

Town of Bellefonte, Delaware
Town Meeting Minutes, March 9, 2026

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 – Dave made a motion to waive the reading and to approve the minutes as distributed, seconded by Andrew, and all approved.

Special Guests/Public Comments: NCC councilman John Cartier said that his office had forwarded the crime and code enforcement reports to our email. John reported that the County is projecting a loss and has imposed a hiring freeze and may reduce staff. He also said that the County will likely need to increase real estate taxes next year. John said the largest increase in costs for the County are fire/safety expenses.

When asked about the Port Expansion, he said he doesn't know what the status of the permit application is, however, he does know that port management company Enstructure neglected to have the Port of Wilmington dredged. As a result, fully-loaded ships can't enter the port so cargo is currently being diverted to partially offload elsewhere. Changes to zoning code about Data Centers is to be debated at NCC Council meeting on 3/10.

Brandon adjourned the meeting for dinner for 15 minutes; the meeting was rejoined at 7:45 pm.

Committee Reports:

• **Board of Adjustments** – Brian Donovan reported no activity.

• **Planning Commission/Zoning Review Board** – Update from Jim Paradise. The Planning Commission met on 3/2. Since last town meeting, the PC/ZRB had no ZRB applications. Jim said that the PC reviewed and approved three SOPs (standard operating procedures). The PC also reviewed the Town's application to WILMAPCO for planning assistance regarding pedestrian pathways. They agreed there would be some resistance from residents about putting in sidewalks, but added that any pathway along Marion Ave. should extend the length of the street down to River Road.

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

Curt Nass presented the monthly statement of accounts ending February 28 (attached). He also reviewed the report of Delinquent Taxpayers and noted that it has not changed since last month. Andrew made a motion to accept the Financial Report, seconded by Logan, and all were in favor.

Old Business:

- Town Property Improvements – Scott thanked Brandon for his assistance in repairing the rooftop fence. Only a small section near the back of the playground has yet to be fixed.
- Mural repair – Town lawyer advanced the claim for judgement against the artist until the claim is paid. The solicitor will be instructed to do nothing more to incur fees regarding this matter.
- EECBG Battery Backup System & Solar Panels – Contractor has ordered a new gateway for the Enphase system. No other progress has been made on the project.
- DeIDOT projects – Sidewalk, repaving, speed signs – No status report has been provided.
- Shops of Bellefonte Report – Bellefonte Boutique has announced it is closing. Curt also announced that J & J Produce has purchased the building they have been leasing on Philadelphia Pike.
- 2026 Real Estate Taxes – Using the progress report to be presented in April, Scott and Dave will begin preparing the 2027 FY Budget. The budget must be passed as an ordinance and will take both May and June meetings to approve.

Correspondence:

- Via USMail – Verizon Franchise Fee check - \$7,660.48.
- Via USMail – Selective Insurance Co – Notice of change to coverage
- Via eMail – NCC request to approve NCC Hazard Mitigation Plan
- Via eMail – Acknowledgement from NCC Comptroller of Ord. 2026-02 Adopting NCC Assessments. • Via eMail – Jonah Anderson, request to Zoom to provide feedback of Bellefonte's needs/concerns. • Via eMail – acknowledgment of submission for Town Pedestrian Pathways request.

New Business:

- **Resolution 2026-01 – Adoption of NCC Hazard Mitigation Plan** – Consideration of approval for resolution at request of NCC. Scott made a motion to read in title only, Andrew seconded and all approved. Brandon read in title. Scott motion to approve the Resolution, seconded by Brandon. On discussion, Dave said that the HMP is a draft that must still be approved by FEMA. Scott said that the Resolution is worded such that the DEMA approved plan is the one that the Commission is approving. On the vote, all were in favor.
- **Discussion** – development of 2027 FY Budget. Goal is to keep tax rates where they are.
- **America 250** – After discussion, the Commission agreed to make no special plans for this anniversary and to enjoy the festivities in Philadelphia.
- **Call with Governor’s Office** – Request from Jonah Anderson at the Governor’s Office to schedule a Zoom to discuss the Town’s concerns. Scott will schedule a date and time and a list of concerns will be passed among the Commissioners to provide to the Governor’s office.

