

Minutes of the Meeting of the Town Assembly of the Village of Arden (corrected)

# Monday, June 26, 2006

Gild Hall – Arden, Delaware

54 residents were in attendance (on a very wet evening), as shown below. 41 of these attended the last meeting. 23 people who attended the last meeting did not attend this meeting. In recent years, attendance at June meetings was 73 in 2005, 100 in 2004, 61 in 2003, 57 in 2002, 49 in 2001, 53 in 2000, 70 in 1999, 57 in 1998, 57 in 1997, 50 in 1996, and 55 in 1995.

Bev Barnett  
Ruth Bean  
Samuel "Lou" Bean  
Steve Blades  
Lizzie Broadbent  
Dale Brumbaugh  
Terry Ann Colgan  
Mike Curtis  
Alton Dahl  
Chris Demsey  
John Demsey  
Dorinda Dove  
Carl Falco  
Philip "3/4 Alive" Fisher  
Willard Glenn  
Randall S. Hoopes  
Milton Isaacs  
Rodney Jester  
June Kleban  
Lynda Kolski  
Mary Lo  
Matthew Lo

Connee Wright McKinney  
Denis O'Regan  
Cookie Ohlson  
Ron Ozer  
Annie Renzetti  
Peter A. Renzetti  
Deborah M. Ricard  
Hugh Roberts  
Marge Roberts  
Shelley Robyn  
Charles E. Robinson  
Nanette Robinson  
Ed Rohrbach  
Warren Rosenkranz  
Richard Rothrock  
Sue Rothrock  
Kate Sayer  
Marvin Sayer  
Danny Schweers  
Ray Seigfried  
Sadie Somerville  
Beth Stevenson

Steve Tanzer  
Bill Theis  
Debbie Theis  
Steven Threefoot  
Elizabeth Varley  
Mary Vernon  
Larry Walker  
Laura Wallace  
Tom Wheeler

*New residents not yet voting were Gary Quinton and David Michelson. Visiting was Delaware State Senator Catherine L. Cloutier. Also in attendance was Sam Starr, a former resident, current landlord, and keyboardist for the Arden All Stars.*

## 1. MEETING CALLED TO ORDER

Steven Threefoot, Chair of the Town Assembly, called the meeting to order at 7:34 p.m. The minutes of the previous meeting were approved unanimously. Steven noted that a memorial service for Howard Lovett of Arden-town was held earlier today here in Gild Hall.

## 2. GUEST SPEAKER: CATHERINE CLOUTIER

Delaware State Senator Catherine L. Cloutier asked us to watch for her legislative wrap-up, which will be out in a couple weeks. She did get

our letter disapproving proposed changes in gun control laws, changes contained in House Bill 359. Her thinking, she said, has changed on the bill, because the bill itself changed and is now dead. When the bill was first presented, it was presented as a gender issue, to make it harder to get guns, so she initially supported it, but the bill did not end up reading that way and quickly died. As for her recent pay raise, all legislators recently got an embarrassing 14.7% automatic increase in wages, which cannot be refused. Her option will be to donate the extra income to charity. She encourages all to talk to her at 302 478-9616.

### 3. COMMUNICATIONS TO THE CHAIR

Steven Threefoot made the following comments:

Once-a-month, over the next two years, DelDOT will put a speed-measuring sign on Harvey Road. This will be coordinated with police speed enforcement. The archway has been put on hold due to current funding shortfalls.

Mayor John Klingmeyer, New Castle, continues as MAPCO head.

The Capacity Enhancement Program for Philadelphia International Airport will present final runway alternatives this fall, with public hearings.

RideShare Delaware encourages people to share their cars.

The Recorder of Deeds for New Castle County has offered to make presentation.

The City of Wilmington, other municipalities and New Castle County have increased communications with other each other. This is a change in the information climate over last few years.

Small Business Administration has offered to help area businesses.

Delaware Emergency Management Agency has been sending out lots of information. Much of that is available on-line.

A list of federal funds recently distributed in Delaware is available in the Library.

### 4. TRUSTEES

Connee Wright McKinney gave the following report:

**Finances:** We have copies of the first quarter Financial Report (April 1- June 23, 2006) available tonight. The Auditors' Report from Corcoran & Associates was completed on May 25, 2006. The town Audit Committee reviews that document.

**Buckingham Greene:** On June 12, the Trustees had a meeting with our lawyer to discuss our response to the "remedy" report from the engineering firm hired by the Buckingham Greene developers. We await the requested data and calculations from that firm. Engineering reports from Arden and from Buckingham Greene were required by the presiding judge in this case.

