Next Town Assembly

Village of Arden
Monday, September 25, 2000
7:30 p.m.
Arden Gild Hall

AGENDA

- **Survey of Large Trees in Arden** - *The Civic Committee and Trustees will review the planned survey designed to determine the soundness of canopy trees on and around leaseholds.*
- **Sherwood Green Planting** - *Community Planning will discuss and ask agreement for the plan to begin implementation of landscape improvements on Sherwood Green.*
- **Parking Rules for Sherwood Green** - *Civic Committee will discuss the rules they have adopted under Village Ordinance Four to control parking on Sherwood Green. These rules are based on the trials carried out by a special task group led by Community Planning.*
- **Millers Road/Lower Lane Intersection** - *Community Planning will report on a final compromise plan for reengineering this intersection. Civic Committee will present a plan for using a special project grant for roadwork for this purpose.*
- **Three Ardens Historic District** - *The Landmark Committee from the three Villages will present a motion to approve the nomination of all three Arden as an historic district. The draft document supporting this nomination is available for review at the Arden Library and Arden Archives*
- **Committee Reports will be made in alphabetical order (except that Community Planning will precede Civic)**

Public town meeting. All are welcome.

Please note: Those attending town meeting are eligible to vote after six consecutive months as an Arden resident prior to the meeting and are 18 years old or older.

ARDEN TOWN ASSEMBLY
Monday, June 26, 2000
7:30 p.m., Gild Hall

Present:

Frank Akutowicz
Marguerite Archer
Beverly A. Barnett
Lou Bean
Liz Broadbent
Walter Broadbent
Tim Colgan
Carolyn Cordivano
Alton Dahl
Chris Demsey
John Demsey
Carrie Eason
Rodney Eason
Joan Fitzgerald
Jane Frantz
Tom Frantz
Linda Lipstein Hager
Aaron Hamburger
Sally Hamburger
Heidi Hoegger
June Irons
Rodney Jester
Deborah Kenney
Allan Kleban
June Kleban
Sharon Kleban
Lynda Kolski
Eliot Levin
Ken Lipstein
M. Mabrey
Mary Louise Marconi
Cookie Ohlson
Betty O'Regan
Ruth Panella
Bill Press
Pete Renzetti
Liz Resko
Rick Grier-Reynolds
Gail Rinehart
Hugh Roberts
Edward Rohrbach
Johanne Schroeder
Sadie Somerville
Beth Stevenson
Ken Sutton
Leon Tanzer
Dion Taylor
June Taylor
Mark Taylor
Elizabeth Varley
Jan Westerhouse
Tom Wheeler
Mark Zylkin

1. **Meeting called to order:** The meeting was called to order by the town assembly chairperson, Bill Press. All residents were welcomed to the meeting and their participation encouraged. Bill Press had a couple of comments to make before the meeting gets underway. Bill talked about being halfway through our Centennial year and how successful the events have been thus far. He had gone over to the Delaware Art Museum for the Arden exhibit and was very proud of our town. He said that all of these things are made possible by the people that presently live in the town, and hopes that everyone will enjoy the future Centennial events.

Bill also mentioned that in a News Journal article recently, it said that Arden is no longer a town of artists, but a town of "intellectuals". This article bothered Bill until he spoke with someone and they defined an "intellectual" as someone with a different viewpoint and is able to let their viewpoint be heard. Bill thought that was true about our Town after hearing the many viewpoints at a Town Assembly.

The other news is that our Town Secretary has resigned for personal reasons. Therefore, Bill decided to have the vote for the Town Secretary at this time, while there was a full house.

2. **Nomination for Town Secretary:** Joan Fitzgerald was nominated unanimously as the new Town Secretary effective August 1, 2000.

3. **Correspondence** - No correspondence at this time.

4. **Minutes:** Minutes were approved.

5. **Agenda Clarification:** The committee reports will be in reverse order for this meeting.

6. **TRUSTEES** – 1. The audit report for the '99 – '00 fiscal year has been completed. Copies of the report are on the table by the door. The audit is right on target and indicates that we spent about $18,000 less than anticipated (p.6). We are now carrying a reserve of $148,904 (p.3). This is significantly higher than predicted in the referendum because, in addition to the $18,000, we took in some unanticipated funds, i.e., $10,000 from the County in the Pass-Thru Grants relating to transfer taxes and about $4,100 in the school tax rebate. On p.6 in the last column you will see that there are two items that show significant over expenditures. One is the Community Planning Grant line item. Community Planning did not spent more grant than they had in hand because they had funds available that had been deferred from previous years as well as grant money that they had received in this fiscal year. The other deficit expenditure was under the Trustees' Administrative account known as Operation and Fees. This is a direct result of the cost relating to the formal survey done on the Marsh Road/Harvey Road intersection, about $3,700 and a private leasehold matter that we are in the process of recouping.

2. Marianne, Conectiv, and Thomas Comitta Associates, the party with whom we contracted to develop and oversee the landscaping along Harvey Road, have agreed that the best time to follow through on the Plantings to replace the trees taken down will be in the fall. This will avoid the loss of the bushes, etc. should there be drought conditions during the summer.

3. We are entering the 4th year of the Buckingham Green lawsuit. It appears to be gradually moving into the final phases. Marianne is scheduled to give a deposition sometime in July. All other parties have been disposed. The next step should be either settlement or court.

4. Until last week, we were in the final phases with the agreements between United Water and Sprint concerning the antenna on the water tower. Among other things, the contracts call for the Village to maintain control of the access to the water tower area as well as the land, prevent the water company from contracting with any other third party at will concerning the installation of any future equipment, require Sprint to pay up to $1000 of our legal fees for this little project, and for United water to pay the Village an initial sum of $350 per month for the first year ($4,200 total) with an annual increase of 4% for the life of the contract. Now, they have a new proposal. They want 10 antennas instead of 9, which we do not think is the big problem. However, they also want the life of the contract to go for 25 years. Certainly one might expect a company to go for a long-term commitment for stability reasons that is simply

logical. Yet, this is a significant change and we will need to renegotiate the terms of the agreements so that there is some protection for the Village. It seems unwise to lock us into a specific reimbursement figure of 4% over such a span of years without some opportunity for review or reassessment of the situation periodically, say every ten years. Additionally, there may be unforeseen issues that arise that would need addressing. We are bringing this to you because we need to hear some comments on this change. We should add that there has been a great deal of back and forth on some of our very basic issues which has resulted in this process taking more time than originally anticipated.

