

Minutes of the
Town Assembly
of the Village of Arden

meeting on
September 27, 2004
and
election results of
November 10, 2004

as prepared by
Danny Schweers
Secretary

Arden election results, November 10, 2004

From the Registration Committee; Cecilia Vore, Chair

Eligible voters: 349; Ballots Received: 274.
That equals 78.5% participation! Thanks for voting!

Special Referendum on Land Rent Assessment

With 175 votes needed to pass either assessment, the Assessors Committee Assessment received 89 votes and the Alternate Assessment received 177 votes, meaning the alternative assessment was approved.

2005-2006 Budget Referendum

With 175 votes needed to approve an item, the entire budget passed.

Here are the details:

221 - Approved Entire Budget

6 - Disapproved Entire Budget

o - Invalid ballots

34 - Ballots with itemized disapprovals as follows:

Advisory Committee - 2	Archives - 4
Board of Assessors - 2	BWVC Program/Administration - 6
BWVC Maintenance - 2	BWVC Renovations- 10
BWVC Roof Renovations - 6	Civic Committee - Roads - 3
Civic - Commons and Forests - 2	Civic - Trash Collection - 6
Civic - Special Cleanup - 2	Community Planning - 6
Legislative Reference - 4	Playground Committee - 1
Registration Committee - 1	Safety Committee: General - 4
Safety- Town Watch Coord - 6	Safety- HarveyRd Speed Enf - 18
Town Admin Expenses - 4	Salary- Secretary - 2
Salary-Bookkeeping: Town - 2	Donations - ACRA - 3
Donations - Arden Page - 2	Donations - Arden Library - 3
Donations - Fire Companies - 4	Gild Hall Rental - 19
Contingencies - 1	

Board of Assessors Election

Denis O'Regan was elected convener. Also elected were (in this order): Tom Frantz, Jane Frantz, Walter Borders, Brooke Bovard, Laura Wallace, Larry Walker. [Click here](#) to read the statements made by the Assessor candidates before the election.

Thank you to Steven Blades, Alida Fish, Harold Kalmus, Ron Ozer, Charles Robinson, Ray Seigfried, and Stephen Tanis who were also willing to serve and allowed their names to be placed in nomination.

Many thanks to Laura Wallace, Steven Threefoot and Barbara Henry, who helped with the counting, along with Registration Committee members Ruth Bean, Natalie Hubbard, Beth Stevenson and Debbie Theis, plus Town Secretary Danny Schweers and Trustees' Secretary Elizabeth Varley and Trustee Marianne Cinaglia.

Minutes of the Town Assembly for the Village of Arden (uncorrected) Monday, September 27, 2004 Gild Hall – Arden, Delaware

One hundred-seventy-six (176) residents were in attendance, as shown below. Of these, 77 attended the last meeting. Only 18 people who attended the last meeting did not attend this meeting. In recent years, attendance at September meetings was 65 in 2003, 61 in 2002, 43 in 2001, 46 in 2000, 65 in 1999, 87 in 1998, 56 in 1997, 46 in 1996, and 54 in 1995.

Margot Al-Taweel	Stephen George	Gary Mullinax	Jan Erik Sigtbakken
Lew Aumack	Caroll Page Githens	Lisa Mullinax	Sadie Somerville
Patricia Baker-Ryan	Dick Githens	Jean Mullin	Jeffrey Steen
Beverly Barnett	John Gray	Amy Mullins	Neal Ann Stephens
Victoria Barone	Rachel Grier-Reynolds	Stephen Mullins	Art Stevenson
Patrick Barry	Rick Grier-Reynolds	Rick Mulrooney	Mary Stevenson
Ruth Bean	Charlie Hahn	Mary Murphy	Larry Strange
Samuel "Lou" Bean	Val Hahn	Kevin Noonan	David Sutton
Kathy Bird	Nancy Halsey	Susan Noonan	Mike Sutton
Steven Blades	Judy Hammond	Betty O'Regan	Rebecca S. Sutton
Jennifer Borders	Finn Hannover	Denis O'Regan	Ken Sutton
Walter Borders	Stephen Harcourt	Helen Ohlson	Lynne Svenning
Brooke Bovard	Frank Harrison	Ron Ozer	Steve Tanis
Lizzie Broadbent	Barbara Henry	Ruth Panella	Jacqi Tanzer
Walter Broadbent	Amy Hill	Sam Panella	Steve Tanzer
Dale Brumbaugh	Heidi Hoegger	Pamela Pearson	June Taylor
Dela Bryan	Sue Hornung	Roberta Perkins	Van Taylor
Robert Bryan	Tim Hornung	B.R. Phillips	Debbie Theis
Molca Budin	Alice Isaacs	Jeffrey Politis	William Theis
Bill Busch	Milton Isaacs	Dink Pompper	Kate Threefoot
Alan Burslem	Ronald Jarrell	Liz Porter	Steven Threefoot
David Burslem	Rodney Jester	Diane Postell	Terry Truono
Patricia Callaway	Diana Kadash	William Press	Marjorie Van Neerden
Jaimie Campanella	Harold Kalmus	Pat Pyle	Elizabeth Varley
Marianne Cinaglia	Derrick Kennedy	Peter A. Renzetti	George Vernon
Joann Colameco	Diane Kennedy	Josiane Rey	Mary Vernon
John Conner	Deborah Kenney	Deborah Ricard	Cecilia Vore
Carolyn Cordivano	Allan Kleban	Clay Ridings	Larry Walker
Jeanne Corman	June Kleban	Hugh Roberts	Laura Wallace
Mike Curtis	Sharon Kleban	Marjorie Roberts	David Warner
Alton Dahl	Lynda Kolski	Charles E. Robinson	Susan Warner
Christine Demsey	Eliot Levin	Nanette B. Robinson	Elaine Weber-Hoopes
John Demsey	Don Lipstein	Shelley Robyn	Sara Jane Weible
Cynthia Dewick	Mary Lo	Ed Rohrbach	William Weible
Carol DiGiovanni	Matthew Lo	Richard Rothrock	Jan Westerhouse
Dorinda Dove	Ken Mabrey	Susan Rothrock	Tom Wheeler
David Ewing	Marjorie Mabrey	Dale Sampson-Levin	Mamie Woolery
Carl Falco	Frank Maier	Ann Schmittinger	Mark Zylkin
Michael Falstad	Mary L. Marconi	Johanne Schroeder	
Leo Faucette	Albert Marks	Danny Schweers	<i>Also in attendance</i>
Alida Fish	Ray McDevitt	Ray Seigfried	<i>but not voting were</i>
Phil Fisher (half dead)	Connie W. McKinney	Jim Semenic	<i>Janice Bean O'Neill,</i>
Jane Frantz	Burley Melton	Atul Shah	<i>Jackson Politis, Amy</i>
Tom Frantz	Helga Melton	Debbi Sheiker	<i>Pollack, Ken Schuler,</i>
Joy Gardiner	Marlene Myers	Sally Sharp	<i>Mark Taylor and Pat</i>
David Gerbec	William Myers	Barb Shippy	<i>Toman.</i>

