

Town of Bellefonte, Delaware

Town Meeting Minutes, August 10, 2026

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

Absent: Brandon Dougherty

NOTE: As directed by President Dougherty, this meeting will be presided over by Andrew Ritchie in his absence.

Call to Order/Welcome - Meeting was called to order by Andrew at 7:02 pm and he welcomed attendees.

Minutes to the Previous Meeting - Andrew made for a motion to waive the reading of the minutes and to approve them as distributed, seconded by Logan, and all were in favor.

Special Guests:

- St. Sen. Dan Cruce, Senate District 1, introduced himself and reviewed a number of laws he sponsored or co-sponsored this session. Notably, he is a member of the subcommittee on Assessments and sponsored a law to authorize New Castle County to audit commercial properties to correct issues from the 2025 reassessment done by Tyler Technologies. Dan said some larger commercial properties have been reviewed and reassessed at three times the value, taking the pressure off of smaller commercial properties who were bearing the brunt of the tax burden. He said the subcommittee will be looking at other fairness issues and will considering legislation next session. He reminded everyone that the primary election is September 15 and urged everyone to vote.
- Ed Mulvihill, Democratic candidate for Representative District 6 introduced himself. Ed paid tribute to retiring representative Deb Heffernan for the many things she did to support the Town of Bellefonte and expressed his desire to be as responsive and transparent to the constituents of District 6. Ed sees Delaware's energy future and the rising cost of energy as issues he would like to focus on if elected.

Committee Reports:

- Board of Adjustments – No activity
- Planning Commission/Zoning Review Board – Update from Jim Paradise. Visit from Wes Hicks from DelDOT. Wes Hicks from DELDOT asked us if we had any traffic concerns in Bellefonte. Mentioned were PODS being left on the street (does Bellefonte have any recourse to address this?), limited sidewalks in town. Asked Wes to give us prior notice if he plans to attend our meetings and he was invited to attend the monthly Town Commission meeting.
- Reassessment – On discussion, the Commissioners decided to stick with NCC doing assessments, and to view the tax bills based on assessments as of the record date in early July.

Treasurer's Report and Tax Collector's Report – Report on Delinquent Taxes – Curt Nass presented the Monthly Report of financial status as of July 31 (attached)

Scott motioned to reactivate monition for delinquent taxpayer #1, seconded by Andrew, and all in favor.

Andrew motioned to accept the financial report as presented, Dave seconded, and all were in favor.

Dinner Break – Meeting recessed for 15 minutes.

Old Business:

- Town Property Improvements – Status Report – Artwork and proclamations hung in Town Hall.
- Lamppost refurbishing – Update – No activity
- EECBG Battery Backup System & Solar Panels – Delivered deposit checks to WISE, parts for battery system and solar panels ordered.
- EECBG Streetlight conversion – Discussed with DPL, waiting for updated estimate.
- DelDOT projects – Sidewalk, repaving, speed signs. No update provided.
- WILMAPCO Pathways Project – Update – No activity.
- Shops of Bellefonte Report – Scott reported SOB participating in Art Loop first Friday, last Shop n Stroll third Friday of August, and vendor solicitation begun for Boo-tique and Monster Market, 10/10.
- Edgemoor Port – No meetings this month.

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- Park Signage – Signage ordered.

Correspondence:

- Via Email – Training email for EECBG grant stewardship
- Via Email – Thank you from CABT President for letters of concern
- Via text msg – Deb Heffernan re: DNREC parks & Recreation grant. Scott will complete.
- Via Email – from Gretchen Reeder re: Boom-boom parties. Commission agreed to send letter of support.

Public Comments: none.

New Business:

- Scott made a motion for approval of \$125 to purchase “Town Hall” Print from Nephi Knephi Studio for Town Hall, seconded by Andrew, and all were in favor
- Bellefonte Day – Andrew made a motion to approve up to \$2,500 for food and entertainment for Bellefonte Day, 10/10, Dave seconded, and all were in favor.
- BHFC Fundraisers – Scott motioned to approve up to \$500 for Brandywine Hundred Fire Company Fundraisers Halloween Parade/Open House, and Annual Quarter Auction. seconded by Logan, and all were in favor.

Payment of the Bills:

DLLG dues for discussion. Commission reached consensus to not renew membership in the DE League of Local Government. The invoice was removed from the bills.