March 2026 Bills

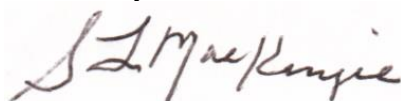
Payee	Description	Amount
Delmarva Power	Streetlights	\$1,317.23
Delmarva Power	Town Hall	\$336.62
Delmarva Power	Town Hall Annex gas	\$388.52
Casella	Monthly trash/recycling – February	\$12,858.74
Veolia	Water service –February service	Up to \$25.00
T-Mobile	Monthly service Internet & phone	\$52.00
T-Mobile	Monthly DIALPAD service	Credit balance
Barbacane Thornton	Inv. 54454 - Progress billing Audit	\$622.50
Barbacane Thornton	Inv. 54452 – Progress billing Audit	\$1,318.75
Parkowski Guerke et al	Inv. 77 – February legal services (Iacono)	\$169.25
Jos. Finocchiaro & Bros.	Inv. 1506 – Feb 22 snow	\$10,400.00
Glenn Lima Inc.	Inv. 6312 - Gas heater repair	\$200.00
USA Today Media Corp	News Journal notices (3) Ord. 2026-01,02	\$284.85
Ross Logan Reimb.	Annual WordPress hosting	\$239.88
Will Merlo	Monthly cleaning	\$115.44
Dandelina Mediterranean Delights	Meeting food	\$50.00

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

Announcements/Adjournment

- Planning Commission meeting will be held Monday, 4/6/26, at 7 pm, or ZRB will meet on any Monday at 7 pm when they have an application pending. At Thompson Conference Room.
 - April Town Meeting will be held on Monday, 4/13/26, 7 pm in Montrose Hall.
- Brandon adjourned the meeting at 8:45 pm without objection.

Submitted by:



Scott MacKenzie, Secretary

4-13-26
 Approved _____

03-09-26

Town of Bellefonte Monthly Treasurers Report February 2026

	Town Account (5751)	MSAF Account (5312)	Property Transfer Account (8041)	Special Projects & Grants (8097)	WSFS Bank CD	Total of Town Accounts	February 2025
Balance 02/01/2026	\$200,648.54	\$10,226.16	\$31,905.48	\$10,269.00	3.649% \$50,992.86	\$304,042.04	\$336,276.48
Receipts							
Comcast Franchise Fee	\$4,709.03					\$4,709.03	
Total Receipts	\$4,709.03	\$0.00	\$0.00	\$0.00	\$0.00	\$4,709.03	\$7,383.31
Disbursements							
GFL - Trash Collection						\$0.00	
Delmarva - Town Street Lights		\$1,317.23				\$1,317.23	
Delmarva - TH Gas & Electric	\$428.13	Online				\$428.13	
Delmarva - Annex Gas	\$364.81	Online				\$364.81	
Veolia	\$20.34	Online				\$20.34	
T-Mobile Phone	\$52.00					\$52.00	
NC County Sewer	\$57.50					\$57.50	
Reimburse - S.MacKenzie	\$60.00					\$60.00	
Postage - C.Nass	\$46.80					\$46.80	
Barbacane, Thornton - Audit	\$2,773.75					\$2,773.75	
Will Merlo - Maintenance	\$115.44					\$115.44	
Will Merlo - Wreaths	\$100.00					\$100.00	
Snow Plowing	\$15,015.00					\$15,015.00	
Bank Fee	\$18.00	\$3.00	\$3.00	\$3.00		\$27.00	
Total Disbursements	\$19,051.77	\$1,320.23	\$3.00	\$3.00	\$0.00	\$20,378.00	\$31,083.63
Ending Balance 02/28/2026	\$186,305.80	\$8,905.93	\$31,902.48	\$10,266.00	\$50,992.86	\$288,373.07	\$312,576.16

February Properties:

Curt A. Nass, Treasurer/Tax Collector

Resolution 2026-01 – Adoption of NCC Hazard Mitigation Plan



Resolution 2026-01 – Adoption of NCC Hazard Mitigation Plan

Following years of planning by New Castle County, in concert with the municipalities therein, the Bellefonte Town Commissioners do hereby concur with the Draft NCC Hazard Mitigation Plan (2025) and adopt it as approved by the US Federal Emergency Management Agency (FEMA), effective on the date approved by FEMA.

Signed:  Date: 3/9/26
Brandon Dougherty, President

Attest:  Date: 3-9-26
Scott MacKenzie, Secretary