1. CALL TO ORDER

Steven Threefoot called the meeting to order at 7:47 p.m., somewhat awed by the number in attendance, all of whom he asked to keep their remarks brief and to the point. There being no changes proposed to the minutes of the last meeting, Alton Dahl moved and Elizabeth Varley seconded, that the minutes of the last meeting be approved as printed. The vote was unanimous. [Prior to the meeting, Bev Barnett had corrected the last sentence of Jane Frantz's statement on page 16 to the following: "If the assessors cannot provide examples of this kind of development, why, then, are people being given a reduced rate on the first 6500 sq. ft.?"]

2. COMMUNICATIONS FROM THE CHAIR

Steven Threefoot noted that several meetings are coming up at which the extension of the Philadelphia Airport runways will be discussed. He encouraged those interested to contact him at 475-3333 or ardenchair@theardens.com

Last Friday, Steven attended the State of our Schools Breakfast given by the Brandywine School District. Again, he was available for those wanting details.

Danny Schweers noted that these minutes are on-line at www.theardens.com.

3. NEW RESIDENTS

Barbara Shippy and her daughter, Riley, were among those brave enough to stand and identify themselves.

4. DEPARTED.

A moment of silence was observed in memory of Warren Hoffman, Don Holcomb, Carole Piccara, and Lee Starr.

5. HARVEY ROAD TRAFFIC CALMING

John Demsey reported that the traffic light at Veale Road will be energized soon and speed signage will be completed in the next two weeks including larger 25mph signs. While line painting to define the edge of the roadway should be done by October 15. Grass is growing in the geogrid between Veale and Sconset. Steve Mullins asked if this work has it slowed down anything? He believes the nice, newly paved road has speeded things up, if anything, compared to old pot holes. John observed that the colored, textured cross walks will slow traffic some, as will traffic light at Veale Road once it is energized. We will have an electronic speed limit sign deployed plus enforcement. We were not allowed to add more aggressive traffic calming measures such as speed bumps.

Rodney Jester noted that the Arden Town Assembly has voted against and then for a gateway on Marsh Road. He moved that the question be sent to all the voters as a referendum, so that we might hear from everyone. Linda Kolski seconded the motion.

Steven Threefoot and Elizabeth Varley noted that motions like this one, rescinding previously-passed motions, need a two-thirds majority to pass. However, if the motion is made at this meeting and voted at the next, with ample time for discussion and for notification of voters, then only a simple majority is needed for passage.

Cecilia Vore said we should not send everything to referendum. Town meetings are adequate for most decisions.

Lynda Kolski said we give everyone a chance to vote on this, especially since this was a close vote both times.

Ruth Bean noted that she made the motion to rescind and reminded people that, without signage, people driving by cannot see we are a special community.

Sue Rothrock agreed, noting that many people don't know about the Ardens as a special community. Also, she notes that no village money will be spent on this project.

Albert Marks spoke, saying we need this referendum.

Brooke Bovard asked if this meeting does not pass this motion, will this motion come up again?

Lew Aumack said that some things are so crucial to the whole community, they should go to referendum.

Vote by hand. Count is Aye, 94; Nay, 67. Motion fails since 106 votes are needed (2/3 of those voting).

That settled (for the moment), the report of the Harvey Road Traffic Calming Committee was accepted unanimously.

6. CLAYMONT RENAISSANCE REPORTS

Eva Abbott of Ardencroft, the representative of the three Ardens to the Claymont Renaissance, had previously submitted the following reports of meetings in August and September. Steven Threefoot noted that, at the school board meeting, he received many compliments for our participation in this effort.

CLAYMONT RENAISSANCE MET ON AUGUST 19 and handed out two very professional manuals: Claymont Community Redevelopment Plan and Manual of Design Guidelines. The first goes into great detail about the Hometown Overlay District, Del Dots plans for Philadelphia Pike, location of the Claymont Center, etc. Folks can access these manuals at www.co.new-castle.de.us. Click on Land Use, then, Community Redevelopment Plans and then, Claymont.

The Hometown Overlay District proposal will be decided at the Oct. 12 Council Rezoning Hearing. The Renaissance group decided to move ahead in forming the Advisory Committee which would review new construction/renovation proposals in Claymont and pass on their recommendations to the NCC Executive Council.

Another body, called the Claymont Renaissance Development Corporation has an almost-opened office at the Community Center. This group will work with businesses wanting to do business in Claymont.

Finally, Claymont is holding a symposium celebrating the integration of Claymont schools which happened peacefully two years before Brown. Event is scheduled for Sept 18 from 12:30 - 4:30 at the Claymont High School and will feature Jack Greenberg, Esq., lead counsel in two DE companion cases to Brown. Arden will be mentioned because it quickly followed Claymont's decision by integrating its school.

CLAYMONT RENAISSANCE MET ON SEPTEMBER 16.

The focus of the group is now the approval of the Hometown Overlay District proposal by NCC on October 12. If approved, the Claymont Renaissance group will 'end' in its current form. Three groups will take its place: the Claymont Renaissance Development Corporation which will market Claymont to businesses; the Design Review Advisory Committee (DRAC) which will review land use applications to ensure they are in harmony with Claymont's goals; and the Claymont Citizen's Advisory Group for DRAC which, in essence, is the old Claymont Renaissance group.

The group hopes it will be kept very busy with requests by businesses and companies to set up shop along Philadelphia Pike. One limiting factor is sewer capacity, and although money has been allotted, the upgrade is slated to occur over the next 10 years. Astra Zeneca is also being wooed to refer employees to consider living in Claymont.

