

Town of Bellefonte, Delaware
Town Meeting Minutes, September 14, 2026

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

Call to Order/Welcome – Called to order at 7:00 pm.

Minutes to the Previous Meeting – Dave made a motion to waive the reading of the minutes and approve them as distributed. Seconded by Logan and all in favor.

Special Guests: John Cartier spoke about new county ordinance to streamline rezoning and proposed development, the reassessment of commercial properties thanks to Sen. Dan Cruce's bill, and ribbon cutting for the Port Expansion (he did not attend and neither did County Exec. Marcus Hook). He is not satisfied that people in the 6th district have had the opportunity for public comment or to have their concerns addressed, yet the State charges forward with the Port Expansion.

Public Comments (limited to 5 mins. Each): Rosedale Ave. resident Dave Johnson attended to thank the Commission for the new park signs about the park being closed at dusk. Dave said contact for DelDOT is 762-6775 – Talley Yard.

Committee Reports:

- Board of Adjustments – Brian Donovan reported no activity.
- Planning Commission/Zoning Review Board – Update from Ken Neborak. One ZRB application reviewed. Scott said that the Town attorney is working on a draft ordinance to expand authority for the ZRB Chair, allowing them to approve “administrative” reviews for applications that do not change the footprint of the structure. There will be a Public Hearing on this Ordinance expanding authority of ZRB Chair on 10/12 at 6 PM.

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

Curt Nass presented the Monthly Report of the Town's financial position as of August 31, 2026 (attached). Andrew made a motion to approve the Treasurer's Report, seconded by Logan and approved by all. Curt asked if the Commission wanted the attorney to restart the process for delinquent payor no. 1 by sending a letter to the homeowner. The Commission reached consensus that he should send a letter before seeking a monition to pay overdue taxes.

Dinner Break – the attendees took a recess of five minutes and then the meeting resumed.

Old Business:

- Town Property Improvements – Scott said he and Dave had completing training on the US Dept. of Energy's. LCP Tracker system required for the EECBG grant subcontractors. Simon Hamermesh (Arden) attended and reported that Arden's project was done before the LCPTracker portal was made available.
- Lamppost Maintenance – Pennyhill to fix sidewalk near lamppost at 915 Brandywine.
- EECBG Battery Backup System & Solar Panels – one part backordered but work should begin soon.
- EECBG Streetlight conversion – Contacted by Primera Engineering, who DPL will use to upgrade streetlights to LED.
- DelDOT projects – Update from Sen. Dan Cruce: Bellefonte Ave. sidewalk seeking bids, repaving on lower Rodman Rd. completed, speed radar signs (on waiting list).
- WILMAPCO Pathways Project – No activity
- Shops of Bellefonte Report – Tonya Smallwood and Ronnie Durham attended. First Fridays Art Loop ongoing with 6 merchants participating. 10/10 Boo-tique Monster Market 35 vendors and 2 food trucks lined up for same day as Bellefonte Day Picnic.
- Edgemoor Port – See Cartier report above.
- Park Signage – Signage done. Scott will investigate security camera.

Correspondence:

Via USmail – NCC notice re: elevator inspection. Scott is handling.
Via Email – Invitation to Ribbon Cutting 9/14 for Port Expansion
Via Email – Elevator inspection scheduling 9/11. Scott is handling.
Via Email – From Dan Cruce, update on DelDOT requests
Via Email – Primera Engineers about subcontracting for DPL to replace streetlights with LED.

New Business:

- For consideration: Approval of \$250 event sponsorship for Shops of Bellefonte Boo-tique and Monster Market. Scott made a motion to approve \$250 for event sponsorship, seconded by Dave and all were in favor.
- 4-Way Stop Sign – Consideration of requesting DelDOT for 4-way stop at Beeson & Wynnbrook. Scott made a motion to apply, to DelDOT, seconded by Logan, and all approved.
- Discussion – Consideration of annual donation of \$1,000 to Brandywine Hundred Fire Company at 10/12 meeting. Scott made a motion to approve \$1,000 donation to BHFC, seconded by Brandon, and all approved.