5. The Home Occupation revisions as they relate to the 3 villages were discussed at the Land Use Meeting on Thursday, June 8th. Several people attended and comments on both sides of the issue were heard. The latest update is that last week the County Planning Board voted to recommend the ordinance as written to be adopted. They have made this recommendation to the Land Use Department. Land Use will take it to Bob Weiner who will place it on the County Council agenda for a final vote. This part of the process takes about 20 days. If the Council votes positively on the action, it will become law in 90 days from that vote.

6. We are currently working on the issue of the mitigating Special Use Variance as it relates to our non-conforming lots. The goal is to find a solution that fits for the Trust, the Village, the individual leaseholder, and meets county needs as well. One can anticipate that this process will carry well into the fall.

7. The Trustees' budget for the '01-'02 fiscal year has been submitted to the Budget Committee.

8. We have increased our investment in the Arden Building and Loan by $32,000. This puts our status over the $100,000 mark, although this will not show up on the quarterly report until September. We chose to do this because of the increasing stability of the organization and the competitive interest rate.

9. The quarterly financial report, also on the table by the door, is considered to be part of this report.

Respectfully submitted,
Gail Rinehart

Discussion: There were questions about whether United Water made any money from Sprint. *Gail said that when they get an increase, we get an increase.* There were also suggestions on renegotiating the contract after a couple of years. Peg thought there should be more representation from Arden, but Gail said that they correspond by fax and conference calls; they don't sit down at a meeting. Gail, however, welcomed anyone to contact her if they would like to be involved.

Report approved.

7. **SAFETY – Town Watch Report –** Tim Colgan first read the following report from Kate Bartolo.

3/27/00 to 6/26/00
Number of watches scheduled: 30
Number of watches canceled: 16
Total number taking place: 14

I'm no longer going to try and second-guess why it is becoming increasingly difficult to schedule and retain watch commitments. I know those who have stayed with the program are doing so at the cost of more enjoyable activities and those who have left over the course of the year have done so reluctantly. Usually the reasons are added work responsibilities, health concerns or just plain burnout from having been involved for so many years. We are down to perhaps 65 active participants with another 10 on "hiatus" for an indeterminate amount of time. We have gained several new members, some who were recruited by current participants and others who called me from the directory listing. They are, of course, greatly appreciated, as are all participants. We could still use a great deal more help, so please if you have not yet joined, please help us out.

Ardentown has increased its contribution to the program from $500 to $650. The check has been given to Ken Lipstein, our Treasurer.

Watch for the appearance of a commemorative brick in the outdoor theatre. I could tell you how it reads, but I'll leave it up to you to find our Town Watch underfoot.

Thank you, as always, to everyone who actively participates in Town Watch and also to those of you who may be able to contribute your time in the future.

Respectfully,
Kate Bartolo
Town Watch Coordinator

(Tim Colgan's report)
One of the two residents recently elected to serve on the committee, Terry Colgan, has resigned due to unexpected personal commitments. There seems to be some confusion who the alternate is, so the replacement is to be determined.

The committee asks residents to trim vegetation growth at intersections and/or around traffic signs. A clear site line is necessary for safe passage of cars, bicyclists, and pedestrians. If residents do not clear these areas by July 28th, the committee will do it.

I have contacted Captain Mark Seifert, Delaware State Police Troop 1, in order to ascertain the costs and logistics of setting up paid extra speed enforcement on Harvey Road and the procedure to use SCAT (Speed Command Alert Trailer) – this unit has a changeable message to alert drivers of their speed and could assist us in the 25 mph speed enforcement.

The Town of Odessa has been paying for extra enforcement @ $45.00/hour, minimum two hours with the fine money being returned to the town under a state law which allows such an arrangement. After approximately one year, Odessa is breaking even. I will work with the other Ardens on this, as it will have to be a collaborative effort – for the fines to revert back to the town, the arrest must occur within town limits.

Respectfully submitted,
Tim Colgan, Chairman

Discussion: Bev Barnett thanked Tim for all his work on the Traffic Calming efforts. She would like to see something put into place. *Tim said he would like to see something in place by Fall 2000 when the I-95 North reopens.* Bill Press made comments that he has seen this system and it is very effective, it tells you the speed you are going and the speed limit for that area. Bev Barnett said we should state in the newspaper why we are doing this.

Report approved.

8. **REGISTRATION -** No report.

9. **PLAYGROUND** – During the past three months, the required Playground inspections were conducted, and all equipment is in safe condition. Any needed repairs were made, and the wood chips under the equipment have been maintained to cushion children falling off of the swings, climbers and slides. It is anticipated that many pieces of equipment will require painting this summer, and it will be the major maintenance project.

The "Double Humpty Climber" has been received, and it should be installed in July. There has been a delay, because the excavation contractor has been unable to remove the old giraffe foundation.

The giraffe had been removed, and Phil Fisher mounted it on a cart. In this new incarnation, it was the last float in the Arden Centennial Parade last month, and it drew many positive comments. It is hoped that a decorative use for the giraffe can be found so that Villagers can continue to enjoy it visually.

Submitted by,
Larry C. Walker
Chairman

Report approved.

10. **LEGISLATIVE REFERENCE** – The committee convened and elected Elizabeth Varley as Chair. The regular meetings will be held the Thursday prior to Town Assembly. The committee will publish an amended 1st page of the Red Book with current committee and chairmen. For any questions please contact Elizabeth Varley at 475-1098, 475-7980 or mail to: evlwlw@cs.com.

Respectfully submitted,
Elizabeth Varley, Chair

Report approved.

11. **CRAFT SHOP ACQUISITION** – This is a final report to the Arden Town Assembly from the Craft Shop Acquisition Committee. The Acquisition Committee has completed the tasks assigned by the Town Assembly in motions approved on 4/26/99, 1/24/00, and 3/27/00. We have:

- Launched a capital fund raising drive with a $600,000 goal. To date, we have received $235,000 in fund commitments consisting of $110,000 from the Village of Arden, The State of Delaware and Bob & Phyllis Wynn plus a $125,000 challenge grant from the Longwood Foundation. All commitments of funds are contingent on raising total capital of at least $500,000, the minimum amount necessary to proceed with the Craft Shop Museum project.
- A Capital Campaign Committee has been established to coordinate the fund drive. Members are Mark Taylor, chair, Bob Cunningham, Marie Dugan, Russell Peterson, Joan & Joe Rosenthal, Sonia Schorr Sloan, Bill Shea, Don Taylor, George Thomas, Cynthia duPont Tobias, and Phyllis & Bob Wynn. Barbara Benson and Leslie Bowman are advisors to the Capital Campaign group.
- Determined estimated costs to renovate the Craft Shop and install an Arden museum.
- Obtained an option until 10/1/01 to purchase the Craft Shop for $245,000.
- Established the Arden Craft Shop Museum, Inc. to own and operate the Craft Shop. We have applied for 501 c(3) tax exempt status for this corporation and expect it will be granted by the IRS on or before November 2000. Legal issues relating to the Corporation and its operation have been resolved.
- Enacted the procedures for electing seven members to the Board of Directors of the Arden Craft Museum, Inc. and established the Board's duties and responsibilities. The Acquisition Committee voted to appoint its members as initial Directors of the new corporation. Committee members Lynda Kolski and Mary Marconi declined appointment to the Board. The six initial appointed Directors are Mark Taylor, Alton Dahl, Linda Eaton, Aaron Hamburger, and Tom Wheeler, all who served on the Acquisition Committee, and Phyllis Connor from Ardencroft. A seventh Director is currently being recruited. A new Board of Directors will be elected at the Annual Meeting of the Corporation, expected to be held soon after the purchase of the Craft Shop is consummated.

Having completed its assigned tasks, the following motion is proposed by the Acquisition Committee:

MOTION: That the Craft Shop Acquisition Committee be terminated and that continuing efforts to raise capital funds, purchase the Craft Shop and install the Arden Museum be assumed by the Arden Craft Shop Museum, Inc. and its Board of Directors.

Motion seconded.

Discussion: There were questions about whether to discuss the motion or the report first. Some people thought the report should be approved before the motion is made. Aaron Hamburger stated that the motion and the report are tied together, that you should be able to discuss both at the same time. Hugh Roberts said that the report is preamble to the motion. Mary Marconi had questions about the finances, questioning the amount they received, amount budgeted, etc. Mark Taylor said that at the time of the meeting they are not in a deficit, they are over the projected budget. Tim Colgan got up to make the motion to table the committee's motion to terminate. He suggested that anyone get up now to discuss before he makes this motion to table. Another person had a question on what difference does it make whether it is the Acquisition Committee or Corporation? *No difference, as far as Mark can see.*

MOTION: (Tim Colgan) I would like to propose the following motion to table:

The Arden Town Assembly tables the Craft Shop Acquisition Committee's motion to disband and requires the following points to be answered in writing and presented at the September Town Meeting. This information will help the residents better understand the impact a museum/multi-rental unit will have upon the Village:

- Will there be any legal responsibility of the Village in terms of the Craft Shop – i.e. is there any scenario in which the Village of Arden can be sued?
- If the sale does not go through, will there be any financial obligation to the Village for the Acquisition Committee's work to investigate the purchase?
- What is the plan to accommodate parking on the leasehold for public events?
- Will the rents for the residents of the Craft Shop increase? If so, by how much?
- How will having a museum in our Village effect our land values?
- Will exhibits be open to the Village residents free of charge? If not, what is the anticipated fee?
- Will openings for specific exhibits be open to all residents, or by invitation only?

In my opinion, the true impact on our Village of a Craft Shop museum has not been publicly discussed. The above questions answered by the Acquisition Committee will create that discussion. I will accept any other questions from this assembly to be added to the list.

At this time, I ask for a second to my motion.
Motion seconded.

Even though no discussion is to occur after someone has made a motion to table, comments were still made. People were upset that these questions were included in his motion, they could have been answered tonight, and there may not be a reason to table. Tim said he would withdraw his motion, but the reason he wanted to go forth with these questions (as a tabled motion) is because he has asked the Acquisition Committee to answer them, not the Town Assembly.

Motion to table withdrawn.

Discussion (continued): There have been many meetings and opportunities for Tim to get these questions answered. To stop the procedure now would be a tragedy. Someone else asked whether the Corporation would still answer to the Town Assembly? *Mark said that all comes under the corporation guidelines. There is a corporate charter available to look at tonight.* Peg is concerned over the difference of the Archives and the Museum. *Archives is primarily paper, Museum is 3-dimensional objects. (Alton) The Town voted very clearly to turn over the whole project to a non-profit corporation. He thought he made it very clear, that the corporation would attend town meetings. The operations of the Archives and Museum, some of these questions cannot be answered yet until we even get to that planning stage.* Mary Marconi said that she declined to be on the Corporation, she does not want to be a landlord. She understands that the Directors will not come to Town Assembly. *Alton said that the directors are responsible to the residents, but do not HAVE to come to Town Assembly. That's the same as the Trustees.* Mary Marconi said that the Acquisition Committee did not finish all its duties. She thinks there's some problematic situations since the Board is self-appointed, and do not have to come to Town Assemblies. Lynda Kolski said that she went to a lot of the public meetings and did not hear Tim's questions answered. She also said that Tim is not stopping the process, he is just asking the Acquisition Committee to continue at the same time as the Corporation is getting established. (Bill Press asked for Mark Taylor to read his motion again.) Aaron Hamburger tried to clarify some confusion. The Corporation was not envisioned originally, it evolved after much progression. The committee thought that it would be better to approach this as a corporation and protect the town from any liability issues. The corporation is controlled by its members. Directors could be recalled (by the town) if not doing their job. The purpose of the corporation is to purchase, renovate, set up the museum, and operate the craft shop. Ed Rohrbach had questions regarding the corporation and the income. *Mark said that the income goes toward the museum.* Eliot Levin feels that we still need to have an Acquisition Committee and have these people be advocates for the community. These people would concentrate on answering these questions for the people.

MOTION TO TABLE: (Tim Colgan) Motion to table the motion to disband Acquisition Committee until September's Town Assembly meeting.

Table – 19 Against – 33 **Motion not tabled.**

MOTION: (Mark Taylor) Motion to disband the Acquisition Committee.

Yes, disband – 33 No, do not disband – 21

Motion to disband has been approved.

Acceptance of report is part of the motion.

Submitted by,

Mark Taylor, Alton Dahl, Linda Eaton, Aaron Hamburger, Lynda Kolski, Mary Marconi, Tom Wheeler

12. COMMUNITY PLANNING: ***Cultural Future*** – The first Cultural Future discussion group will take place on Monday, July 10, from 7:30 to 9:00 p.m. at BWVC. The topic will be "Direct Democracy in the Village of Arden – Does It Work for You." The program will start with a 15-20 minute panel discussion of the strengths and weaknesses of Arden's direct democracy and then it will be opened up to a discussion among all attendees. You'll have a chance to discuss whether or not you think we have a direct democracy, does it work; its strength and weaknesses, why a resident do or don't participate, and does the committee structure and volunteerism work in running the village. We think this will be a lively and interesting discussion, so please join us. It will be the first of a number of discussions that will help shape the cultural future of Arden.