7. ADVISORY COMMITTEE

Elizabeth Varley reported that the following nominations had been made and accepted for the position of Assessor, to serve from November, 2004 through to the next election in November, 2005: Walter Borders, Brooke Bovard, Alida Fish, Jane

Frantz, Tom Frantz, Harold Kalmus, Denis O'Regan, Ron Ozer, Charles Robinson, Ray Seigfried, Steven Tanis, and Laura Wallace. Since two more nominees were needed for a full slate of 14 nominees, Linda Kolski nominated Steven Blades (who accepted) and Bill Press offered to serve again. [Shortly after the meeting, Bill Press withdrew his nomination and Larry Walker offered to serve.]

8. MOTION FOR ALTERNATIVE ASSESSMENT

Denis O'Regan moved, and Tom Frantz seconded, the following motion for an alternative assessment.

"As provided under Section 7(e) of the Act to Reincorporate, as leaseholders in the Village of Arden, we move that the Town Assembly approve an alternative assessment rate for the fiscal year 2005/06 as described in the attached report and that this alternative assessment rate be submitted to the Village of Arden for a general referendum."

ALTERNATIVE ASSESSMENT FOR LAND RENT DUE MARCH 25, 2005

REPORT TO THE TOWN ASSEMBLY, SEPTEMBER 27, 2004

BACKGROUND

The assessment for land rent due on March 25, 2005, as presented by the Board of Assessors in June, has been the subject of controversy since last spring. This assessment is a radical departure from the way land rent has generally been assessed since at least 1980. The 2005 assessment was presented without an objective, factual basis to support it and without a consensus within the town. It was also adopted despite the effect it will have on certain groups of residents, namely those with large leaseholds and those with multiple domiciles. The assessment presented in June is a somewhat modified version of a plan passed by the Board of Assessors on April 19, 2004, which would have had even more extreme consequences than the one finally presented. At two public hearings of the Board, and again at the June Town Assembly, an ever-growing number of residents tried to get the Board to reconsider its decision based on the adverse financial impact their plan would have on a large number of leaseholders. The Board responded by modifying its original plan, but, in the end, the assessment reported to the town in June still presents many leaseholders with financial hardships. Further, the Board's assessment for 2005 disproportionately and adversely affects some leaseholders, while benefiting others. That is because, under this assessment, approximately half of Arden's leaseholders will see tax increases next year while the other half will benefit from tax cuts.

RATIONALE

The Village of Arden does not exist in a vacuum when it comes to real estate valuation. Property values here in Arden are governed by the same forces that affect property values in the surrounding county, state, and across the nation. Real estate reality simply does not support the notion that all square feet of a property are equally valuable. The historic valuation studies that supported a multi-tiered rate system for land rent and which previous Boards of Assessors have relied upon (Von Dreele, 1970's; Gladstone, 1980's; Curtis, 1990's) continue to be valid today and are supported by current property sale data available from New Castle County's Department of Land Use. All of these sources support the fact that as property size increases, value per unit (i.e., square foot) decreases. A good explanation as to why this is true can be found in the Illinois Real Estate Letter, published by the Office of Real Estate Research at the University of

Illinois at Urbana-Champaign, Spring 1999 (copy available on request). In addition, the Village of Arden attaches considerable value to its current combination of woodlands and open space. It is inconsistent, therefore, with both real estate reality and with our own community's values to institute land rent policies which encourage development.

Beyond these considerations are the more basic values of fairness and consensus. The decisions we make with regard to land rent are ones that the entire community must live with. They affect our own household budgets, our ability to sell our properties should we move, and our ability to attract new residents. Consequently, any changes we make to our land rent system, especially dramatic changes, must be based on need, not ideology; on facts, rather than beliefs. And, in good Arden tradition, they must be arrived at through public discussion leading to consensus. Until we have good supporting data for making a change, until our leaseholders have had the opportunity for discussion, and until we have arrived at a consensus in our community, we should maintain the land rent system we have.

ALTERNATIVE ASSESSMENT

Based on the rationale given above, our alternative is to continue using the 2004 land rent formula with an additional 2.2% to cover the projected increase in total land rent (as indicated by the Board of Assessors in their June report). The alternative assessment is based on the concepts presented by the 1980 Board of Assessors which, in general, have been used by all succeeding Boards. Specifically, our model is the assessment used by the 2003 Board of Assessors for land rent due in March 2004. The land rent revenue provided from this assessment will provide adequate income for the Village to:

1. Pay New Castle County property, land, and school taxes.
2. Pay for administrative expenses incurred by the Trust.
3. Pay for the 2005 Village of Arden budget (also known as the "Community Standard of Living") as approved by referendum.
4. Provide a prudent reserve of approximately one-third of the total village expenses at the end of the fiscal year in March 2006, to insure the Village has the freedom to consider future community expenditures.

The total land rent to be collected in the fiscal year beginning in March 2005 will be approximately \$384,000, based on figures provided by the Board of Assessors in their Report to the Town Assembly on June 28, 2004. The amount to be collected is approximately 2.2% more than last year's assessment. The prudent reserve, or the amount of money left in the Village's general fund at the end of the fiscal year, will be approximately \$147,000, again based on information provided in the Board of Assessors' Report to the Town Assembly in June.

Definitions

The **General Rate** (also called the **A Rate**), covering the first 6,500 square feet of a leasehold, is the area on which the primary domicile rests. This rate, and dollar value, is the same for all leaseholds.

The **Multiple Dwelling Rate** (also called the **B Rate**) reflects the added value of those leaseholds having the privilege under zoning regulations or allowance by the Trustees of establishing and maintaining more than one dwelling unit on a leasehold. A dwelling unit is defined as an independent living facility for one or more persons containing permanent cooking facilities (not a hot plate) and other permanent facilities for living, sleeping, eating and sanitation; existence of a kitchen is an essential ingredient of a dwelling unit.

The **Lot-Size Adjustment Rate** (also called the **C Rate**) is the rate applied to the area remaining where additional domiciles are not allowed by zoning codes or by Trustees' action. This rate reflects the fact that large lots have less rental value per 1,000 square feet than smaller lots.

The **Commercial Rate** (also called the **D Rate**) reflects the added value of a leasehold with the privilege of accommodating commercial, as opposed to residential, use. This rate currently applies to only one lot.

Specific Location Factors make adjustments to appropriate leasehold land rent in accordance with uniformly applicable rules based on the physical situation of the leasehold.