**Multiple Domicile Initiative:** We have been active with research and meetings regarding the Multiple Domicile Initiative. We have had joint meetings with Arden's Community Planning Committee and held one public meeting to share comments and concerns. Community Planning

**Trustee Quarterly Report, April 1, 2006 through June 22, 2006**

<b>ORDINARY INCOME/EXPENSE</b>	<b>ACTUAL</b>	<b>BUDGETED</b>
<b>Income</b>		
BUZZ WARE VILLAGE CENTER .....	1,734.50	
DONATIONS .....	255.00	
Interest—Trustees Checking Acct. ....	82.17	
INVESTMENT INCOME .....	1,341.94	
LAND RENT .....	117,283.26	444,000.00
LAND RENT FINANCE CHARGE .....	418.84	
MEADOW LANE ACCESS .....	353.19	699.00
MEMORIAL GARDEN DONATIONS .....	2,035.00	2,000.00
RIGHTS-OF-WAY .....	0.00	<u>15,000.00</u>
Uncategorized Income .....	<u>186.39</u>	
<b>Total Income .....</b>	<b>123,690.29</b>	<b>123,690.29</b>
<b>Expense</b>		
ADVISORY COMMITTEE .....	0.00	300.00
ARCHIVES .....	0.00	1,000.00
BOARD OF ASSESSORS .....	0.00	50.00
BUZZ WARE VILLAGE CENTER COMMITTEE ...	363.20	15,000.00
CIVIC .....	14,702.88	83,000.00
COMMUNITY PLANNING .....	0.00	1,000.00
CONTINGENCIES .....	0.00	2,000.00
CONTRIBUTIONS .....	3,350.00	5,120.00
GILD HALL RENTAL .....	1,250.00	1,250.00
GRANT EXPENSE .....	167.98	
LOAN PAYABLE .....	4,044.96	16,200.00
MISCELLANEOUS EXPENCE .....	100.00	
PLAYGROUND .....	24.02	1,800.00
REGISTRATION .....	196.94	700.00
SAFETY .....	600.00	5,400.00
Special Ardencroft Parkland Acquisition .....	5,000.00	5,000.00
TAXES .....	180.58	277,711.00
TOWN ADMINISTRATIVE EXP. ....	438.08	3,250.00
TOWN BOOKEEPING SERVICE Gross Wages ...	668.00	2,936.00
TOWN SECRETARY .....	1,636.00	7,230.00
TRUSTEE ADMINISTRATIVE .....	15,219.72	55,026.00
MEMORIAL GARDEN .....	<u>3,325.99</u>	<u>4,000.00</u>
<b>Total Expense .....</b>	<b>51,268.35</b>	<b>487,973.00</b>
<b>Net Ordinary Income .....</b>	<b>72,421.94</b>	<b>-26,274.00</b>
<b>Net Income .....</b>	<b>72,421.94</b>	<b>-26,274.00</b>

has offered up much valuable research on sustainable development which has stimulated a lively dialogue at our meetings. We welcome you to join in these important discussions as we shape our proposal, which we hope to present as a motion to the September Town Meeting. Our second public meeting is Monday July 10, at 7:30 p.m. at the Buzz Ware Village Center. Additional public meetings are scheduled for Wednesday September 6, at 7:30 p.m. and Sunday, September 17 at 3:00 p.m. at The Buzz. You are, of course, welcome to contact the Trustees or members of the Community Planning Committee, chaired by Terry Colgan, if you have any questions. If you are new to town or are unfamiliar with this issue, please do not hesitate to ask the Trustees or Community Planning for information.

**Lease Transfers:** There have been four lease transfers since the March Town Meeting.

**Discussion**—Lynda Kolski: How will proposal be presented for vote? Connee: Most of support is for a referendum. Lynda: I want to make a motion to handle it that way.

**MOVED:** Whatever proposal regarding multiple domiciles is formulated by the Community Planning Committee, it will be decided by a referendum vote. Mike Curtis: second.

Alton: This is premature, let's do it at September meeting.

Elizabeth: Let's hear Community Planning's proposal before deciding how to act on it. I agree a referendum is probably the way to handle the vote, but let's not decide tonight.

Question called. Motion fails in a voice vote.

This report was unanimously accepted.

**Trustees' Report: Receipts and Bank Balances as of June 22, 2006**

Checking/Savings	
ARDEN BUILDING & LOAN - TRUSTEE . . . . .	\$164,215.41
TRUSTEES - WILMINGTON TRUST . . . . .	18,711.31
VANGUARD	
FUND 30 . . . . .	188,702.84
FUND 33 . . . . .	160,384.11
MSA - FUND 50 . . . . .	<u>33,744.00</u>
Total VANGUARD . . . . .	<u>382,830.95</u>
<b>Total Checking/Savings . . . . .</b>	<b>565,757.67</b>
Accounts Receivable	
Land Rent Receivable . . . . .	<u>19,592.77</u>
<b>Total Accounts Receivable . . . . .</b>	<b>19,592.77</b>
Total Current Assets . . . . .	<u>585,350.44</u>
<b>TOTAL ASSETS . . . . .</b>	<b>585,350.44</b>

## 5. ASSESSORS' ANNUAL REPORT

Carl Falco made the following report after Steven noted that this is simply a report tonight, informational only. The vote will be in September, which will also be the time to consider an alternative assessment, if any.

Carl did not read this report word for word, but did summarize it. It is given below word for word.

The rates proposed for 2007-2008 are basically the same as the previous year, except for Rate B, which was changed back to what it was for many years before 2003. Carl noted that it is difficult to estimate how much income will be adequate to meet expenses. Last year, for example, we added \$5,000 as a donation to Ardencroft to purchase park land. To offset unexpected expenses such as this, we need a prudent reserve, which we recommend to be about 27% of our budget for the coming fiscal year. The overall increase will be about 10%, in part to get our prudent reserve to where it should be, but primarily because of increases in school and county taxes.