Also, as part of the cultural future planning process, the committee is also sponsoring a land rent/land assessment study group. This is open to anyone interested in reading about and discussing the different methods of assessment that Arden has used, relevant court cases that have impacted land rent and assessment and how they might impact future assessments. The first meeting of this study group will be July 25 at 7:30 p.m. at BWVC. If you have questions or want more information, contact Mary Marconi.

Sherwood Green – The parking proposal that was approved at last September's town meeting has been in place for nine months. We believe this temporary policy has worked very well in alleviating casual parking on Sherwood Green when there is paved parking available. There have been no reported problems during the few times that parking on leaseholds around the green was necessary. Even the basketball players seem to be abiding by the policy and not driving across the green. When necessary during large events, the Green continues to be used for overflow parking. In light of the success of the parking proposal, the committee moves that it be made a permanent policy.

MOTION: The Community Planning Committee moves that the parking proposal be made a permanent policy.

Motion seconded.

MOTION TO AMEND: Motion to amend the wording, have "Arden Green" instead of just "green".

Motion seconded.

Discussion: It was mentioned that there is no permission form for the parking on the Sherwood Green. Bill Press read the minutes from the meeting in which the temporary parking proposal was approved. Many people agreed that there needs to be very clear language if this is going to be permanent.

Vote on amendment motion. Amendment approved.

Discussion: Bev Barnett asked that the wording be very clear so that it will last for many years. *Lynda reassured Bev that the groups using the parking will be responsible to manage the parking.* Gail suggested that this be extended until the September Town Assembly, and this would give them time to assess the situation and 'mesh' some of the wording. Someone else mentioned to take in consideration the Safety Code 4-10-3 in which there is no parking on the Green.

(Community Planning report continues…)
On July 5 at 7:30 p.m., there will be a public information meeting to review the Sherwood Green landscape plan that was tabled at the September town meeting. The concept and preliminary plan have already been approved by the village assembly and the final plan was tabled in September due to parking concerns. Since the parking concerns have been addressed, we would like to get community feedback on a suggested step one. Since its been nine months since the plan was presented at town meeting, this would be a good time to refresh yourself with the plan and what it's all about.

Harvey Road – We're still waiting for DelDot to complete and file the Social, Environmental and Economic Report, which is necessary before design can begin. DelDot had originally expected to be in the design phase by now. Despite their efforts, the Harvey Road Traffic Calming Committee has had very little communication from DelDot about where things stand.

There is also renewed talk about "improving" the Marsh and Harvey intersection, and we need to remain vigilant about that and its impact on Arden and traffic through the village. A major concern will be to maintain bike lanes and pedestrian safety.

In addition, DelDot recently had a public meeting to review plans for Grubb Road from Naaman's to Marsh Road. These plans will add a right turn lane from Grubb to Marsh. DelDot also plans to install a 6-inch curb around the Odd Fellows corner and the Papa John's corner.

On the bright side, there seems to be less traffic on Harvey Road since the closing of the southbound I-95 ramp during construction.

Millers Road Intersection – We are still waiting for the construction estimates from Downing on this project.

Respectfully submitted,
Lynda Kolski, chair

Discussion: There were questions on alternatives for the intersection of Harvey and Marsh and Grubb Roads. Some people suggested alternating lights; others suggested filtered lights and green arrows. *Lynda suggested that these comments are the types of things DelDot needs to hear.* Alton mentioned that he would like the Town Assembly to ask Community Planning to register our concerns and design turning lanes.

MOTION: Move that the Community Planning Committee be requested to signify the concerns of the Village Assembly with respect to planned turning lanes from Grubb Road onto Marsh Road.

Motion seconded.

Discussion: Frank Akutowitz feels that doing this will result in the opposite result of what we want and the cars will come through the intersection faster. Bev Barnett suggested that people with concerns contact:

Michelle Ackles
Manager, DelDot External Affairs
(302) 760-2080
email to: mackles @ mail.dot.state.de.us

Vote on motion. Motion approved.

Discussion: Bev Barnett suggested also asking for a pedestrian controlled light.

13. **CIVIC** – 1. Road repairs noted on the Spring Walkabout have been initiated by our road contractor, Earle Downing, Inc. We expect the work to be done in a timely manner – weather permitting.

2. The Field Theatre has new columns that were installed in the locations previously decided upon for enhanced visibility. The area immediately around the columns was graded and seeded. Rotted sections of fence were removed and new fence and supports replaced them.

3. Cracked sewer caps were noted in 2 locations – New Castle County was contacted and these have been replaced.

4. Rubble and stone were removed from behind the raised curbstones around the Arden Green. Topsoil was added, raked and seeded. This work was performed by Wayne Knotts Construction Company.

5. A section along Millers Road near Marsh has been an ongoing problem with illegal dumping. An area long enough to be a deterrent has been measured for post and rail fence. The project will begin shortly. A "No Dumping" sign will be placed on the fence.

6. Indian Circle was redecorated this spring with 2 sofas. These have been removed along with a moving blanket full of cinders, ash and beer bottles. Jennifer Borders contacted me about an ACRA nature conservation project to be conducted by David Clemens. They have chosen Indian Circle and will focus on a clean up of the area.

7. Peg Aumack expressed concern about a sand barrel still present on the Green – Mr. James Worley's office at DelDot was contacted and I was informed that

due to rains and other considerations they are behind in pick up. But will soon remove our sand barrels until needed in the fall.

8. The Civic Committee conducted interviews with tree service companies and has established a primary contact with Strobert & O'Brien. We will also maintain backup names on file. There has been occasion recently for their emergency services and we have been favorably impressed with their response and handling of the matter.

Respectfully submitted,
Deborah A. Kenney
Civic Chairperson

Discussion: Congratulations on the work on the Field Theatre. Peg Aumack had concerns about the right-of-way violations. Her main concern was the Craft Shop. There are others that aren't being taken care of and are now being used as parking lots. Peg suggested having wooden barrels instead of the bright blue barrels.

Report approved.

14. BWVC – Ron Ozer had to step down from the committee, Marj Mabrey, our alternate has taken his place.

The BWVC is gearing up for summer. Two ceiling fans were installed in Room 3, just in time for last month's Coffeehouse, and were much appreciated that night! The air conditioner in Room 4 unfortunately is on the blink. An electrician is scheduled to look at it tomorrow morning to determine if it is a circuit problem or the air conditioner. I've been told the air conditioner is at least 14 years old so we may be facing purchasing a new one if it is determined the old one is defunct.