Calculation of Total Revenue Required

The Board of Assessors reported to the Town Assembly in June that the total revenue required from land rent for 2005 is \$384,000. We accept this figure and the Board's calculations to obtain it. Our rates are based on the need to raise that amount of revenue.

Rental Rates for Fiscal Year 2005/06 (for FY beginning March 25, 2005)

A Rate: \$161.54 per 1,000 square feet applied to the first 6,500 square feet of each leasehold. The A Rate for 2004 land rent was \$158.00. The A Rate applies equally to all leaseholds.

B Rate: 100% of A Rate. For each dwelling unit beyond the first, the leasehold is charged the B Rate for an additional 2,000 square feet but is not charged for more than the actual area of the leasehold.

C Rate: 40% of A Rate. This rate is applied to that area of a leasehold in excess of the area charged by the A and B rates.

Base Land Rent: The sum of the charges, in dollars, from applying the A, B and C Rates to the area of a leasehold.

D Rate: A surcharge of 75% of the Base Land Rent for a leasehold with commercial privileges; no deduction for frontage on Marsh Road.

Specific Location Factors:

- | | |
|--|------|
| 1. Leaseholds adjacent to Arden or Sherwood Forests | +10% |
| 2. Leaseholds fronting on Arden or Sherwood Forests by being across the street | +5% |
| 3. Leaseholds adjacent to or fronting on communal green | +5% |
| 4. Leaseholds adjacent to Harvey and/or Marsh Roads | -5% |
| 5. Leaseholds having driveway access only to Harvey and/or Marsh Roads | -5% |

Notes:

a.) Specific Location Factor charges (in dollars) to be added to or subtracted from the sum of the Base Land Rent are obtained by multiplying the Base Land Rent for the leasehold by the appropriate factors as given above.

b.) Leaseholds having less than a 25-foot opening to the forest will not be charged a woods factor. More than that frontage to the forest will be considered full access and a full factor will be charged.

c.) Location factors 4 and 5 are additive if both apply.

EXAMPLES:

Base Land Rent:	10,000 square foot lot	\$1,276.17
	20,000 square foot lot	\$1,922.33
	30,000 square foot lot	\$2,568.49
	40,000 square foot lot	\$3,214.65
	50,000 square foot lot	\$3,860.81
	80,000 square foot lot	\$5,799.29

Sample Land Rent Calculations:

A 20,000 sq. ft. lot containing one dwelling unit, fronting on a Village green and adjacent to Arden forest:

6,500 sq. ft. x \$161.54/M sq. ft.	\$1,050.01
13,500 sq. ft. x \$161.54/M sq. ft. x 40%	<u>872.32</u>
Base Land Rent	\$1,922.33
Forest Factor: \$1,922.33 x 10%	192.23
Greens Factor: \$1,922.33 x 5%	<u>96.12</u>
Total Land Rent	<u>\$2,210.68</u>

A 30,000 sq. ft. lot containing three dwelling units and adjacent to Arden forest:

6,500 sq. ft. x \$161.54/M. sq. ft.	\$1,050.01
2,000 sq. ft. x 2 x \$161.54/M. sq. ft. x 100%	646.16
19,500 sq. ft. x \$161.54/M. sq. ft. x 40%	<u>1,260.01</u>
Base Land Rent	\$2,956.18
Forest Factor: \$2,956.18 x 10%	<u>295.62</u>
Total Land Rent	<u>\$3,251.80</u>

A 50,000 sq. ft. lot adjacent to Arden forest:

6,500 sq. ft. x \$161.54/M. sq. ft.	\$1,050.01
43,500 sq. ft. x \$161.54/M. sq. ft. x 40%	<u>2,810.80</u>
Base Land Rent	\$3,860.81
Forest Factor: \$3,860.81 x 10%	386.08
Total Land Rent	<u>\$4,246.89</u>

(For informational purposes, a comparison spreadsheet was made available, showing the effect on each Arden leasehold of both the Board of Assessors 2005 land rent assessment as well as our alternative. The 2004 land rent figures are provided as a baseline and to demonstrate the percent change under each plan.)

CONCLUSION:

The Board of Assessors' 2005 land rent assessment has drawn much-needed attention to the subject of land rent assessment and to the power wielded by the Board of Assessors. However, it has also generated a great deal of controversy and unnecessary divisiveness. While it is clear that our current land rent assessment system is not perfect, it is also clear that dramatic changes should not be made in the absence of hard facts and consensus. Until we have had time to gather objective, factual data and to consider all the different (and strongly held) points of view on land rent assessment in our community, we submit that our best course of action is to leave in place the

system that has been in use for more than twenty years. We respectfully submit this alternative assessment and ask that the Town Assembly approve it for consideration by the Village in a general referendum.

Signed: Tom & Jane Frantz, Denis & Betty O'Regan, Charlie & Nanette Robinson

DISCUSSION:

Steven Threefoot explains that a 2/3 vote of this assembly needs to approve this motion to send this alternative assessment to referendum and asks comments be limited to 45 minutes. Cecilia Vore notes that a vote to send anything to referendum should be votes positively in favor of the motion.

Ed Rohrbach: Many people may not know the history of this system. Our system is based on the Single Tax philosophy of Henry George, who wanted land taxed at its full rental value, without any other taxes. Founders of Arden didn't want to relinquish ownership of land, instead they rented the land, which has the same effect. The idea is to punish those who hold their land out of full development. Over time, full rental value was re-defined to what our community needed to sustain itself. Then we saw people building many structures, some commercial, so the community adopted zoning regulations to limit growth, in contravention to all Georgist values, to a per-building-unit value. People are now restrained from developing their property. A 40,000 sq.ft. lot is not four times as valuable as a 10,000 sq.ft. lot. My neighbor will pay three times what I do under new assessment. Is this fair? No! Idea that value of land is pegged to square footage is crazy. To be fair, vote for the alternative.

Bill Press: These folks simply want to get out of paying their fair share. The old system has been going for 30 years. I don't know of one person who has moved out because they cannot afford the land rent. Maybe we should take up a collection to help.

Rodney Jester: I'm a Georgist. The old and the new assessments are wrong. To resolve this issue, hire professionals to determine the land values, based on facts.

Alton Dahl: My rent will go down under the Assessors new assessment but I support this referendum.

Mark Zylkin: I want to send this to referendum. The issue is that there is a discount on the value of land as lots get larger, but no one knows really what it is. Until we do, let's not change things.