### 5.1 DISCUSSION AND DEFINITIONS

The assessment for land rent due on March 25, 2007 is presented in this report. In determining the total rent to be raised by the Trustees the Board adopted the concepts for establishing full rental value presented by the 1980 Board of Assessors and used in some form by all succeeding Boards. The rental revenue from this assessment will provide adequate income for the Village to:

- pay the county and school taxes levied on the Trust by outside taxing authorities,
- pay for administration of the Trust,
- maintain the community standard of living as indicated by referendum, and
- maintain a prudent reserve to insure that the Village has freedom in considering future community expenditures.

The rental value of Arden's leaseholds varies from lot to lot. The differences in the value of these assessments were derived by estimating the additional or reduced rental value of each of the following advantages or disadvantages: size, special privileges and location.

Based on projected expenses, the current fiscal year assessment will leave a "Prudent Reserve" for the Village of approximately \$124,000 at the end of the fiscal year, March 2007. The term "Prudent Reserve" refers to the amount of money projected to remain in the Village's General Fund at the end of the fiscal year. To forecast expenditures the Assessors used information from the Three-year Budget Projection prepared by the Budget Committee of the Village Assembly.

The Assessors have determined that the total land rent to be collected in the year beginning in March 2007 will be approximately \$488,000. The amount to be collected is about 10% greater than the last year's assessment. Based on projected expenses, this assessment should leave a "Prudent Reserve" for the Village of approximately \$135,000 at the end of

the fiscal year, March 2008. This “Prudent Reserve” is about 27% of total village expenses.

### DEFINITIONS

**The General Rate**, called Rate A, reflects a value all leaseholds share, namely the privilege of maintaining a domicile, or dwelling unit, on the lot regardless of its actual size.

**The Multiple Dwelling Rate**, called Rate B, reflects the added value of those leaseholds that have the privilege under zoning regulations or allowance by the trustees of establishing and maintaining more than one dwelling unit on the leasehold. In applying this rate, the definition of a dwelling unit is 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**, called Rate C, reflects the fact that large lots have less rental value per 1,000 square feet than smaller lots because a substantial part of any lot’s value derives from the privilege of maintaining a domicile on the lot regardless of its actual size. This fact was derived from a 1971 study of lot values updated by a 1987 professional appraisal and a separate study of market values.

**The Commercial Rate**, called Rate D, 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.

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

### 5.2 CALCULATION OF TOTAL REVENUE REQUIRED

The computation of rental revenue required from the Arden Trust (based on projected data of the budget committee) is as follows:

#### **Forecasted Expenditures**

The forecasted amount needed for the county and school tax . . . . .	\$310,000
The forecasted amount needed for Trust administration . . . . .	56,000
The forecasted amount needed for Sherwood Forest loan . . . . .	16,000
The forecasted amount needed for budgeted community expenses . . . . .	<u>123,000</u>
Total Forecasted Expenditures . . . . .	505,000

**Total Revenue Required**

The amount needed to achieve the desired 2007/08 year-end prudent reserve.

2007/08 targeted year end . . . . .	\$135,000	
Less 2005/2006 projected year-end . . .	<u>-124,000</u>	
	11,000	<u>11,000</u>
Total Revenue Required . . . . .		516,000

**Less estimated revenue from interest, grants,  
right-of-ways, fines, etc. . . . .**

	<u>28,000</u>	
<b>Total Revenue from Land Rent . . . . .</b>		<b>488,000</b>

5.3 THE 2007/08 FISCAL YEAR RENTAL RATES  
(year beginning March 25,2007)

**General Rates**

**Rate A:** \$201.30 per 1,000 square feet, applied to the first 6,500 square feet of each leasehold. This is compared to the previous year’s A Rate of \$186.90. Each leasehold pays \$1308.45. 53% of total land rent is derived from A rate.

**Rate B:** 80% of Rate A. For each dwelling unit in addition to the first, the leasehold is charged Rate A rent for an additional 6,500 square feet, but is not charged for more than the actual area of the leasehold. This represents a change in the B rate from the last 3 years to the method that was used for many years prior to the last 3 years. One extra domicile on a leasehold of 13,000 sq.ft. or larger costs \$523.38. 9% of total land rent is derived from the B rate.

**Rate C:** 40% of Rate A. This rate is applied to that area of a leasehold in excess of the area charged the A and B rates. 36% of total land rent is derived from the B rate.

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

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

**Specific Location Factor Rates (see Notes):**

- Leaseholds adjacent to Arden or Sherwood Forests +10%
- Leaseholds fronting on Arden or Sherwood Forest by being across the street +5%
- Leaseholds adjacent to or fronting on a communal green +5%
- Leaseholds adjacent to Harvey Road and/or Marsh Road -5%
- Leaseholds having driveway access only to Harvey Road and/or Marsh Road -5%

**Notes**

- The 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 specific location factors as given above.
- 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 a full access and charged a full factor.
- Location factors 4 and 5 are additive if both are applicable.