Payment of the Bills:

Payee	Description	Amount
Delmarva Power	Streetlights	\$1,419.17
Delmarva Power	Town Hall	\$250.01
Delmarva Power	Town Hall Annex gas	\$74.54
Casella	Monthly trash/recycling – September	\$12,858.74
Veolia	Water service – August service	\$20.34
Penny Hill Landscaping	Monthly service contract	\$885.50
T-Mobile	Monthly service Internet & phone	\$52.50
T-Mobile	Monthly DIALPAD service	\$25.64
Ross Logan Reimb.	Annual Domain Registration (Shops of B)	\$22.19
Will Merlo	Monthly cleaning	\$115.44
Scott MacKenzie Reimb.	Meeting food – Pat's Bistro	\$53.00
Scott MacKenzie Reimb	Bathroom stickers (2) – Amazon	\$8.54
Scott MacKenzie Reimb	Park Sign 1 – Amazon	\$11.80
Scott MacKenzie Reimb	Park Sign 2 - Amazon	\$9.99
Scott MacKenzie Reimb	Dedication plaque – Rep. Heffernan	\$28.95
BHFC Auxiliary	Halloween Parade (charge SPONSORSHIP)	\$250.00
BHFC Auxiliary	Annual Auction (charge DONATIONS)	\$250.00
ATIS Elevator	Biannual elevator inspection	Up to \$300.00

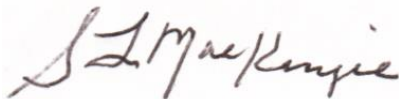
Brandon made a motion to approve the bills as read, seconded by Dave, and all were in favor.

Announcements/Adjournment

- Planning Commission, Monday, 10/5/26, 7 pm
- Public Hearing, 10/12/26, 6-7 pm, Town Meeting, Monday, 10/12/26, 7 pm

Meeting adjourned by Brandon without objection at 8:31 PM.

Submitted by:



Scott MacKenzie, Secretary

____ 10-12-26 ____
Approved

09-14-26

Town of Bellefonte
Monthly Treasurers Report
August 2026

	Town Account (5751)	MSAF Account (5312)	Property Transfer Account (8041)	Special Projects & Grants (8097)	WSFS Bank CD 3.649%	Total of Town Accounts	August 2025
Balance 08/01/2026	<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>
Receipts							
Town Taxes	\$20,433.79					\$20,433.79	
Property Transfers			\$3,075.00			\$3,075.00	
MSAF Grant	\$9,569.81					\$9,569.81	
MSAF Transfer	(\$9,569.81)	\$9,569.81				\$0.00	
Total Receipts	<u>\$20,433.79</u>	<u>\$9,569.81</u>	<u>\$3,075.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$33,078.60</u>	<u>\$107,120.69</u>
Disbursements							
GFL - Trash Collection	Online		\$12,818.74			\$12,818.74	
Delmarva - Town Street Lights	Online	\$1,384.66				\$1,384.66	
Delmarva - TH Gas & Electric	\$243.86 Online					\$243.86	
Delmarva - Annex Gas	\$74.54 Online					\$74.54	
Veolia	\$20.34 Online					\$20.34	
T-Mobile Phone	\$78.14					\$78.14	
NC County - Sewer	\$65.70					\$65.70	
Landscaping	\$885.49					\$885.49	
Nephi Mata - Town Hall Painting	\$125.00					\$125.00	
Wise Power Systems	\$26,299.00					\$26,299.00	
Parkowski, Guerke - Legal	\$784.00					\$784.00	
Will Merlo - Maintenance & Planting	\$230.88					\$230.88	
Reimburse - D.Brenner Artwork Frame	\$56.38					\$56.38	
Reimburse - C.Nass Tax Bill Expenses	\$318.78					\$318.78	
Reimburse - Trash Collection	\$50.00					\$50.00	
Bank Fee	\$18.00	\$3.00	\$3.00	\$3.00		\$27.00	
Total Disbursements	<u>\$29,250.11</u>	<u>\$1,387.66</u>	<u>\$12,821.74</u>	<u>\$3.00</u>	<u>\$0.00</u>	<u>\$43,462.51</u>	<u>\$18,005.66</u>
Ending Balance 08/31/2026	<u>\$133,163.30</u>	<u>\$11,759.35</u>	<u>\$22,009.22</u>	<u>\$10,248.00</u>	<u>\$50,992.86</u>	<u>\$228,172.73</u>	<u>\$274,457.43</u>

August Properties: 1000 Highland

\$205,000

Curt A. Nass, Treasurer/Tax Collector