B.R. Phillips: When people are in the grip of an idea, they may not see its shortcomings. The proposal is neither egalitarian nor democratic.

Mike Curtis: [Rises to cheers.] I was on Assessors Committee when the sliding scale was introduced. This year's assessors did as good a job as possible. They didn't have any facts but neither did we. Do you have data or do you have some other reason?

Tom Frantz replies: No one has new data. That's our point. We shouldn't make significant changes without new data.

Betty O'Regan: We will have two informational meetings at the Buzz Ware Village Center. Last two year's of assessors had a few pages of political ideology.

Ron Ozer: Have prepared paper but my better half tells me not to read this aloud. Smaller lots are obviously of more value per square inch than larger ones.

Alton Dahl: I was on Assessors in the '70s and later. Every time we used studies of hard data to support our rates.

Low Aumack: We did not spring a major change without a rationale. In January of 1976, Cy Liberman brought up idea of one flat assessment on every square foot of land. In 1994, an alternative proposal was made with this flat assessment. In 1998, I put out a flat-assessment flyer. This is not a new idea. Taxes can be progressive, flat or regressive. Arden's rate has been regressive. Shaul Gladstone, former Trustee, said that every square foot of land in Arden is worth the same. Land rent is paid on the potential for development. Curbs against development are the fault of Trustees and residents, not the Assessors. The only fair system is to pay the same rate on every square foot.

Charles Robinson: Everyone currently pays the same rate. I will vote for this referendum. I agree with Lynda Kolski and Bill Press, that this proposal needs to go to referendum since it will affect the entire village.

Brooke Bovard: This should go to referendum, but we don't need professional help.

Tom Wheeler: Data was presented which supports the alternative, which I intend to vote for.

Sadie Somerville: We hire professionals to do many things but, for some reason, we have not hired professional to help us determine assessments.

Steven Threefoot asked if there was a call for the question. Alton Dahl did so, amid many seconds.

Cecilia noted that leaseholders cannot vote on this issue, even though they are allowed to propose an alternative assessment. The vote was taken and the motion easily passed.

9. TRUSTEES

Marianne Cinaglia reported that the School and County taxes to be paid by the Village of Arden to New Castle County at the end of September are as follows:

School Tax	\$182,879.79
County Tax	<u>54,312.05</u>
Total:	\$237,191.84

Marianne noted that the Buckingham Greene case is still in the hands of Judge Nobel.

Receipts and Bank Balances as of September 24, 2004

Checking/Savings	
ARDEN BUILDING & LOAN - TRUSTEE	\$120,048.44
TRUSTEES - WILMINGTON TRUST	47,881.69
VANGUARD	
FUND 30	36,566.85
FUND 33	43,322.59
MSA - FUND 50	<u>37,700.61</u>
Total VANGUARD	<u>117,590.05</u>
Total Checking/Savings	285,520.18
Accounts Receivable	
LAND RENT RECEIVABLE	<u>6,465.91</u>
Total Accounts Receivable	<u>6,465.91</u>
Total Current Assets	291,986.09

Trustee Quarterly Report, April 1 through September 24, 2004

Ordinary Income/Expense	Apr 1 - Sep 24, 04	Budget
Income		
DONATIONS	\$743,904.00	
GRANTS	950.00	
Interest - Trustees Cking Acct	104.48	
INVESTMENT INCOME	3,675.88	
LAND RENT	365,127.16	381,000.00
LAND RENT FINANCE CHARGE	711.18	
MEADOW LANE ACCESS	704.52	704.52
MEMORIAL GARDEN DONATIONS	2,635.00	
Uncategorized Income	239.66	45,000.00
ARCHIVES/MUSEUM	710.00	
Total Income	1,118,761.88	426,704.52
Expense		
ADVISORY COMMITTEE	0.00	300.00
ARCHIVES	0.00	1,700.00
BOARD OF ASSESSORS	40.00	50.00
BuzzWareVC COMMITTEE	6,308.03	9,000.00
CIVIC	29,892.20	84,000.00
COMMUNITY PLANNING	33.21	1,000.00
CONTINGENCIES	0.00	2,000.00
CONTRIBUTIONS	4,450.00	4,450.00
GILD HALL RENTAL	900.00	900.00
GRANT EXPENSE	425.00	
LEGISLATIVE REFERENCE	0.00	100.00
Loan Payable	6,961.67	16,179.84
PLAYGROUND	1,225.00	1,750.00
REGISTRATION	0.00	1,200.00
SAFETY	1,200.00	5,400.00
TAXES	237,191.84	247,357.00
TOWN ADMINISTRATIVE EXP.	1,299.02	4,000.00
TOWN BOOKEEPING SER Gross Wages	1,266.00	2,748.00
TOWN SECRETARY	3,132.00	6,804.00
TRUSTEE ADMINISTRATIVE	41,541.89	49,460.00
MEMORIAL GARDEN (Not Subject to Referendum) .	820.83	
ARCHIVES/MUSEUM (Not Subject to Referendum)	3,415.00	
Sherwood Forest Expense (Purchase)	846,721.87	
Total Expense	1,186,823.56	438,398.84
Net Ordinary Income	-68,061.68	-11,694.32
Net Income	-68,061.68	-11,694.32

10. ARCHIVES AND ARDEN CRAFT SHOP MUSEUM

The Arden Archives moved to its new home, the Arden Craft Shop Museum, at Millers Road and Cherry Lane, in April 2004. And we've been busy. Many thanks to the Museum And Archives committee, the Arden Craft Shop Museum Board and all the other friends and volunteers who have been working tirelessly to unpack, organize and catalog the collection and put the finishing touches on our new home.

We always welcome volunteers to catalog the collection (it's fascinating to look through what we have!), donate items, and suggest exhibition ideas. We will be announcing regular opening hours soon (probably about two hours/week to start). You can contact any member of the Museum and Archives Committee if you'd like to help out. You can also leave a message for the Museum and Archives Committee at 475-3060.

Now we're ready to show off what we've been working on. Residents are the Ardens are cordially invited to see the new Arden Craft Shop Museum at our dedication and celebration on Sunday, October 24th, from 2 to 4:30 p.m. This will be the official opening of the museum (yes, there will be a ribbon cutting!) and of the museum's inaugural exhibition, "The Ardens: A Living Experiment." We look forward to seeing you!

The Archives report was accepted unanimously.