**5.4 RENT COLLECTION**

The Trustees are requested to collect, by using the prescribed rates, the following approximate amounts:

From the A rate: . . . . .	\$259,100
From the B rate: . . . . .	42,300
From the C rate: . . . . .	175,300
From the specific location rates: . . . . .	<u>11,300</u>
Total Land Rent . . . . .	488,000
Estimated revenue from interest, grants, right-of-ways, fines, etc. . . . .	<u>28,000</u>
<b>TOTAL REVENUE . . . . .</b>	<b>516,000</b>

**5.5 EXAMPLES**

**Samples of Base Rentals:**

Lot Size (sq. ft.)	Base Land Rent
10,000	\$1,590.27
20,000	\$2,395.47
30,000	\$3,200.67
40,000	\$4,005.87

**Example 1 of Rent Calculation:**

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

6,500 sq. ft. × \$201.30/M sq. ft. . . . .	\$1,308.45
13,500 sq. ft. × \$201.30/M sq. ft. × 40% . . . . .	<u>1,087.02</u>
Base Land Rent . . . . .	2,395.47
Forest Factor: \$2,395.47 × 10% . . . . .	239.55
Greens Factor: \$2,395.47 × 5% . . . . .	<u>119.77</u>
Total Land Rent . . . . .	<b>\$2,754.79</b>



**Example 2 of Rent Calculation:**

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

6,500 sq. ft. × \$201.30/M sq. ft. . . . .	\$1,308.45
6,500 sq. ft. × 2 × \$201.30/M sq. ft. × 80% . . . . .	2,093.52
10,500 sq. ft. × \$201.30/M sq. ft. × 40% . . . . .	<u>845.46</u>
Base Land Rent . . . . .	4,247.43
Forest Factor: \$4,247.43 × 10% . . . . .	<u>424.74</u>
Total Land Rent . . . . .	\$4,672.17

**5.6 EXPLANATION OF CHANGE IN RATE B, THE MULTIPLE DWELLING RATE**

In 2003 the Board of Assessors began using a method for calculating the B rate that was different from the method used for many years prior to 2003. This method for calculating the B rate applied the A Rate for a 2000 additional sq. ft. (over the first 6500 sq. ft. to which the A rate applies) for each additional dwelling unit. The 2003 method resulted in a reduction in the land rent collected from extra domiciles; 4% of total land rent was obtained from the B rate by applying the 2003 method compared to 9% obtained from the B rate in prior years. The 2006 Board of Assessors decided to return to the older B rate method, which is 80% of the A Rate for 6500 additional sq. ft. (over the first 6500 sq. ft. to which the full A rate applies) for each additional dwelling unit. The additional land rent for one extra domicile on a leasehold of 13,000 sq. ft. or larger is \$523.38 using the 2006 B rate compared to \$241.56 using the 2003 B rate method.

**5.7 VOTE ON FINAL REPORT**

- Brooke Bovard: Yes
- Walter Borders: Yes
- Carl Falco: Yes
- Mary Marconi: No
- Denis O'Regan: Yes
- Elizabeth Varley: Yes
- Tom Wheeler: Yes

**5.8 DISCUSSION**

Sue Rothrock: What kind of base rent does the Arden Club pay?  
 Carl: About 80,000 sq.ft., about \$8,000, not commercial rate.

Ron Ozer: Am I right that the total revenue from land rent will be about \$44K higher than last year, with a quarter of that increase to bring the prudent reserve up? Carl: that sounds about right. School and county taxes are going up and will continue to go up, that being the major part of the increase.

The Assessors' report was accepted unanimously.

**6. ADVISORY: No report.**

7. ARCHIVES

Sadie Somerville encouraged residents to visit the Arden Craft Shop Museum on Wednesday evenings and Sunday afternoon. Visitors will discover a new exhibit and recent acquisitions. The Museum is especially looking for residents' help in identifying objects and people. Sadie asked if anyone knows of a play by Ed Ross about Henry George in Arden? No one did.

This report was unanimously accepted.

7.1 ARDEN CRAFT SHOP MUSEUM

Alton Dahl reported all is going well.

This report was unanimously accepted.

8. AUDIT

Helen "Cookie" Ohlson made the following report.

Members of the committee also include Christine Demsey and Laura Wallace.

The Arden Audit Committee has reviewed the Independent Auditor's Report prepared by Corcoran and Associates for the fiscal year ending March 25, 2006. We agree with Corcoran and Associates that Arden's financial statements fairly present the financial position of our village in all material respects.

In their assessment, the independent auditors make notes for interested parties. Three grants were cited because we are nearing a March, 2007 deadline for funds that must be expended by that date. They are:

\$993 from a grant for traffic calming

\$25 from a 2005 trail maintenance grant

\$950 from a 2006 trail maintenance grant

This report was unanimously accepted.

9. BUDGET

Matthew Lo reviewed the Three-Year Budget Forecast, as seen on these pages, with notes found below. The committee includes Jack Dolmetsch, Barbara Shippy, Steve Tanzer, and Larry Walker.

