte Comprehensive Plan** – Andrew motioned to read the Ordinance in title only, Scott seconded, and all approved. Brandon read Ordinance 2026-01 in title. Andrew made a motion to accept the second reading and to approve, seconded by Dave, and all were in favor. Reasons for vote: Dave: the latest update is a more thorough representation of plan for development. Logan: Updated version meets needs of the residents, a good 5-year plan. Andrew, revised plan is up to date. Brandon: brings plan current and will improve quality of life in Bellefonte. Scott: Because the Planning Commission under Jim Paradise’s leadership approved it.
- **Ordinance 2026-02 - Adopting the Updated New Castle County Property Tax Assessments** -- Dave motioned to read in title only, seconded by Scott, and all were in favor. Brandon read in title only. Scott motioned to accept as second reading and to approve the ordinance, seconded by Loan, and all approved. Scott will convey results to NCC and arrange for publication in the News Journal.
- **Landscaping Contract** - Scott motioned to authorize Brandon to sign renewal contract with Pennyhill Landscaping, seconded by Dave and all approved.

Payment of the Bills: Scott read the following bills for payment:

Payee	Description	Amount
Delmarva Power	Streetlights	\$1,317.23
Delmarva Power	Town Hall	\$428.31
Delmarva Power	Town Hall Annex gas	\$364.81
Casella	Monthly trash/recycling – January	Up to \$13,232.72
Veolia	Water service –January service	\$20.34
T-Mobile	Monthly service Internet & phone	\$52.00
T-Mobile	Monthly DIALPAD service	Up to \$25.00
Barbacane Thornton	Inv. 54344 - Progress billing Audit	\$927.50
Barbacane Thornton	Inv. 54340 – Progress billing Audit	\$1,846.25
New Castle Co.	1stQ sewer bill	\$57.50
Jos. Finocchiaro & Bros.	Inv. 1458 – Jan 17, salt	\$1,175.00
Jos. Finocchiaro & Bros.	Inv. 1465 – Jan 18, salt	\$1,645.00
Jos. Finocchiaro & Bros.	Inv. 1475 – Jan 25-6 salt & plowing	\$10,080.00
Jos. Finocchiaro & Bros.	Inv. 1476 – Feb 6 – salting	\$2,115.00
Will Merlo	Monthly cleaning	\$115.44
Will Merlo	Storing of decorations	\$100.00
Scott MacKenzie Reimb	Meeting food	\$60.00
Curt Nass Reimb.	Postage	\$46.80

Andrew motioned to pay the bills as read, Logan seconded, all were in favor.

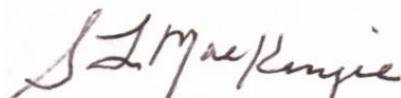
Announcements/Adjournment

The next Planning Commission Meeting will be held Monday, March 2, 7 pm and ZRB will meet on any Monday when they have an application for permit.

The next Town Meeting will be held Monday, March 9, 7 pm, 7 pm

Brandon adjourned the meeting without objection at 8:20 pm.

Submitted by:



Scott MacKenzie, Secretary

_____ 3-9-26
 Approved



Ordinance 2026-01

Adopting the 2025 Bellefonte Comprehensive Plan

WHEREAS the 2025 Comprehensive Plan was reviewed and approved by the Bellefonte Planning Commission on ~~January 5~~ February 2, 2026, and

WHEREAS the 2025 Comprehensive Plan was submitted to the State Office of Planning for PLUS Review in September 2025, and

NOW THEREFORE, the Bellefonte Town Commission does hereby approve the 2025 Town of Bellefonte Comprehensive Development when approved by the Office of the Governor, as dictated by Delaware Code. This ordinance becomes effective on the date of approval by the Office of the Governor.

This Ordinance repeals and replaces Ordinance 2019-01 and Resolution 2025-03 and becomes effective on the date the Plan is approved by the Office of the Governor.