The school term is out for the YMCA; they will be renewing their contract for next school term. We unfortunately had a couple minor thefts of YMCA equipment. I feel these occurred on weekends when some of the doors to the building were accidentally left unlocked. So I'd like to point out a few things about use of the building. If a room is being rented or some community meeting is taking place, whomever is responsible for opening the building should be responsible for checking that all doors in the building are locked. There is a sign posted on the front main entrance doorway about use of that door and how to properly secure it; please check to make sure the door is properly secured if you have opened up this side of the door. The very back and side doors near Room 4 should always be checked. The back door should be checked from the outside to make sure the latch is in lock position. The side door should be checked to make sure it is properly latched; kids using the basketball court sometimes come in if the building is open and then leave out this side door without properly closing it. So please be aware of the proper procedures for securing the building when you leave.

ACRA summer camp started today. ACRA members and staff were setting up on Saturday. There was a lot of rearranging and tucking furniture away here and there. Trying to figure out where to put everything, for ACRA, the YMCA, and for the Buzz's large maintenance items, etc. has led us to the decision of purchasing an outdoor shed.

We have several sources for well constructed, reasonably priced sheds of wood construction. We have been coordinating with Playground Committee on where to place the shed, which would be behind the BWVC in the proximity of where the sandbox currently is and running parallel to Sherwood Road. It will take approximately five weeks from the time we order the shed until we receive it.

The Centennial Committee is hoping to have an art exhibit at the BWVC in the fall and we are planning some structural and lighting renovations to accommodate this exhibit, and to encourage future exhibits. An electrician will be giving us an estimate for track lighting in Rooms 3 and 4 and we are considering taking out the blackboards on the common wall shared by Rooms 3 and 4; this would greatly increase the display area available in both rooms. Also freestanding display partitions would be constructed. We are anticipating that the Centennial Committee will help pay for these improvements, at least equal to the amount they would have to spend to rent space elsewhere; the BWVC committee would be willing to pick up the difference. We feel these improvements to the BWVC are a step in the right direction for providing some of the types of programs people stated in past surveys that they wanted to see occur at the BWVC.

Another plus that we are really excited about, and would be a very nice perk to the art exhibit, is that new wood flooring will be going in Room 3 at the beginning of August. Tim Colgan presented us with an experimental proposition from the company for which he works. His company is interested in having a test site here in the U.S. to see how one of their new commercial products holds up to wear and tear. The company would reserve the right to take the floor up in six months if it was deemed necessary; also if we determined we don't like the flooring this would be done. The company is providing the flooring free of charge and Tim and Eliot Levin have volunteered to provide the labor, both for installation and removal, if necessary. If anyone else would like to help with this project, please contact Tim Colgan. I'm sure he'd greatly appreciate it.

Roof repairs are being scheduled with Bob Pollock. The roofer who repaired the area over the boy's bathroom is going to have to redo that area, as we are still having problems with water leakage in the ceiling. Some repairs to the entranceway roof have also been scheduled, as well as an area more in the middle of the slanted portion of the roof where rotted timber was found. Bob Pollock will be taking care of this, in conjunction with his roofer. Bob will also be uncovering the windows in the girl's bathroom, replacing broken/missing panes and re-hanging the renovated screens. We will continue with a trial period of determining how these modified screens hold up to the stresses of the basketball court before continuing with the remaining four screens.

There are a number of teen programs which have been scheduled for this summer, thanks to June Irons and ACRA. Several of these are being held at the Buzz: Friday, June 30 is the Adam Sandler movie night/pizza. Friday, July 14th will be a special Teen Coffeehouse; Friday, July 21st is the Guys vs. Gals volleyball game and bonfire, and Saturday, July 22nd will be an "Off the Wall" movie night featuring Monty Python. Hopefully, this will be the beginning of some ongoing functions for the teens of our communities. We have also started up a craft working night. The 3rd Tuesday night of

the month will be for anyone with some type of handiwork they are working on: it's a combination work and social session.

Respectfully submitted,
Marguerite Archer
BWVC Committee Chair

Report approved.

Discussion: Bill Press announced that the Centennial Committee is having an Art Exhibit at the BWVC on November 4-12 and there are forms available on the table if you would like to exhibit.

15. BUDGET – No report.

16. AUDIT – We, the Arden Audit Committee, have reviewed the Trustees of Arden and Village of Arden, Inc. audited financial statements as of March 24, 2000 and 1999. Our review did not include examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. Based on trend analysis, we are confident that the auditor obtained reasonable assurance the financial statements were free of material misstatements. Therefore, we support the auditor's opinion in that the financial statements present fairly, in all material respects in conformity with GAAP.

Respectfully submitted,
Liz Resko, Audit Chairperson

Report approved.

17. ASSESSORS – Since the last report in March, the Board of Assessors has met 4 times: twice for regular business and twice for public comment (followed by Board business). The 1st Public Meeting in June was attended by Trustee Gail Rinehart who reported on our fund surplus and related her concerns over potential problems posed by Arden's future "Home Business" status. The 2nd Public Meeting in June was attended by 1 relatively new, but returning resident who raised questions about some of the same issues with which we were then coping. She also expressed surprise that less than 20 residents came to the Public Meeting.

The Board continued to debate and vote on essential issues of land rent, size factors, domiciles and our new NCC zoning. The final report of decisions of the Board will be presented by Alton Dahl since he best represents the majority views.

Any minority reports to be presented will follow any discussion of the official report.

Respectfully submitted,
Lew Aumack, Assessors

Alton Dahl discussed the majority report, which is attached following the minutes.

Discussion: Peg Aumack asked if every resident is helping to subsidize the increase in the school tax. *Alton said that the school tax and property tax are based on the accumulated total. Look on page 2 for more information.*

Lew Aumack then discussed his minority report. This report is attached following the minutes.

Discussion: Comments regarding the majority report needs to be corrected. It is not the final version. It should also show the voting. Lew promised to get a new copy to the Town Secretary for the minutes.

Report approved.

18. ARCHIVES – The focus of the Archives Committee this quarter has been divided between the Craft Shop campaign and the Delaware Art Museum exhibition. As a direct result of the latter, acquisitions this quarter include a further donation of work produced by William and Louise Roberts, an Arden chair, the years 1917-1933, as well as an early watercolor of the interior of the Arden Inn. The acquisition of a runner from Maude Rhodes Weave Shop is also in negotiation.