**Notes to Budget Forecast for  
Fiscal Years Ending 2008, 2009, & 2010**

1. Brandywine School District (BSD) will have a referendum next May (2007) to raise operating expenses, and the rise in fuel costs will have a large impact on the amount requested. David Blowman & Carl Schrass of BSD are guessing that a yearly 5% rise is not out of the question, but no definite further information is available. Steve Tanzer's conversations with New Castle County likewise indicate a 5% increase is likely. The tax bills from BSD & New Castle County, which will be received in July 2006 for the Fiscal year ending 2007, will probably be higher than the amount in the 2006-2007 Arden Budget by \$2,000.00 and \$12,000.00 respectively, based on current figures from those sources. The

**BUDGET COMMITTEE**  
**THREE YEAR FORECAST OF EXPENSES as of June, 2006**  
**for Fiscal Years 2007-2008, 2008-2009 and 2009-2010**

<b>NON-BUDGET EXPENSES:</b>	<b>2004-2005 ACTUAL</b>	<b>2005-2006 ACTUAL</b>	<b>2006-2007 APPRO- PRIATED</b>	<b>2007-2008 FORECAST</b>	<b>2008-2009 FORECAST</b>	<b>2009-2010 FORECAST</b>
Property Taxes:						
County <sup>1</sup>	57,630	55,146	55,900	61,859	64,859	68,783
School <sup>1</sup>	199,305	222,045	222,705	248,632	248,632	279,626
Sub-Total: Property Taxes	<u>\$256,935</u>	<u>\$277,191</u>	<u>\$278,605</u>	<u>\$309,791</u>	<u>\$328,533</u>	<u>\$348,409</u>
Sherwood Forest Purchase						
Loan Payments	\$9,411	\$16,180	\$16,180	\$16,180	\$16,180	\$16,180
Trustees Administration:						
Audit	4,500	6,100	5,500	5,500	5,500	6,000
Insurance	9,379	10,247	10,000	11,000	11,000	12,000
Legal	17,412	1,292	15,000	15,000	13,000	10,000
Miscellaneous/Operations & Fees	14,109	9,237	9,000	9,000	9,000	9,000
Office Rent	2,160	2,220	2,316	2,436	2,496	2,568
Payroll Taxes <sup>2</sup>	749	1,615	2,050	1,293	1,202	1,239
Salaries:Administration	9,600	10,314	11,160	11,160	11,496	12,204
Other		<u>571</u>				
Sub-Total: Trustees Admin.	<u>\$57,909</u>	<u>\$41,596</u>	<u>\$55,026</u>	<u>\$55,725</u>	<u>\$54,042</u>	<u>\$53,011</u>
Other Non-Budget Expenses:						
Grants - State of Delaware						
Trail Maintenance Grant	950	950				
State Grant for Roads						
to Civic Committee	12,000	—	—	—	—	—
Delaware Municipal Street						
Aid - Roads <sup>3</sup>	23,180	20,000	18,000	20,000	20,000	20,000
Sub-Total: Other N.B. Expenses	<u>\$36,130</u>	<u>\$20,950</u>	<u>\$18,000</u>	<u>\$20,000</u>	<u>\$20,000</u>	<u>\$20,000</u>
<b>TOTAL NON-BUDGET EXPENSES</b>	<b><u>\$360,385</u></b>	<b><u>\$355,917</u></b>	<b><u>\$367,811</u></b>	<b><u>\$401,696</u></b>	<b><u>\$418,755</u></b>	<b><u>\$437,600</u></b>

<b>BUDGET EXPENSES:</b>	<b>2004-2005 ACTUAL</b>	<b>2005-2006 ACTUAL</b>	<b>2006-2007 APPRO- PRIATED</b>	<b>2007-2008 FORECAST</b>	<b>2008-2009 FORECAST</b>	<b>2009-2010 FORECAST</b>
Advisory <sup>9</sup>	16	182	300	300	300	300
Archives	1,482	1,000	1,000	1,100	1,100	1,200
Board of Assessors <sup>9</sup>	50	187	50	50	50	50
Buzz Ware Village Center						
Program/Administration	1,005	1,000	1,000	1,000	1,000	1,000
Maintenance	2,000	2,000	2,000	2,500	2,500	2,500
Renovation Projects	6,000	6,000	6,000	3,000	3,000	3,000
Roof Replacement	6,000	6,000	6,000	—	—	—
Civic Committee:						
Roads	13,149	19,561	18,000	18,000	18,000	18,000
Commons	20,480	18,747	19,000	18,000	18,000	18,000
Forests	incl. above	2,200	3,500	5,000	5,000	5,000
Trash Collection <sup>4</sup>	38,693	40,598	42,500	42,000	42,000	42,000
Special Clean-up	1,508	193	500	1,000	1,000	1,000
Sub-Total Civic Committee	<u>73,830</u>	<u>81,299</u>	<u>83,500</u>	<u>84,000</u>	<u>84,000</u>	<u>84,000</u>
Community Planning <sup>9</sup>	33	—	1,000	500	500	500
Legislative Reference <sup>9</sup>	—	—	100	100	100	500
Playground	1,770	1,761	1,800	1,850	1,900	1,950