11. AUDIT

There was no report from the Audit Committee.

12. BUDGET

Tom Frantz presented the projected budget for fiscal year 2005-2006, as shown on the next page, with the following notes. This report was unanimously accepted.

NOTES TO BUDGET:

1. **Land Rent**—Total based on Board of Assessor's report to the June Town Assembly.
2. **Interest and Other Income**—Summation of investment income, rights-of-way, Delaware grants (street aid), and other income. Includes estimated \$12,000 state grant for roads. Please note that the 2003-2004 figure was inflated due to the receipt of Buckingham Green pre-settlement.
3. **Property Taxes—County & School.**
 - a. **County Taxes**—No change is expected in the county tax rate. We assume a 1% creep in our liability due to increases in county assessment.
 - b. **School Taxes**—Expect School tax rate to increase to \$1.30 per \$100 assessed value from \$1.28 per \$100 assessed value. In addition, we added a 1% creep due to increases in assessment.
4. **Trustees Administration**—The 2005/2006 expected expenses represent a 6.2% increase due to higher insurance costs (+\$2,000), operating fees (+\$1,500), and salary increases (+\$488).
5. **Long-Term Debt**—Sherwood Forest Loan—Annual payments for the acquisition of the Avery Property (aka Sherwood Forest), will now be a re-occurring non-discretionary budget expense. The annual repayment amount is \$16,180.
6. **Total Non-discretionary budget expenses**—Represents about \$32,400 increase or 9.8% from last year due to the assumption of the Sherwood Forest Loan, County and School taxes, and increased Trust expenses.
7. **Advisory Committee**—No change in requested funding.
8. **Archives Committee**—Reduced funding requirements due to the elimination of the rent previously paid to the BWVC.
9. **Avery Task Force**—No funding required.

Projected Budget (Fiscal Year March 25, 2005–2006)

INCOME:	NOTES	(2005-2006) PROJECTED	(2004-2005) PROJECTED	(2003-2004) ACTUAL
Land Rent	1	384,000	376,000	378,263
Delaware Municipal Street Aid		20,000	20,000	23,586
Interest and Other Income	2	40,000	45,000	67,155
SUB-TOTAL: INCOME		\$444,000	\$441,000	\$469,004
Reserve		131,557	152,711	197,802
TOTAL FUNDS AVAILABLE		\$575,557	\$593,711	\$666,806
EXPENSES:				
NON-BUDGET EXPENSES				
Property Taxes:				
County	3a	57,900	57,630	57,059
School	3b	203,500	190,599	185,048
Trustees Administration	4	52,508	49,460	64,974
Long Term Debt (Sherwood Forest Loan)	5	16,180		
Grants - State of Delaware				
State Grant .				
State Grant for Roads to Civic Committee		12,000	12,000	11,612
Delaware Municipal Street Aid - Roads		20,000	20,000	25,467
SUB-TOTAL NON-BUDGET EXPENSES	6	\$362,088	\$329,689	\$344,160
BUDGET EXPENSES				
		PROPOSED BUDGET for Referendum	APPROPRIATED (2004-2005)	ACTUAL
Advisory	7	300	300	125
Archives	8	1,000	1,700	3,514
Avery Task Force	9	—	25,000	2,037
Board of Assessors	10	50	50	—
Buzz Ware VC, Program/Admin	11a	1,000	1,000	1,000
Buzz Ware Village Center, Maintenance	11b	2,000	2,000	
Buzz Ware Village—Renovations	11c	6,000	6,000	6,000
Buzz Ware Village—Roof Renovations	11d	6,000	6,000	
Civic Committee:				
Roads	12a	18,000	18,000	11,612
Commons & Forests	12b	20,000	21,000	14,265
Trash Collection	12c	41,000	43,000	17,963
Special Clean-up	12d	2,000	2,000	34,653
Community Planning:	13	1,000	1,000	—
Legislative Reference	14	100	100	184
Playground	15	1,750	1,750	—
Registration	16	1,200	1,200	1,847
Safety—General	17a	1,000	1,000	1,069
Town Watch Coordinator Fees	17b	2,400	2,400	380
Harvey Rd. Speed Limit Enforcement	17c	2,000	2,000	2,268
Town Expenses				
Salaries:				
Secretary	18a	7,021	6,804	—
Bookkeeping—Town	18b	2,845	2,748	6,108
Town Administrative Expenses	19	3,500	4,000	2,472
Donations:				
ACRA	20	1,450	1,450	220
Arden Page	20	1,450	1,450	1,350
Arden Library	20	550	550	550
Fire Companies	20	1,250	1,000	950
Gild Hall Rental	21	1,200	900	1,020
Contingencies	22	2,000	2,000	238
SUB-TOTAL BUDGET EXPENSES	23	\$128,066	\$156,402	\$111,175
TOTAL EXPENSES	24	\$490,154	\$486,091	\$455,335

See accompanying notes to Proposed Budget FY 2005–2006: Referendum in October 2004.

10. **Assessors**—No change in requested funding.
11. **Buzz Ware Village Center**—No change in requested funding.
 - a. **Programs/Administration**—Represents annual program and administration costs.
 - b. **Maintenance**—Annual routine maintenance costs.
 - c. **Renovations**—Minor renovations as needed to BWVC.
 - d. **Roof Renovation**—Major renovation needed for the roof—BWVC committee wishes to accrue \$6000 per year for three years to pay for the roof renovation. This year's budget represents the second year of accrual.
12. **Civic Committee**—A 3.6% reduction in funding is requested. Based on the actual amount spent in the 2003-2004 budget, the 2004-2005 budget may be more than what is needed to cover the committee expenses. The projected 2005/2006 requirements are based on this lower assessment for the 2004/2005 needs.
 - a. **Roads**—No change in requested funding.
 - b. **Commons & Forests**—\$1000 reduction in requested funding.
 - c. **Trash Collection**—\$2,000 reduction in requested funding.
 - d. **Special Trash clean-up**—No change in requested funding.
13. **Community Planning**—No change in requested funding.
14. **Legislative Reference**—No change in requested funding.
15. **Playground**—No change in requested funding.
16. **Registration**—No change in requested funding.
17. **Safety**—No change in requested funding.
 - a. General
 - b. Town Watch Coordination Fees
 - c. Harvey Road Speed Limit Enforcement
18. **Town Expenses**—Salaries.
 - a. **Secretary**—A 3% increase in 2005/2006 salary. Current salary is \$6,264 to increase to \$6,456 plus \$565 in payroll taxes.
 - b. **Bookkeeping**—A 3% increase in 2005/2006 salary. Current salary is \$2,532 to increase to \$2,616 plus \$229 in payroll taxes.
19. **Town Administrative Expenses**—Reduced \$500 to \$3500.
20. **Donations**—Increased donations to fire companies by \$250.
 - a. **ACRA**—No change in requested funding—annual donation is \$1450.
 - b. **Arden Page**—No change in requested funding—annual donation is \$1450.
 - c. **Arden Library**—No change in requested funding—annual donation is \$550.
 - d. **Fire Companies**—Increased donations to fire companies by \$250 to \$1250. The breakdown would be Claymont Fire Company - \$650; Talleyville Fire Company - \$300; and Brandywine Hundred Fire Company - \$300.
21. **Gild Hall Rental**—Increased \$300 to \$1200.
22. **Contingencies**—No change in requested amount (\$2000) for contingencies.
23. **Total Discretionary Expenses**—The total amount of discretionary expenses have been lowered by approximate \$28,000 or about 18%. This reduction is due to the elimination of Avery Task Force expenses and reductions in by the Civic committee.
24. **Total Expenses**—The total expenses are expected to increase by approximately \$4000 or 0.8%.