Under the direction of Sally Hamburger, the Archives Committee is currently reviving the oral history project to take advantage of the large reunion scheduled for this summer. My thanks to Sally for initiating this important project.

A reminder that as part of the Archives Committee's contribution to the Centennial, committee member Sadie Somerville has compiled a picture book containing 100 years of Arden photos, the book is available for $8 by contacting Sadie.

Due to costs incurred for publication of the Centennial Book, current balance in Archives non-Village account is $161.96. Financial contributions are welcome.

Respectfully submitted,
Mark Taylor
Chairperson

Discussion: Congratulations were given to Mark for the wonderful exhibition at the Delaware Art Museum

Report approved.

19. ADVISORY – Nothing to report.

20. CENTENNIAL – Saturday, July 15 with be Arden's Birthday Bash. This will be on the Arden Green with live music. It will last from 6 – 10 p.m. There will be refreshments. An evening to come out with your friends and enjoy yourself. Other events coming up in the future.

21. OLD BUSINESS – Bev Barnett put a proposal on the floor at the last Town Assembly. Bev referred to the March minutes. Over time, we have lost rental domiciles. We have 50 rental domiciles currently, but we used to have 100 years ago. She raises this concern because this is becoming an issue across the country, that in suburban areas for someone to find low cost rentals is becoming very difficult.

> **ORIGINAL MOTION FROM MARCH TOWN ASSEMBLY:** Beverly Barnett made a motion that the Village Assembly ask the Trustees to create a task force to consider how best to maintain rental property in Arden.

MOTION: To bring the motion from the March Town Assembly off the table.

Motion seconded. Call for a vote. Motion was approved.

Bill Press then clarified that Bev would like to create a task force to look into how best to maintain rental property in Arden.

Discussion: Gail commented about how the town of Centreville has the same concerns right now and is researching this. Our town has been asked to participate in their procedure at some level. This will be a learning opportunity for us. Therefore, Gail would like to amend Bev's motion.

MOTION TO AMEND: (Gail Rinehart) I would like to propose the following amendment to your motion:

In place of the Trustees setting up a Task Force at this time, to investigate methods of preserving and possibly increasing multiple domiciles in the Village, for the purpose of protecting and promoting the economic and population diversity that are part of our heritage; we take a two column approach. The Trustees will continue to work on the mitigating variance issue already under review; and interested parties will work and participate in the Centreville efforts to redefine the Village destination. Reports from these two efforts will be given to the Town Assembly on a regular basis.

Amended motion accepted.

Discussion: There was a question about whether this would increase the number of domiciles. *Gail said that this is a larger issue and we need to see what is going to happen down the road. Bev Barnett commented that the Senate bill would take at least a year. Community Planning welcomes comments. This opportunity to watch the Centreville process is very valuable since they have similar concerns as our Village.* It was also recommended that a renter be involved in the Task Force. *Gail also mentioned how she has learned that nothing ever goes fast with the County.*

Call to vote. Motion approved.

22. NEW BUSINESS – Sally Hamburger stated that over the past year we have had three disasters due to trees in the community; one resulting in death. These trees are dangerous and many are 100 years old. She would like to make a motion:

MOTION: The Trustees in combination with the Civic Committee take a proactive study of the Arden trees, on leaseholds and public land, to determine their safety.

Discussion: Aaron Hamburger said that Strobert & O'Brien, the new tree contractors have a technique for determining whether a tree is unstable or not. There were comments that this might be an expensive proposition. Bev Barnett suggested proposing this as part of the Urban Forestry grant, but the deadline is July 10. There were also questions on the financial part of this. Who is responsible for the payment of taking down the tree? More suggestions were made to write a grant, and have the trees all part of a Trust.

Call for a vote. Motion approved.

23. GOOD & WELFARE –

One person mentioned that we try to make a better effort of using both sides of the paper (for handouts at the meetings) to save trees.

June Irons mentioned that there are 58 teenagers in the 3 villages currently, between the ages of 13-17 years old. She recommended having teen events each summer to support them and keep them feeling like part of the community.

Motion to adjourn.

Respectfully submitted,

June Irons

June Irons
Town Secretary

TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.
COMBINED BALANCE SHEET - GOVERNMENTAL FUND TYPES
MARCH 24, 2000 AND 1999

	General Fund Trustees of Arden	Special Revenue Funds Village of Arden, Inc. Municipal Street Aid Fund	Village Center Fund	Totals (Memorandum Only) March 24, 2000	1999
ASSETS					
Cash	$ 77,898	39,282	11,567	128,747	$ 86,198
Investments	294,187	-	8,475	302,662	241,882
Accounts Receivable: - Land rents	2,148	-	-	2,148	3,845
Due from General Fund	-	-	-	-	2,068
TOTAL ASSETS	374,233	39,282	20,042	433,557	333,993
LIABILITIES & FUND EQUITY					
LIABILITIES					
Deferred revenue	22,737	-	-	22,737	10,582
Payroll taxes payable	99	-	-	99	92
Land rent received in advance	202,493	-	-	202,493	130,869
Due to Village Center Fund	-	-	-	-	2,068
Total Liabilities	225,329	-	-	225,329	143,611
FUND EQUITY					
Fund Balances - Unreserved (Page 3)	148,904	39,282	20,042	208,228	190,382
TOTAL LIABILITIES & FUND EQUITY	$374,233	39,282	20,042	433,557	$333,993

The accompanying Notes to Financial Statements are an integral part of these financial statements.

TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.
COMBINED STATEMENT OF REVENUE, EXPENSES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUND TYPES
FOR THE YEAR ENDED MARCH 24, 2000

	Trustees of Arden	Special Revenue Funds Village of Arden, Inc.		Totals (Memorandum Only) March 24,	
	General Fund	Municipal Street Aid Fund	Village Center Fund	2000	1999
REVENUES					
Allotment - State of Delaware	$ -	24,911	-	24,911	$ 20,896
Advance - Trustees	-	-	-	-	4,750
Grants - State of Delaware	10,265	-	-	10,265	46,011
Land rentals	315,409	-	-	315,409	311,570
Installment on sale of road's right of way	5,542	-	-	5,542	4,639
Installment on sale of cable right of way	1,622	-	-	1,622	-
Investment income	16,782	788	902	18,472	14,477
Rent and maintenance payments	-	-	13,421	13,421	21,410
Miscellaneous income	7,393	-	7,235	14,628	6,727
TOTAL REVENUES	357,013	25,699	21,558	404,270	430,480
EXPENSES					
General	117,086	8,657	21,541	147,284	171,929
Property taxes	206,657	-	-	206,657	201,220
Administrative	32,483	-	-	32,483	31,131
TOTAL EXPENSES	356,226	8,657	21,541	386,424	404,280
EXCESS (DEFICIT) OF REVENUE OVER EXPENSES	787	17,042	17	17,846	26,200
FUND BALANCES - BEGINNING OF YEAR	148,117	22,240	20,025	190,382	164,182
FUND BALANCES - END OF YEAR (Page 2)	$148,904	39,282	20,042	208,228	$190,382

The accompanying Notes to Financial Statements are an integral part of these financial statements.

TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.
STATEMENTS OF EXPENSES - GENERAL FUND
FOR THE YEARS ENDED MARCH 24, 2000 AND 1999

	General Expenses	Property Taxes	Administrative Expenses	Totals (Memorandum Only) March 24, 2000	1999
Archives, General Fund committee expense	$ 3,905	-	-	3,905	$ 3,637
Buzz Ware Village Center	7,000	-	-	7,000	7,000
Centennial Celebration	1,685	-	-	1,685	-
Civic:					
Commons and Forests	14,706	-	-	14,706	12,894
Grants	6,228	-	-	6,228	10,650
Roads	14,951	-	-	14,951	12,127
Special Clean-up	1,021	-	-	1,021	500
Trash collection	36,738	-	-	36,738	34,885
Community planning:					
General budget	700	-	-	700	743
Grants	4,037	-	-	4,037	35,361
Playground committee expense	1,523	-	-	1,523	1,543
Registration committee expense	3,255	-	-	3,255	2,987
Safety committee expense	2,826	-	-	2,826	3,300
Welcome Hither	22	-	-	22	47
Salaries - Secretary	4,884	-	-	4,884	4,740
Salaries - Bookkeeping services	2,004	-	-	2,004	1,944
Contingencies	467	-	-	467	685
Acquisition Committee	523	-	-	523	-
Arden Book - Centennial Edition	6,486	-	-	6,486	-
Donations:					
ACRA	700	-	-	700	700
Arden Library	450	-	-	450	400
Arden Page	1,100	-	-	1,100	1,050
Fire Companies	950	-	-	950	850
Rent - Gild Hall	700	-	-	700	650
School, county and property taxes	-	206,657	-	206,657	201,220
Telephone - town	225	-	-	225	188
Auditing	-	-	3,900	3,900	3,800
Insurance	-	-	4,913	4,913	5,689
Legal	-	-	1,267	1,267	5,442
Office rent	-	-	2,100	2,100	2,100
Operations and fees	-	-	10,019	10,019	3,805
Payroll taxes	-	-	1,464	1,464	1,414
Salaries - Administrative assistant	-	-	8,820	8,820	8,736
TOTAL EXPENSES (Page 3)	$117,086	206,657	32,483	356,226	$369,087

The accompanying Notes to Financial Statements are an integral part of these financial statements.

TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.
STATEMENTS OF EXPENSES - SPECIAL REVENUE FUNDS
FOR THE YEARS ENDED MARCH 24, 2000 AND 1999

	General Expenses	Property Taxes	Administrative Expenses	Totals (Memorandum Only) March 24, 2000	1999
MUNICIPAL STREET AID FUND					
To general fund - road right of way	$ 5,542	-	-	5,542	$ 4,639
Road expense	3,115	-	-	3,115	11,983
Bank charges	-	-	-	-	20
Legal	-	-	-	-	125
Total (Page 3)	8,657	-	-	8,657	16,767
VILLAGE CENTER FUND					
Salary - custodian	5,220	-	-	5,220	5,220
Maintenance and supplies	9,088	-	-	9,088	6,555
Payroll taxes	493	-	-	493	477
Utilities	5,324	-	-	5,324	6,174
Renovations	1,416	-	-	1,416	-
Total (Page 3)	$ 21,541	-	-	21,541	$ 18,426

The accompanying Notes to Financial Statements are an integral part of these financial statements.

TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.
STATEMENT OF EXPENSES - BUDGET & ACTUAL - GENERAL FUND
FOR THE YEAR ENDED MARCH 24, 2000

	Budget	Actual	Variance Favorable (Unfavorable)
Archives, General Fund committee expense	$ 3,780	3,905	$ (125)
Buzz Ware Village Center	7,000	7,000	-
Centennial Celebration	4,000	1,685	2,315
Civic:			
Commons and Forests	15,000	14,706	294
Grants	9,286	6,228	3,058
Roads	15,000	14,951	49
Special Clean-up	2,500	1,021	1,479
Trash collection	36,500	36,738	(238)
Community planning:			
General budget	1,500	700	800
Matching	3,000	-	3,000
Grants	1,297	4,037	(2,740)
Legislative reference	300	-	300
Playground committee expense	1,550	1,523	27
Registration committee expense	3,250	3,255	(5)
Safety committee expense	3,168	2,826	342
Welcome Hither	275	22	253
Salaries - Secretary	5,369	4,884	485
Salaries - Bookkeeping services	2,205	2,004	201
Contingencies	2,000	467	1,533
Acquisition Committee	2,000	523	1,477
Arden Book - Centennial Edition	7,851	6,486	1,365
Donations:			
ACRA	700	700	-
Arden Library	450	450	-
Arden Page	1,100	1,100	-
Fire Companies	950	950	-
Rent - Gild Hall	700	700	-
School, county and property taxes	206,900	206,657	243
Telephone - town	260	225	35
Auditing	4,000	3,900	100
Insurance	7,000	4,913	2,087
Legal	8,000	1,267	6,733
Office rent	2,100	2,100	-
Operations and fees	5,100	10,019	(4,919)
Payroll taxes	1,600	1,464	136
Salaries - Administrative assistant	8,820	8,820	-
TOTAL	$374,511	356,226	$ 18,285

The accompanying Notes to Financial Statements are an integral part of these financial statements.