**THREE YEAR FORECAST (continued)**

<b>BUDGET EXPENSES:</b>	2004-2005 ACTUAL	2005-2006 ACTUAL	2006-2007 APPRO- PRIATED	2007-2008 FORECAST	2008-2009 FORECAST	2009-2010 FORECAST	
Registration Committee	349	840	700	800	800	900	
Safety - General	—	83	1,000	1,000	1,000	1,000	
Town Watch Coordinator Fee	2,451	2,400	2,400	2,400	2,400	2,400	
Harvey Rd. Enforcement	—	—	2,000	2,000	2,000	2,000	
Town Expenses							
Salaries:							
Secretary <sup>6</sup>	6,264	6,440	6,648	6,840	7,056	7,260	
Bookkeeping - Town <sup>6</sup>	2,532	2,609	2,700	2,784	3,192	3,288	
Town Payroll Taxes <sup>2</sup>	951	919	818	977	1,040	1,071	
Misc.Operations/Fees	4,000	3,049	3,250	3,400	3,600	3,750	
Gild Hall Rental <sup>7</sup>	900	1,200	1,250	1,300	1,350	1,350	
Donations:							
ACRA	1,450	1,450	1,500	1,500	1,500	1,500	
Ardencroft Parkland	—	—	5,000				
Arden Page	1,450	1,450	1,500	1,500	1,500	1,500	
Arden Library	550	550	600	600	650	650	
Fire Companies	1,000	1,250	1,250	1,450	1,500	1,600	
Sub-Total Town Expenses <sup>8</sup>	<u>19,097</u>	<u>18,917</u>	<u>24,516</u>	<u>20,351</u>	<u>21,388</u>	<u>21,969</u>	
Contingencies			<u>2,000</u>	<u>2,000</u>	<u>2,000</u>	<u>2,000</u>	
<b>TOTAL BUDGET EXPENSES</b>	<b>\$114,083</b>	<b>\$121,669</b>	<b>\$135,366</b>	<b>\$122,951</b>	<b>\$124,038</b>	<b>\$125,269</b>	
<b>TOTAL EXPENSES</b>	<b>\$474,468</b>	<b>\$477,586</b>	<b>\$503,177</b>	<b>\$524,647</b>	<b>\$542,793</b>	<b>\$562,869</b>	
	YEAR	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010

forecast amounts for the following three years are based on a one-percent annual rise in assessed property values and a five-percent yearly increase in rate.

2. For clarity, payroll taxes for the Town and the Trustees have been separated and listed under each division. For projections, the amounts figured are .0765 for FICA and Medicare, .015 for SUTA and .01 for FUTA.
3. The actual figure for Municipal Street Aid will be obtained from the 2006 audit.
4. Sue Rothrock expects trash collection amounts to be surcharged due to rising fuel costs, but no provision for this is in the budget figures.
5. Playground: There are no plans for major equipment purchases. Budgeted amounts will be used for maintenance work and replacement parts.
6. 3% yearly increases are used for projections on Town salaries.
7. Gild Hall rental increases are based on rising fuel costs.
8. Increase in Fire Company donations for 2007-2008 are based on 1.00 per leasehold.
9. For three-year projection figures for the committees not providing figures, we have used the approved budget figures for the current fiscal year as the projections.

**Discussion**—Alton Dahl: A prudent reserve of 33% of our budget is necessary because the real expenses for the Village often come due after our budget is approved for referendum. We need reserve funds to meet unexpected expenses.

Steven Threefoot noted that land rent goes up as our budget goes up. Looking at the 3-year project budget, we can expect increased land rent for the next few years.

This report was accepted unanimously.

#### 10. BUZZ WARE VILLAGE CENTER

Willard Glenn made the following report:

ACRA kicked off its five-week summer program today. It was a very smooth set up on Sunday due to the recruiting methods of Steve Tanzer. Thank you, Steve.

During this five week period, the Buzz can still host your meeting or event. Just contact Beverley Fleming and she will check the availability of the rooms or room needed.

We are 99 percent sure that the YMCA will rent the building for half days starting in September. They will use Rooms One and Two. These rooms will be still be available for rent or use by the community at other times of the week.

I will be meeting with the Arden Fair committee tomorrow night to present our plans to participate in the Arden Fair. Our theme for the Buzz for the day of the fair is “Peddlers and Potions—A Holistic Service Marketplace” with individual booths featuring aroma therapy, astrologers, dream interpretation, palm reading, and essential oils, just to name a few. We our of course are still in the planning stages with our potential vendors.

With the recent rain the roof is showing its deterioration. We have several leaks. No surprise. The building needs a new roof. We will discuss this at our monthly meeting this Wednesday at the Buzz at 7:30 p.m.

Lastly, I must announce that Allan Kleban will be leaving the committee. His term was to expire March, 2007. The Buzz Ware Village committee nominates Laura Wallace to finish this term. Are there any other nominations from the floor?

**Election**—There were no other nominations and Laura Wallace was elected by voice vote to serve on the BWVC Committee to March, 2007.

**Discussion**—Carl Falco: We have appropriated \$6,000 over the last three years, \$18,000 total, to fix the roof. Is that money now going to be used? Willard: Yes, now we can bid out the roof after getting it inspected. We hope the \$18,000 is adequate.

Lynda Kolski: A reminder that years ago there were leak repairs done, hoping they would last while money accumulated. They did!

Alton Dahl: Assets listed by Trustees in their report do not include assets of BWVC. I realize these are separate accounts, but they should be included in the Trustees’ report. Willard: I agree.

John Demsey: Is the land around The Buzz—Sherwood Green—parkland, closed dusk to dawn? I wonder about the kids hanging out there

after dark. [Someone says, “Yes! The grounds are closed at dusk,” but, later in the meeting, Sue Rothrock, Chair of Civic, which is responsible for the greens, said, “No.”] Glenn: kids have moved picnic table around back. No vandalism, just lots of trash.