Payee	Description	Amount
Delmarva Power	Streetlights	\$1,384.66
Delmarva Power	Town Hall	\$243.86
Delmarva Power	Town Hall Annex gas	\$74.54
Casella	Monthly trash/recycling – July	\$12,868.74
Veolia	Water service – July service	\$20.34
Penny Hill Landscaping	August service contract	\$885.49
T-Mobile	Monthly service Internet & phone	\$52.50
T-Mobile	Monthly DIALPAD service	\$25.64
New Castle County	Sewer – 3rd qtr.	\$65.70
Nephi Mata Studio	16 x 24 framed print of Town Hall	\$125.00
Curt Nass Reimb.	Postage & envelopes, tax billing	\$318.78
Dave Brenner Reimb.	Frames for artwork and proclamations	\$56.38
Will Merlo	Monthly cleaning	\$115.44
Nancy Iannelli, 201 Beeson	Refund from Casella, credit issued to TOB	\$50.00
Dandelina Mediterranean Delights	Meeting food	\$50.00

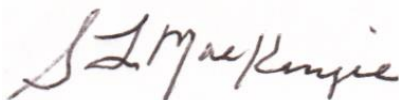
Dave motioned to pay, seconded by Andrew, and all were in favor.

Announcements/Adjournment:

- Planning Commission, Tuesday, 9/8/2026, 7 pm
- Town Meeting, Monday, 9/14/26, 7 pm

The meeting was adjourned without objection at 8:48 pm

Submitted by:



Scott MacKenzie, Secretary

____09-14-26_____
Approved

08-10-26

Town of Bellefonte
Monthly Treasurers Report
July 2026

	Town Account (5751)	MSAF Account (5312)	Property Transfer Account (8041)	Special Projects & Grants (8097)	WSFS Bank CD	Total of Town Accounts	July 2025
Balance 07/01/2026	<u>\$145,971.52</u>	<u>\$4,942.24</u>	<u>\$39,227.70</u>	<u>\$10,254.00</u>	^{3.649%} <u>\$50,992.86</u>	<u>\$251,388.32</u>	<u>\$205,995.79</u>
Receipts							
Property Transfer Tax			\$5,400.00			\$5,400.00	
Other - Energy Credits	\$420.30					\$420.30	
Total Receipts	<u>\$420.30</u>	<u>\$0.00</u>	<u>\$5,400.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,820.30</u>	<u>\$6,203.70</u>
Disbursements							
GFL - Trash Collection	Online		\$12,868.74			\$12,868.74	
Delmarva - Town Street Lights	Online	\$1,362.04				\$1,362.04	
Delmarva - TH Gas & Electric	\$227.59 Online					\$227.59	
Delmarva - Annex Gas	\$74.54 Online					\$74.54	
Veolia	\$46.35 Online					\$46.35	
T-Mobile Phone	\$78.14					\$78.14	
Landscaping	\$885.50					\$885.50	
US Treasury - Q2 Taxes	\$1,181.93					\$1,181.93	
Bellefonte Arts - Festival	\$525.00					\$525.00	
Anderson & Catania - Treasurer's Bond	\$570.00					\$570.00	
Check-It Electric	\$420.00					\$420.00	
USA Today Media - Public Notices	\$67.52					\$67.52	
Will Merlo - Maintenance & Planting	\$115.44					\$115.44	
Reimburse - R.Logan, Domain Registration	\$22.19					\$22.19	
Reimburse - C.Nass Elevator Permit	\$80.00					\$80.00	
Mediterranean Delights	\$100.00					\$100.00	
Bank Fee	\$18.00	\$3.00	\$3.00	\$3.00		\$27.00	
Total Disbursements	<u>\$4,412.20</u>	<u>\$1,365.04</u>	<u>\$12,871.74</u>	<u>\$3.00</u>	<u>\$0.00</u>	<u>\$18,651.98</u>	<u>\$26,857.09</u>
Ending Balance 07/31/2026	<u>\$141,979.62</u>	<u>\$3,577.20</u>	<u>\$31,755.96</u>	<u>\$10,251.00</u>	<u>\$50,992.86</u>	<u>\$238,556.64</u>	<u>\$185,342.40</u>

July Properties: 1122 Talley

\$360,000

Curt A. Nass, Treasurer/Tax Collector