Date of First Reading: 1-12-26

Date of Second Reading: 2-9-26

Approved:

Attest: 

Secretary Scott MacKenzie

Date: 2-9-26

President: 

Date: 2-9-26



Town of Bellefonte, Delaware

Ordinance 2026-02 – Adopting the Updated New Castle County Property Tax Assessments

WHEREAS, Title 22, Section 1101 of the Delaware Code authorizes the Town of Bellefonte ("the Town"), via the Town Commission, to elect to use the land and improvement assessments and supplementary assessments for property the New Castle County Board of Assessment Review for all property located within the corporate limits of the Town in lieu of making the Town's own independent valuation and assessment; and

WHEREAS, the Town has previously used New Castle County's assessments in lieu of incurring the time and expense of conducting the Town's own valuation and assessment; and

WHEREAS, in 2025, New Castle County completed its first total reassessment since approximately 1974; and

WHEREAS, Title 22, Section 1105 of the Delaware Code calls for a municipality like the Town to a compute a tax rate so as to provide the same tax revenue as was levied during the prior fiscal year, with that rate known as the "rolled-back rate," and then identify the degree to which the new tax rate exceeds the rolled-back rate in its ordinance establishing the new property tax rate upon total reassessment; and

WHEREAS, the Town will address the tax rate separately and in conjunction with its budget processes leading up to the new budget taking effect on July 1, 2026;

NOW, THEREFORE, BE IT ORDAINED, by Bellefonte Town Commission, having met in a duly noticed meeting with a quorum present and voting where public comment was offered, making the express finding that the provisions of this Ordinance enhance and promote the health, safety, and welfare of the Town, as follows:

Section 1. For the upcoming 2026-2027 fiscal year, the Town elects to adopt the updated New Castle County property tax assessments and supplementary assessments. This adoption shall continue year to year until revoked by ordinance adopted by the Town Commission.

Section 2. The Secretary is directed to publish notice of this election at least once a week for 2 weeks prior to March 1, 2026, in at least one newspaper in the Town.

Section 3. In the event any existing Ordinances, parts of Ordinances, Resolutions or parts of Resolutions are in conflict herewith, the provisions of this Ordinance shall control.

Section 4. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decisions shall not affect the validity of the remaining portions of this Ordinance.

First Reading Date: 2/9/26

President, Bellefonte Town Commission

Approved date: 2/9/26
2/9/26
Date

Attest:

Secretary, Bellefonte Town Commission

2-9-26
Date

Town of Bellefonte Monthly Treasurers Report January 2026

	Town Account (5751)	MSAF Account (5312)	Property Transfer Account (8041)	Special Projects & Grants (8097)	WSFS Bank CD	Total of Town Accounts	January 2025
Balance 01/01/2026	<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> <small>3.649%</small>	<u>\$331,779.24</u>	<u>\$349,166.97</u>
Receipts							
Town Taxes	\$2,149.13					\$2,149.13	
Property Transfer Tax			\$5,175.00			\$5,175.00	
Total Receipts	<u>\$2,149.13</u>	<u>\$0.00</u>	<u>\$5,175.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$7,324.13</u>	<u>\$17,307.50</u>
Disbursements							
GFL - Trash Collection	Online		\$12,495.18			\$12,495.18	
Delmarva - Town Street Lights	Online	\$1,299.64				\$1,299.64	
Delmarva - TH Gas & Electric	\$408.15 Online					\$408.15	
Delmarva - Annex Gas	\$381.52 Online					\$381.52	
Veolia	\$20.34 Online					\$20.34	
T-Mobile Phone	\$131.46					\$131.46	
Tax Commision - C.Nass	\$7,898.72					\$7,898.72	
Parkowski, Guerke - Legal	\$1,065.25					\$1,065.25	
Barbacane, Thornton - Audit	\$1,981.25					\$1,981.25	
Will Merlo - Maintenance	\$115.44					\$115.44	
Will Merlo - Wreaths	\$400.00					\$400.00	
Snow Plowing	\$8,780.00					\$8,780.00	
US Treasury - Q4 2025	\$57.38					\$57.38	
Bank Fee	\$18.00	\$3.00	\$3.00	\$3.00		\$27.00	
Total Disbursements	<u>\$21,257.51</u>	<u>\$1,302.64</u>	<u>\$12,498.18</u>	<u>\$3.00</u>	<u>\$0.00</u>	<u>\$35,061.33</u>	<u>\$30,197.99</u>
Ending Balance 01/31/2026	<u>\$200,648.54</u>	<u>\$10,226.16</u>	<u>\$31,905.48</u>	<u>\$10,269.00</u>	<u>\$50,992.86</u>	<u>\$304,042.04</u>	<u>\$336,276.48</u>

January Properties: 1103 Melrose