Connee McKinney: Municipal Street Aid, Memorial Garden, and The Buzz funds are recorded separately; they can be reported as a footnote in Trustees’ report.

Bev Barnett: Compliments Buzz on grounds, especially having sign on trash-can corral; would like to see other signs handled similarly. [Actually, the Civic Committee was responsible for this.]

This report was accepted unanimously.

## 11. CIVIC—WOODS CLOSING ORDINANCE APPROVED

Sue Rothrock made the third and final reading of the Woods Closure Ordinance:

The land known as the Arden Woods and the Sherwood Forest will be closed at dusk and opened at dawn. Permission for special events can be granted by the committee responsible for the forests and the Town Secretary.

**Discussion**—Ruth Bean: Is there any kind of penalty to enforce this enforcement? Sue: Yes, we can call the police if there is an ordinance.

This ordinance was accepted unanimously.

### 11.1 CIVIC

Sue Rothrock continued with her report:

The spring cleanup of the woods and stream was a great success. Despite the steady rain, 31 adults and children came out to help with the cleanup. The electronics recycling was also very successful. The DSWA was very pleased that we are doing an electronics recycling and offered to help with the collection next year.

Not sure how our state grants for roads are going to be affected by DelDOT’s budget cutbacks. (Steven Threefoot’s understanding is that those funds will not be affected, that they have a different source.)

The big news concerns our trash removal service. Currently our trash removal costs are approximately \$40,000 per year. Waste Management wants to renew our contract at a new rate that would be approximately \$60,000 per year. The three Ardens have had a meeting to discuss the new contract and pursue other trash removal services. Harry Thernal of Ardentown is heading the effort. A letter has been sent out with a request for bids. Waste Management wants to increase our base rate from \$12.85 to \$19.55 per household per month. We have asked for bids from other contractors, for once/week and twice/week pickup. We will continue with recycling aspect of the program. We may have to dip into other funds over the next few years to meet increases.

Our next meeting will be July 12 to avoid the July 4 holiday.

**Discussion**—Alton: Do you have information comparing what Waste Management wants to charge Arden compared to other customers?

Steven Threefoot: Yes, about a \$1 less. The current rate, in place for many years, since 1997, is well below market. This information came out the day the Assessors signed their report.

Carl Falco: This will be a big hit if it impacts us immediately, because our budget is already set 18 months ahead.

Rodney Jester: We've had it good, real cheap. Time to pay the piper.

## 11.2 FOREST SUB-COMMITTEE

Shelley Robyn, Forest Sub-Committee Co-Chair, made the following report:

The Forest Sub-Committee meets on the first Wednesday of each month at the Buzz Ware Village Center at 7:30 p.m. Committee members are Lou Bean, Alton Dahl, Jeff Politis, Mary Marconi, myself (Shelley Robyn), and Sally Sharp. Mary and I are the committee co-chairs. Please feel free to contact any of us for issues concerning the forest.

The Sub-Committee is working with the Civic Committee to take over some of the existing projects involving the forests.

The Sub-Committee has sent a letter to some neighbors of Sherwood Forest addressing the encroachment issue. We did a follow-up inspection and are currently discussing ways to proceed as well as ways to educate our neighbors.

The Sub-Committee is developing procedures for residents that border the forest when they are building additions on leaseholds. We will use a workshop format to do this work.

We are working with Maryanne Cinaglia on stream watch.

We are surveying problem areas and problem trees in the forest; developing a policy on how to handle these.

We are also working on path repair by Broadbents' leasehold and opening two paths that are blocked by fallen trees.

## 11.3 CREATION OF FOREST COMMITTEE

Shelley Robyn made the following motion to change the status of the Forest Sub-committee of the Civic Committee to a permanent standing committee of the Village of Arden. This motion was seconded by Ruth Bean.

### **MOTION:**

A — The Forest Committee shall consist of five residents of Arden, elected by a majority of those voting at the regular March Town Assembly meeting. The term shall be two years. Three members shall be elected on the odd numbered years and two on the even numbered years.

B — It shall be the duty of the Forest Committee to exercise general supervision over forest lands:

- implement Arden's Forest Stewardship Policy;
- oversee ~~path~~ trail improvement and repairs;

- oversee tree felling or pruning and plant removal or pruning;
- monitor and strive to prevent encroachment by leaseholders or neighbors; and
- monitor and strive to prevent stream bank erosion.

C — It shall approve all bills for money so expended, such bills to be submitted to the appropriate authorities for payment and it shall expend no funds beyond the limitations of the authorized budget.

**Discussion**—Alton Dahl: Amend “paths” to “trails” to distinguish them from the paths in the Village. Agreed.

**The amended motion was accepted unanimously.**

Beverly Barnett: Heard earlier this evening that grant money already in our budget available for trail maintenance. What are Forest Committee’s plans? Shelley: we will investigate.

Sue Rothrock: Forest and Civic will be sharing pathway money, since both committees have paths and trails to maintain.

The committees’ reports were accepted unanimously.

## 12. COMMUNITY PLANNING.

Terry Colgan made the following report:

On May 10, the Community Planning Committee met with the Trustees, the Chairs of Arden and Ardentown, the representative for the Chair of Ardencroft, and two members of the Ardentown Community Planning Committee to begin the discussion of how the Villages can prepare for an outbreak of Avian Flu or other catastrophes.