13. **BUZZ WARE VILLAGE CENTER.** Debbie Theis made the following report:

Events of this summer include:

* ACRA had another successful summer camp.

* The new entrance doors have been hung. Two years ago friends of Dan Conner donated \$4,000 in his memory. To this, the BWVC Committee added the \$1,000 anonymous donation from one of the residents of Arden. With this money, local craftsmen Denis O'Regan, Alex Scala and Peter Renzetti have hand-crafted a stunning set of wooden doors. A few final details still need to be completed; hopefully, this will happen within the next several weeks. After which, we plan to have a dedication event; all donors and the three Ardens will be informed of this once we have set a date. In addition to all those who donated in memory of Dan, we especially want to thank the three craftsmen who created these doors. This project has truly been a labor of love.

* Art exhibit at the Buzz during the Arden Fair. Jessica Roy's Saturday art class exhibited their artwork in Room 3 during the Arden Fair. This exhibit was an incredible testimony to youthful talent; it's an amazing delight to see what Jessie's students have created under her tutelage. We are hoping that some of their artwork will soon be hanging on the walls of the BWVC in permanent display.

The YMCA programs have resumed at the Buzz Ware. This year they are again offering pre-kindergarten programs and before/after school programs. Other long-term renters include Jessie's Saturday Art Class, the local chapter of Home Inspectors Association, and Kerry Orr's yoga class. Several of the community functions occurring at the Buzz are the Feldon Krist group, Tai Chi practice, Arden committee meetings, and Ardencroft's town meetings.

The Coffee House season has resumed. September's Coffee House was held in our familiar cozy Room 3 but plans are underway to start a new venue at the Buzz. October's Coffee House will be the first BWVC-sponsored event held on the recently re-opened stage. We made a fund-raising appeal during September's Coffee House and our crowd responded generously. We will now be able to buy additional round tables and other accessories needed for the stage area. So put it on your calendar to come check out the new Coffee House digs the second Friday of October.

The BWVC Committee is seeking a volunteer (or two) from our Arden committee to assist with building management. We desperately need someone to manage three key functions at the Buzz: scheduling coordination, janitorial/maintenance supervision, and tenant relations. The idea for this position is still in the conceptual stage, so it's hard to give a definite time requirement, but a fair estimate would be 5-6 hours throughout the month. Being involved with the BWVC during this time of creative and progressive change can provide a very rewarding sense of community accomplishment—so if you have some extra hours during the month, and are looking for a way to give back to our collective Arden communities, here is a great opportunity. If you are interested and would like more details, call me at 475-1995.

Future projects currently in the works:

* Re-design of the entranceway (to resolve ongoing roof leaks and to enhance architectural community of the building. Repair/replace the roof of Rooms 1 and 2—the BWVC Committee has been planning this project for the past two years, a wise decision as we continue to have ongoing and persistent leaks.

* Window replacement—the two auctions we have held over the past two and a half years have netted \$26,000. Now that we have shown we are in earnest about this project, we hope to find grant money to help us reach our goal.

* The recently opened stage area needs some cleanup and cosmetic brush up. We have removed the island in Room 1 and are planning to replace it with a portable island. This opens additional space for seating for concerts, plays and meetings. We are looking at this area to see if we could accommodate Town Meetings. At this point,

we are not ready to make that offer.

As you can see, there is a lot going on at our community center for the Ardens. we are attempting to do a lot on a fairly limited budget and without over-burdening the Village of Arden with additional requests. Right now our unrestricted resources are pretty slim (our new bathroom renovations took most of our operating buffer), so in order to continue on track with these ideas and endeavors, we need involvement from the residents of the Ardens, both in finances and volunteer time. So please keep us in mine when you are contemplating what you can do to help enhance your community.

Having made that report, an account reconciliation for Fiscal Year 2003-2004 (seen below) was made available to all. The BWVC report was accepted unanimously.

**Buzz Ware Village Center
Account Reconciliation for Fiscal Year 2003 - 2004**

1. The BWVC Operating Budget, a separate account, controls the revenues and associated expenditures relating to the daily operation and maintenance of the Center
2. The Town Assembly budget provides for administrative/programming expenses and for town authorized special needs.

