The regular meeting of the Town Assembly of Arden was held on June 24, 1957 at the Guild Hall with Trustee Ware presiding.

The minutes of the March meeting were read and approved.

A letter from Wm. Frank commending the Board of Assessors for opening their meetings to the public was read.

The report of the Trustees was read and accepted. A copy is on file.

Civic Committee report: Swimming pool will be tested by Boundy Health. The New Castle police are checking the pool and will arrest trespassers. Many of the residents are being too generous with their daily guest privilege and this feature may have to be discontinued. Trees have been removed. Two trees seem to have Dutch Elm disease and they were removed and burned.

The report of the Board of Assessors was presented. It outlined many factors that determine land rent: rental values of previous years, value of rent producing acreage and how it is affected by non-income producing acreage, proper interest factor, effect of rents in Ardentown and Ardencraft, bonus sales on land value, advantages of living in Arden, limitations of borrowing on Arden leases, value of dollar, fluctuations in interest income rates, land sales in Brandywine Hundred, estimates of real estate agents as to land value, relative values of Arden leaseholds.

After considering these items the assessors assessed Arden land at

4.25 per 100 sq. feet. Factors such as roads, commons, streets remain the same. Of the 34 lots less than 100% valuation 30 were raised to 100% leaving only 4 below the value. The report was signed by the majority of the Assessors J. W. Page, M. Jaffe, Martin Holden, Wm. Morley.

A minority report assessing the land at $3.85 per 100 sq. feet but increasing 30 lots to 100% valuation was given by Morris Rosin, Samuel Freeman and Frank Harrison.

Donald Stephens commented on the detailed report but mentioned higher assessment of land in Aidenton and Ardencraft.

M. Jaffe stated much information was accumulated and studied. He favored a higher assessment was was willing to compromise on the figure of $4.25

Carolyn Liberman stated that the increase in assessment went for the betterment of the community.

Morris Rosin stated that land value has decreased and land is selling at $100 to $150 per acre in unimproved areas around Arden.

J. Gargone stated that inasmuch as we do not own the land it is hard to borrow money but Donald Stephens noted that we have the security of 99 year renewable leases.

Mr. F. Harrison showed his land had increased in value since 1945 but he felt proper rate of interest was 4% which

would make assessment 3.85 per 100 sq. feet
Philip Cohen was given the floor. He spoke of difficulty of determining full rental value; said that social value should be taken into consideration. When sewers are installed land rent will have to increase to pay for bond issue. Mr Cohen spoke of old court cases and effect it had on development of Arden.
Mr Freeman said he feared the effect of Mr Cohen's talk and stated how Arden really started to grow only after leases included the clause that land rent was to be determined by an elected Board of Assessors.
Mr. Morley stated that he had studied all the factors that determine land rent and on the basis of raising interest charge and current dollar value felt that 4.5 was proper charge per 100 sq. feet.
A motion was made to accept the assessors report. Donald Stephens requested a roll call.
Mr Van Deele challenged Marie Holden's right to assist in the balloting inasmuch as she was one of the Assessors. H D Kane asked Mrs. Page to serve in their place.
The Registration Committee conducted the roll call on recorded 6 nays and 3 yeas for approving the Assessors report. A copy of the roll call is attached.
Community Planning Committee: Felt that new planting of trees around Memorial Garden should be deferred until drainage situation is improved. They think that a flagstone floor should be installed in the pit of Field House. Report accepted

No report for Budget, By Laws, Sanitary or Safety Committees.
The Auditing committee presented a mimeograph report of the audit of the Trustees books. A motion was made that in view of the fact the report was printed it be accepted without being read. Passed.
Advisory Committee reported a letter was sent to Alcoholic Beverage Control Commission re. application for a license to sell beer in Arden.

A motion was made and passed as follows: "I move that the Town Assembly Clerk be directed to include in her notice of the next town assembly a statement that a proposed amendment to the By-Laws will be made providing for the elimination of the election of the Board of Assessors by proportional representation and providing instead for the election of the Assessors by direct majority vote.

A motion was made and passed that the Town Assembly is opposed to the issuance of a permanent liquor license to anyone in Arden and that a copy be sent to the Beverage Control Board and to Mr Parte.

A motion was made and passed that the June Town Assembly be recessed and reconvened on July 15, 1957 at 8 PM in the Guild Hall for the purpose of receiving the report of the Water and Sewerage Committee and that the Secretary be instructed

to send out notices informing the residents of this meeting.

The meeting on notion recessed.

Respectfully submitted.

Mary Morley.

The reconvened meeting of the June 24, 1957 Town Assembly was held on July 15 at the Gild Hall with Trustee Ware presiding. 67 attended.

The purpose of the meeting was to act on the report of the Water and Sewerage Committee.

The report outlined the cost of installation of a sewage system.

1- Sanitary District Annual assessment is currently 3 per "100 of assessed land value.

2- Front footage charge "1.50 per front foot

3- Connection fee "25

Two other cost are based on water consumption "12 up to 120000 gallons and cost of line from house to sewer will have to be on individual basis.

They suggest a sewer factor of "20 per family unit and increase of assessment to cover rest of Sanitary district Annual Assessment but that front footage charge be paid by individual when they connect to sewer.

report several points were raised. If the county tax is raised to cover the assessment for sewerage it will also raise the tax assessment for regular purposes.

The cost of front footage cannot be determined until the sewers are laid out. The charges are liens against the land but are not payable until the resident connects.

Under single tax system you can only increase assessment of land as the value of the land increases but installation of sewers will increase value of land in Arden.

An amendment was made to the proposal of the Water and Sewerage Committee as follows:

"Section last addition will be combined as follows: Front Footage charges and Annual Sewer Assessment shall be paid from Town funds under existing fiscal procedures supplemented by a sewer factor charge per family unit."

After considerable discussion this amendment passed.

The sewer district is in existence and all we have to do is to ask the Levy Court to accept the petition of the residents to join this district. After we are accepted in the district the sewerage system is laid out. We do not have to wait until the bonds are floated to pay for the work.

Philip Cohen pointed out that the sewer assessment is on an improvement not on the land. The cost of work will be billed

to the Trustees. It will be necessary to determine a fair way to apportion the cost of the work to all the leaseholders. He feels that it will be necessary to get the Chancellors opinion as how to solve the problem but he is sure that the chancellor would be guided by the wishes of the majority of the residents. It was pointed out that the Road improvement and school improvement has set a precedent as to means of paying costs.

The report of the Water and Sewerage Committee authorizing them to circulate a Petition to all voting residents of Arden with the costs to be handled as amended at this meeting was passed.

The meeting on motion adjourned.

Respectfully submitted:

Mary Morley