The regular meeting of the Town Assembly was held on Monday July 26, 1954 at the Civic Hall with Trustee Ware presiding.

After a quorum was declared present the minutes of the May meeting were read and approved.

Trustees report. Mr. Ware reported that the Trustees had given the Arden Water Co. permission to open Miller Road to Hillside Road. When they found that the water company was continuing down Miller Road they contacted them again. The water company immediately sent them a letter outlining the work to be done. They are laying 8" mains down Miller Road to Lower Lane and 6" mains down Woodland Rd to ~~Lower~~ Lane. These will be connected to the existing mains at certain points and will increase pressure to all homes serviced by these 4" mains. They are planning to install 4 fire hydrants along this area. They were asked to hire Mr. Vanderver to repair the roads they tore up and are willing to do this. The trustees hired Mr. John Caballero an engineer to check the work outlined by the water company to see if it would benefit Arden. He reported that if they kept the gauges connecting the 8" mains to the 4" mains open it would increase pressure and improve the supply of water to the homes if the water supply in the reservoir is adequate. The Public Service Commission is going to go over the whole problem with the Trustees and let us know what our rights are concerning water service in Arden.

The financial report of the Trustees was read and the copy filed. The report of the Trustee was accepted.

Ray Bloomingdale reported that a representative from the State Board of Health checked the pool and took samples of the water. He checked along the stream and found that sewage was going into the stream above the Marsh Road. The flow was small but the offending party was given notice to correct the situation w.i. 30 day. He instructed Mr. Bloomingdale to use chlorine everyhow above the pool to prevent contamination by this sewage. His instructions are being carried out.

Civic Committee report by A. Williams stated that the pool would be drained and cleaned if the water ceased to flow over the dam. Walk had been outlined and some of it completed at the Field Theater. The pump at Roberts has become clogged and they are checking that carefully because there seems to be sewage flowing into the catch basin and they are trying to locate the source. Ardentown offered to sell their lawn mower to the Civic Committee but they decided not to invest in it because the present system of contracting with the Ryan seems to be working out very satisfactorily. The report was accepted.

The report of the Board of Assessors was read by Frank Harrison. The assessment

agreed upon by unanimous vote is as follows: the base rate on the 100% lots was increased by 11% or from 3.15 to 3.50 per 1000 sq feet. Factors for assessment of properties fronting on more than one road etc were allowed to remain the same but it is recommended that they be critically reviewed next year.

This increase will approximate 1275 bringing the total rental for 1955-1956 to approximately $13944 as compared to $12,639 last year.

Mr Stephens felt the assessors were frustrating the deed of trust by asking only an 11% increase because land values have increased tremendously and Arden rents have not increased accordingly. Ardentown and Ardencroft pay $4.80 per 1000 sq feet. It is frustrating the whole Single Tax experiment and he will ask the Trustees to get a decision from the Court of Chancery as to the legality of the assessment.

It was pointed out that it is the social value of Arden that makes the land valuable.

Mrs Ross pointed out that the principle of Single Tax states the advantage of land belongs to society and collection of these advantages is called rent. No one person should have the advantage of this land; it belongs to everyone.

The question was asked why Arden was assessed at $3.50 and Ardentown at $4.80.

Mr Harrison stated Arden was appraised recently by New Castle County at $1,560,050 and assessed at 44¢ per 1000; so taxes will be $44.14 and school taxes $8.44 which will

leave $8646 to be budgeted as the majority of residents desire. Assessors cannot assess on a budget but must take the land value. Since 1946 land rents in Arden have been increasing. Rents in Arden are based on use value or rental value but land outside Arden is dollar value or speculative value.

We do not have to accept the rents of Ardentown and Ardencroft as correct.

Mr. Freedman pointed out that when the Chancellor handed down his decision in one of the court cases concerning rights of the assessors to assess Arden land he pointed out the distinction between rent and tax. Rent is based on profit but tax has no element of profit in it and is the amount accepted by the leaseholders and residents to support their needs.

David McClintock asked for the floor but the motion to ~~deny~~ grant him the right to speak because he is not a resident ~~at the meeting is a very long one~~ ~~was~~ defeated 23 to 22.

Mr Ware pointed out the report that Ardencroft had to get $4.80 per 1000 sq. feet ~~because~~ they had to pay off their interest and principle on their loan was not based on fact. Rent for mushroom houses cover this obligation.

Mr Joffe pointed out that by keeping the assessments low it limited the number of improvements the community could enjoy.

John Page pointed out that Ardentown

Assessment was increased 30% this year and this ~~could~~ could not be justified by real estate facts. Mr. Stephens stated that the full rental value in Ardentown had not been collected for several years and that is the reason for the greater increase this year.

A motion was made and accepted to accept the Assessors report.

Community Planning Committee has been working with Theater Civic Committee to make plans for improving the Field Theater.

Registration Committee reports 402 resident.

Safety Committee. Stop signs have been placed at Miller & Hillside Road. Residents are requested to observe these signs. Both State and County police are going to check this area and arrest those not complying. Other signs will be replaced in town soon.

Sanitary Committee. They feel steps should be taken to start sanitary district.

Donald Stephens reported that work on a new system of sewage disposal has been completed at the Cooler. State Sanitary engineers are helping him find best method of taking care of situation in Little Arden.

School Trustee report four teachers have been engaged this year.

The following people have been nominated

to serve as assessors: Edmund Curtis, Frank Harrison, Ernest Wilson, Samuel Freeman, Edward Arndt, John Page, Michael Jaffe, Henry Aughey, Virginia Willegis, John Walther, Cecil Liberman, Harold Moffat, Morris Rosin, ~~Katherine~~ Evelyn Liberman, Donald Stephens, Floyd Estes.

The Registration Committee reported Clifford Shedd & Edith Wade elected to serve for 2 years on Community Planning Committee.

Mr Finkelstein suggested that the Sanitary Committee attempt to get some data concerning the cost of sewage system in Arden. It has been stated that a door to door survey is going to be made by the Deputy State Sanitary Engineer.

The meeting on motion adjourned.

Respectfully submitted

Mary Morley
Secretary