Revenues	Actual 3/25/03 - 3/24/04	Variance (FY04-FY03)	Projected 3/25/04- 3/24/05
Interest			
Bank Interest - Wilm. Trust	39.1	-\$41.28	\$26.00
Bank Interest - AB&L	833.15	\$210.48	\$1,003.00
Subtotal:	872.25	\$169.20	\$1,029.00
Misc. Income			
BWVC Activities	1650.47	\$245.83	\$1,168.00
Donation, Ardencroft	1000	\$0.00	\$1,000.00
Donation, Ardentown	1100	\$100.00	\$1,100.00
Donations, other	404	-\$724.00	\$2,700.00
Donation, restricted: Dan's doors	1000	-\$3,033.00	\$3,761.00
Town money: renov & prog	7000		\$9,000.00
Subtotal:	\$12,154.47	-\$3,411.17	\$18,729.00
Rental Fees:			
Archives	2366	\$364.00	\$0.00
YMCA	13140	\$640.00	\$13,455.00
Other Rentals	5848.5	\$1,458.50	\$4,300.00
Subtotal:	21354.5	\$2,462.50	\$17,755.00
TOTAL INCOMES:	\$34,381.22	-\$6,279.47	\$37,513.00
Disbursements			
Admin/Program	-2181.92	-\$1,272.80	-\$1,235.48
Maintenance & Supplies	-18805.41	-\$9,450.54	-\$20,136.96
Small Equip/Improve.	-21156.11	-\$7,369.35	-\$10,761.00
Utilities			
Electricity	-1826.66	\$55.91	-\$2,087.00
Oil	-3330.57	-\$336.66	-\$3,500.00
Water	-370.34	\$14.50	-\$622.00
Phone	-433.08	-\$12.95	-\$420.00
Subtotal:	-\$5,960.65	-\$279.20	-\$6,629.00
TOTAL DISBURSEMENTS:	-\$48,104.09		-\$38,762.44
NET OPERATING PROFIT	-\$13,722.87		-\$1,249.44
<hr/>			
Current liabilities: Dan's doors & window project	\$30,213		
Bal in B&L as of 8/17/04	15238.25		
bal in checking as of 8/17/04	17078.04		
Available to operating (no income since Aug recorded in this rep)	\$2,104		
Town money being rolled over from FY04 for roof	\$6,000		

14. CIVIC COMMITTEE

Sue Rothrock made the following report. New recycling has started every Tuesday. We have two vacancies on the committee and we move that Annie Schmittinger and David Gerbec fill them, to replace the unexpired terms of Ken Sutton and Rick Grier-Reynolds. Bev Barnett seconded the motion, which was approved unanimously. Susan Warner commented that it is wonderful that recycling is going on but wondered if we have any assurance everything is being recycled. Sue replied that we do and noted that Waste Management no longer has a facility in Maryland that can separate recyclables; that is why we now separate items.

Alton Dahl noted that the separation requirements are too complicated. Difficult to separate newsprint from advertisements and junk mail.

Brooke Bovard suggested that people just don't buy the *News Journal*; reading it just raises your blood pressure.

The Civic Committee's report was accepted unanimously.

15. COMMUNITY PLANNING

Jeanne Corman reported that Ruth Panella has replaced Julie Hurlong-Hannum as co-chair of the Committee. She also reported on a July 28 Meeting for the County Management Code regarding cars and boats parked on hard surfaces and to remove restrictions to create backyard habitats. Report accepted unanimously.

16. PLAYGROUND

Larry Walker reporter that there have been two inspections of playground equipment since the last meeting. Also, 20 cubic yards of chips have been dumped on BWVC parking lot. After the ground freezes, a backhoe will be used to move them. Report accepted unanimously.

17. REGISTRATION

Cecilia Vore made the following report: As of tonight, there are 363 eligible voters in Arden. Our current census information shows 378 adults and 74 children under age 18 living in the village.

The annual budget referendum and Assessors election will be held in November. Ballots will be mailed the week of October 13, with a return deadline of November 10. Ballots will be counted on Wednesday, November 10 at 7:30 p.m. in the Buzz Ware Village Center. A few volunteers are needed to assist the Registration Committee with the count. Please see me if you are interested. Anyone is welcome to observe the ballot count.

Mike Curtis noted that tonight was the first time in 100 years that an alternative assessment has been approved for referendum.

Cecilia notes that a majority of eligible voters needs to approve a referendum, not a majority of the people who actually vote. This is part of our charter.

The report was accepted unanimously.

18. SAFETY

Denis O'Regan reported that a letter has been issued about a parking violation on Sunset Lane. He then reported news about convicted sexual criminals now released and residing in the area, but did not give specifics. Jennifer Borders wondered how people can get specifics. Denis replied that this information is available from the state but that the Safety Committee does not publicize this information.

June Kleban wondered whether, with all this vandalism, have our own people been involved? Denis replied that, yes, sometimes we do know who it is and sometimes it is

local residents. Denis notes Safety isn't an enforcement agency or counseling service.

Rachel Grier-Reynolds noted that the average sex offender has 100 victims. Denis suggested creation of a phone tree or e-mail tree, especially to inform those most vulnerable, but the Safety Committee does not have resources to implement this idea.

The report was accepted unanimously.

19. OLD BUSINESS

None.

20. NEW BUSINESS

Rodney Jester: We give use of Town Land to Arden Club, Club should give us free use of the Gild Hall.

Alton Dahl: The Arden Club hopes that Town Assembly continues to meet here and asked residents to please look at the letter he distributed.

Brooke Brovard noted that the Arden Club pays \$6,500 a year in land rent.

21. GOOD AND WELFARE.

The following upcoming events were announced:

Saturday, Oct. 9, 8pm, Gild Hall, History of Banjo with Tony Trischka.

Oct. 24, ACRA Halloween Party at Gild Hall.

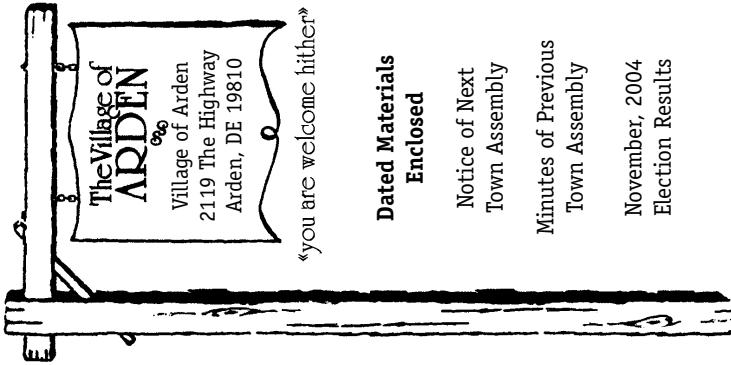
22. ADJOURNMENT

Alton Dahl moved and Elizabeth seconded, that the meeting be adjourned. The motion passed unanimously, at 9:55 p.m.

Faithfully submitted,



Danny N. Schweers, Secretary



The Village of
ARDEN
Village of Arden
2119 The Highway
Arden, DE 19810

«you are welcome hither»

**Dated Materials
Enclosed**

Notice of Next
Town Assembly

Minutes of Previous
Town Assembly

November, 2004
Election Results