

Town of Bellefonte, Delaware
Town Meeting Minutes, April 13, 2026

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

Call to Order/Welcome – The meeting was called to order by Brandon at 7:01 pm.

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

Special Guests/Public Comments: Andy Shackelford, 702 Brandywine, had a code violation against him. Will discuss with John Cartier.

Committee Reports:

- **Board of Adjustments** – Rich Mulhern reported no activity.
- **Planning Commission/Zoning Review Board** – Update from Jim Paradise. Planning Commission met on 4/6. Approved one ZRB application for a deck on Rosedale. PC cautioned that turning over partial zoning enforcement may have some liability for the town.
- **Zoning Code Enforcement** – Introduction of Resolution 2026-02 by Scott.

Treasurer's Report and Tax Collector's Report, Report on Delinquent Taxes – Curt presented the Monthly Report of the Town's Financial position ending March 31, 2026. Andrew made a motion to approve the report, Dave seconded, and all approved. A discussion was held about several delinquent tax accounts over \$1,000. Curt will send letters to Delinquent.

Old Business:

Town Property Improvements:

- Lamppost refurbishing – Discussion about replacement of brackets and the unspent balance in the Capital Expense line item. Scott will get estimate to make improvements to some lampposts using unspent funds.
- EECBG Battery Backup System & Solar Panels – in regular contact with Wise Solar to move this project forward.
- DelDOT projects – Sidewalk, repaving, speed signs. Shop owners concerned about speeding on Brandywine Blvd. Scott will follow up with Rep. Heffernan.

Edgemoor Port Expansion – Jim Paradise reported that there will be a Benefits Coalition Meeting on Saturday, 4/18, 11-130 10 E. 10th Street, Wilmington.

Board of Elections – All paperwork has been filed by Patty Vidiksis. Solicitation of Candidates on bulletin board and website. Brandon, Dave, and Andrew's seats expire June 2026.

Correspondence:

- Via USMail – NCC Quarterly Assessment Report
- Via USMail - Archaea Energy Cherry Island - Pipeline safety/digging brochure

Scott made a motion to break for food at 7:40 for 5 minutes, without objection.

Public Comments: None

New Business:

- Resolution 2026-02 – Transfer of Select Zoning Enforcement to New Castle County. Consideration of adoption. Scott motioned to read in title only, Andrew seconded and all approved. Brandon read Resolution 2026-02 in title alone. Scott made a motion to approve, Brandon seconded, and all approved.
- Trash Vendor – Discussion about considering another vendor. Consensus was reached not to pursue another vendor at this time.
- Bellefonte Arts Festival – Consideration of approving \$525 event sponsorship. Scott made a motion to approve \$525 for bathrooms, seconded by Andrew, and all approved.

Payment of the Bills:

Scott excused himself and Andrew read the bills for payment:

Payee	Description	Amount
Delmarva Power	Streetlights	\$1,317.23
Delmarva Power	Town Hall	\$280.86
Delmarva Power	Town Hall Annex gas	\$181.75
Casella	Monthly trash/recycling – March	\$12,863.34
Veolia	Water service – March service	\$20.34
T-Mobile	Monthly service Internet & phone	\$52.00
T-Mobile	Monthly DIALPAD service	(no bill) Up to \$25.00
Penny Hill Landscaping	March service contract	\$885.49
Penny Hill Landscaping	April service contract	\$912.05
Parkowski Guerke et al	Inv. 78 – March legal services (Iacono)	\$112.00
Kara Shotzberger	Bathtub flowers	\$88.35
Will Merlo	Monthly cleaning	\$115.44
Dandelina Mediterranean Delights	Meeting food	\$50.00

Motion made for payment of bills by Dave and seconded by Logan, and all approved.

Announcements/Adjournment

- Planning Commission, Monday, 5/4/26, 7 pm
- Town Meeting, Monday, 5/11/26, 7 pm

Motion made to adjourn meeting by Brandon at 8:06 pm. without objection.

Submitted by:



Scott MacKenzie, Secretary

____05-11-26_____
Approved



Resolution 2026-02 – Transfer of Select Zoning Enforcement to New Castle County

The Bellefonte Town Commission, following approval of the Bellefonte Planning Commission, requests that New Castle County Department of Land Use provide Zoning (Land Use) Code enforcement in the Town for the following items:

- Fence height restrictions
- Airbnb restrictions (NCC code bars them from residential but are allowed in mixed use/commercial zones)
- Setback requirements for new construction and accessory structures in all zones.

Restricted uses in different zones:

- Enforcement of Prohibited Home-Based Businesses in zones R1 & R2:
 - (1) Family day care home - large (7 or more children), see definition in O
 - (2) Kennels, stables, veterinary clinics and hospitals.
 - (3) Medical clinics, dental clinics, hospitals, see definition in O
 - (4) Restaurants, bars, and night clubs.
 - (5) Funeral homes and undertaking establishments.
 - (6) Adult entertainment uses as defined in Title 24, Chapter 16 of the Delaware Code.
- Enforcement of NCC Zoning Codes regarding
 - o Vacant property restrictions
 - o Fines
 - o Penalties

Enforcement will be effective on the date of adoption of this resolution.

Signed: Brandon Dougherty Date: 4/13/26
Brandon Dougherty, President

Attest: Scott Mackenzie Date: 4/13/26
Scott Mackenzie, Secretary

Town of Bellefonte Monthly Treasurers Report March 2026

	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	March 2025
Balance 03/01/2026	<u>\$186,305.80</u>	<u>\$8,905.93</u>	<u>\$31,902.48</u>	<u>\$10,266.00</u>	<u>\$50,992.86</u>	<u>\$288,373.07</u>	<u>\$312,576.16</u>
Receipts							
Town Taxes	\$531.61					\$531.61	
Verizon Franchise Fee	\$7,660.48					\$7,660.48	
Property Transfer Tax			\$10,500.00			\$10,500.00	
Total Receipts	<u>\$8,192.09</u>	<u>\$0.00</u>	<u>\$10,500.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$18,692.09</u>	<u>\$22,733.29</u>
Disbursements							
GFL - Trash Collection	\$13,232.72 Online		\$12,858.74			\$26,091.46	
Delmarva - Town Street Lights	Online	\$1,317.23				\$1,317.23	
Delmarva - TH Gas & Electric	\$388.52 Online					\$388.52	
Delmarva - Annex Gas	\$336.62 Online					\$336.62	
Veolia	\$20.34 Online					\$20.34	
T-Mobile Phone	\$52.00					\$52.00	
Mediterranean Delights	\$100.00					\$100.00	
Barbacane, Thornton - Audit	\$1,941.25 Online					\$1,941.25	
Parkowski, Guerke - Legal	\$169.25					\$169.25	
Will Merlo - Maintenance	\$115.44					\$115.44	
News Journal Ads	\$284.85					\$284.85	
Snow Plowing	\$10,400.00					\$10,400.00	
Heater Repair - Glenn Lima	\$200.00					\$200.00	
Bank Fee	\$18.00	\$3.00	\$3.00	\$3.00		\$27.00	
Total Disbursements	<u>\$27,258.99</u>	<u>\$1,320.23</u>	<u>\$12,861.74</u>	<u>\$3.00</u>	<u>\$0.00</u>	<u>\$41,443.96</u>	<u>\$26,670.23</u>
Ending Balance 03/31/2026	<u>\$167,238.90</u>	<u>\$7,585.70</u>	<u>\$29,540.74</u>	<u>\$10,263.00</u>	<u>\$50,992.86</u>	<u>\$265,621.20</u>	<u>\$308,639.22</u>

March Properties: 509 Marion
718 Philadelphia