We heard a report by the Chairs of the Town Meetings who had attended a summit on February 21 in Dover led by Governor Minner, the U.S. Surgeon General, and representatives of FEMA, Homeland Security and local emergency management personnel. We decided to form a coordinating committee comprised of representatives of the three Ardens and the Arden Club—which would be a logical center for cooking and distributing meals, if necessary—and to enlist volunteers for specific tasks.

In the meantime, we want to encourage everyone to educate themselves about the necessary items to have on hand to deal with the possible disruption of delivery of food and utilities for periods of up to one month. One resource is [www.pandemicflu.com](http://www.pandemicflu.com), which contains a list of items you can safely begin to stockpile now. If we are prepared to take care of ourselves as individuals, we’ll be better able to respond to the needs of our neighbors and our villages. As the coordinating committee is formed, it will be responsible for communicating its activities to residents.

The Community Planning Committee has been meeting regularly with the Trustees to prepare a proposal to the Town Assembly for legalizing existing non-conforming multiple domiciles and creating new ones in the Village. We held the first of four planned public forums on the issue on Sunday, June 11. About a dozen residents came to hear where we are in the proposal process and to offer their input. The Trustees and the Committee are following up on several concerns that residents voiced, and will have



answers by the next public forum which will be held on Monday, July 10, 7:30-9:00 p.m. in the Buzz Ware Village Center, and we encourage you to join us. The Committee and the Trustees will meet again on Tuesday, July 18, to prepare the next draft of the proposal, which will incorporate the input from the two public forums.

No public forums will be held in August. However, there will be two more public forums: one on Wednesday, September 6, 7:30-9:00 p.m. and another on Sunday, September 17, 3:00-5:00 p.m. Both meetings will take place at The Buzz. Our final proposal will be presented to the September Town Assembly. Originally, we had thought of asking for a vote on the proposal at the Town Meeting. However, we've received feedback that a referendum may be more appropriate for such an important vote.

**Discussion**—Beverly Barnett: Please include Memorial Garden in emergency planning.

#### 12.1 MEMORIAL GARDEN SUB-COMMITTEE

Ruth Bean made the following report:

The recent clean-up went well. One eye-sore is mound of clay left over from full-body burials: please, someone, take it away as fill.

This report was accepted unanimously.

#### 13. PLAYGROUND

Larry Walker made the following report:

Since the last Town Meeting, the required two Playground Equipment Inspections were made, and the equipment was adult tested for safety. The necessary equipment upgrades that will be made this month include replacing seven swing seats that are starting to degrade. All equipment appears to be in good and safe condition.

The Playground Committee had been using a local supplier for the playground wood chips, but the supplier has been unable to obtain these so that a good quality is ensured. Presently, the only playground chips the supplier has are a manufactured trademarked product twice as expensive as what the Committee has been using. At this time we are exploring alternate suppliers so that we can stay within our budget.

Normally over the summer, our main effort is the addition of wood chips under the playground equipment. Over time, the wood chips break down, decay, and are kicked away, but keeping a thick bed of chips is the best way to provide a cushion for a child who accidentally falls. According to the national statistics on playground safety, over 80% of all playground injuries are the result of falls from equipment. A soft landing surface makes a great difference in reducing injuries.

Because of our efforts in previous years, there is still a significant cushion of wood chips under all equipment, so safety has not been compromised.

**Discussion**—Willard Glenn: Soccer goals, part of playground?  
Larry: Yes. We will move them back, with new nets and clips.

This report was accepted unanimously.

14. REGISTRATION: No report

15. SAFETY:

Dennis made the following report:

In a couple of locations in town, residents have been reminded that cars parked overnight on Village roads must have two wheels off pavement.

Some residents have been reminded that pets must be under the control of owner when out in public. It's called "the leash law," but leashes are not necessary as long as the pets are under their owner's control. ("Or vice-versa," suggests Mike Curtis.)

It's wild youth time. Tell youth going into woods at night that it is not OK and call police if they continue to go in. If adults do not step up, the youth will assume it is OK.

Fireworks time of year. Tell youth setting them off not OK or safe, and call police if they continue. Call fire marshall as well.

Carol Page last week had a gazing ball stolen off her lawn. Look for it!

Recent Town Watch reports tell of fireworks on Henry Green; a house on Chestnut Street broken into; boys on motor scooters operated recklessly; reported overgrowth at corners reported to Civic.

Alton Dahl: My understanding is that no parking on streets at night? That's my memory. Debate ensued.

[Ordinance 13, revised June 26, 2995, makes it a requirement that leaseholders provide off-street parking for every vehicle regularly used by persons living on the leasehold. All residents must park ON the leasehold and not on the streets or rights-of-way in Arden. Habitual overnight parking, such as three times a week, on Arden streets or rights-of-way is prohibited. The ordinance further specifies warnings, appeals, fines, and exemptions. Temporary parking, with two wheels off the roadway, is allowed, day or night.]

This report was accepted unanimously.

16. OLD BUSINESS: None

17. NEW BUSINESS: None

18. GOOD AND WELFARE: None

19. ADJOURNMENT

The meeting adjourned at 9:03 p.m. (nine minutes later than the last meeting's possibly record-setting adjournment of 8:54 p.m.)

Respectfully submitted,



Danny N. Schweers, Secretary