Village of Arden

Receipts and Bank Balances March 25, 2000 to May 31, 2000

Balance in Bank March 25, 2000			77,898.37
Receipts:			
Grants		0.00	
Interest & Dividends		240.67	
Land Rent:			
Past Fiscal Year(s)		0.00	
Present Fiscal Year		128,062.15	
Future Fiscal Year(s)		12.66	
Meadow Lane Access Rent		575.54	
Memorial Garden Donations		1,518.00	
Miscellaneous		409.48	
Rights of Way:			
Cable TV		2,233.46	
Roads		0.00	
SUBTOTAL Receipts		133,051.96	
Redeemed Investments	+	0.00	
New Investments	-	100,000.00	
TOTAL RECEIPTS		33,051.96	
Receipts & Starting Bank Balance			110,950.33
Expenditures Against Budget			-32,716.84
Balance in Bank as of May 31, 2000			78,233.49

NOTE: Investment Position	
Arden Building and Loan	68,226.53
Vanguard Money Market	329,732.43
Other:	0.00
TOTAL Investment Position	397,958.96

Signatures:

Trustee: Gail W. Richard

Admin. Assist.: Elizabeth Varley

Village of Arden - Expenditures Against Budget March 25, 2000 to May 31, 2000

Budget Item	Budgeted Amount	Expenditures F.Y. to Date	Expenditures Since Last Report
Committees:			
Archives	3,980.00	364.00	364.00
Buzz Ware Village Center	1,000.00	59.29	59.29
Buzz Ware VC: Renovations	6,000.00	0.00	0.00
Centennial Celebration	8,000.00	200.00	200.00
Civic: Commons & Forests	16,000.00	1,131.21	1,131.21
Civic: Roads	15,000.00	1,749.00	1,749.00
Civic: Special Clean-up	2,000.00	92.40	92.40
Civic: Trash Collection	38,000.00	6,168.00	6,168.00
Community Planning	1,500.00	36.06	36.06
Legislative Reference	300.00	0.00	0.00
Playground	1,700.00	59.42	59.42
Playground Equipment	3,500.00	1,725.00	1,725.00
Registration	3,250.00	367.57	367.57
Safety: General	600.00	22.64	22.64
Safety: Town Watch Coordinator	2,268.00	378.00	378.00
Welcome Hither	300.00	0.00	0.00
Salaries:			
Assembly Secretary	5,531.00	838.42	838.42
Bookkeeping Services	2,273.00	344.02	344.02
Other Line Items			
Acquisition Committee/Craft Shop	2,000.00	0.00	0.00
Acq.Com./Craft Shop Match Funds	25,000.00	0.00	0.00
Board of Assessors	100.00	0.00	0.00
Donations: ACRA	700.00	700.00	700.00
Donations: Arden Library	450.00	450.00	450.00
Donations: Arden Page	1,150.00	1,150.00	1,150.00
Donations: Fire Companies	950.00	950.00	950.00
Fireproof File/Town Secretary	1,000.00	0.00	0.00
Gild Hall Rental	800.00	800.00	800.00
Telephone	504.00	30.68	30.68
Contingencies	2,000.00	307.94	307.94
Items Not Subject to Referenda			
Memorial Garden Fund	N/A	746.07	746.07
Civic: Grants	(a) 12,278.00	9,383.00	(d) 9383.00
Com. Plan.: Grants	(b) 1,059.56	0.00	0.00
NCC Pass-thru Grant	(c) 9,400.00	581.31	(e) 581.31
Taxes: New Castle Co. Property	63,800.00	0.00	0.00
Taxes: School	160,000.00	0.00	0.00
Administrative: Auditing	4,000.00	0.00	0.00
Administrative: Insurance	7,000.00	0.00	0.00
Administrative: Legal	10,000.00	910.00	910.00
Administrative: Office Rent	2,100.00	350.00	350.00
Administrative: Operations/Fees	6,500.00	911.86	911.86
Administrative: Payroll Taxes	2,000.00	733.23	733.23
Administrative: Salary Ad. Asst.	9,084.00	1,514.00	1,514.00
Less Accrued Taxes		(336.26)	(336.26)
TOTAL	433,077.56	32,716.84	32,716.84

Notes:

(a) Deferred Revenue (Audit "99-00):
1998 Bond Bill One-Time-Aid to Local Governments $3,058.00
DOT-00-P-Prog-23 $9,220.00

(b) Deferred Revenue (Audit "99-00):
Traffic Calming 97-P-Prog-117 $993.29
Urban Forestry III $66.27

(c) Deferred Revenue (Audit "99-00):
NCC Pass-Thru Grant I $4,400.00
NCC Pass-Thru Grant II $5,000.00

(d) Expenditures:
One-Time-Aid to Local Governments - $163.00
00-P-Prog-23 - $9220.00

(e) Expenditures:
NCC PassThru Grant I - $581.31

To All Arts & Crafts Residents
of
Arden, Ardentown & Ardencroft

The Centennial Committee is asking you to help us put on a truly representative arts and crafts exhibit this fall. Let's make it one that will find our townsfolk smiling with pleasure and pride when they see that such creative expression is still alive and flourishing here.

Perhaps you are not as active in your work as you used to be, but do have something you made before which you'd like to enter. If you are one who has reached professional status - Great !! Share with us some of your work. For those of you who are just getting started (at whatever age) and have a piece of work you'd like to show, let us know.

The exhibit is not scheduled until next fall, but in order for us to provide an hospitable environment that will allow your work to be shown at it's best, we need to start our work now. The exhibit will be held Nov. 4 through Nov. 12 at the Buzz Ware Village Center. It has the whole-hearted support of the BWVC Committee.

If there is someone in your household who would like to enter something in this exhibit, please fill out the form below and return to me as soon as possible: Peg Aumack, 2313 Woodland Lane - by mail or to my home. If you have any questions or need additional forms, please call me at 475 - 9373.

Name:_____

Address_____

Tel. No._____

Items to be entered:

(1) Description:_____

_____

Dimensions:_____

(2) Description: _____

_____

Dimensions: _____

THANKS FOR YOUR QUICK RESPONSE

The Arden Centennial Committee

Direct Democracy in the Village of Arden
Does it work for you?

Join us for a discussion on Monday, July 10, 2000
7:30 – 9:00 p.m. at the Buzz Ware Village Center
Presented by The Cultural Future Work Group
Refreshments served at 7:15 p.m.

In this lively forum, a panel of Village residents will **debate** the strengths and weaknesses of our direct democracy (15–20 minutes). Then, everyone who attends will have a chance to **discuss** such topics as:

- Do we have Direct Democracy? Does it work?
- Do you participate? Why or why not?
- What do you like about it? What don't you like?
- How do you get information about Arden's history & its political process?
- Does the committee structure work?
- Will volunteerism continue to be the predominant way we run the Village?

Please plan to join us and be among those who help shape the cultural future of the Village of Arden!

The Cultural Future Work Group is a sub-group of the Arden Community Planning Committee. The Group plans a series of public forums in Arden's Centennial year focused on Arden's cultural heritage of Direct Democracy, Single Tax and Social Reform, Environment and Community Life, and Arts and Craft. We actively seek the ideas of Arden residents to keep our cultural heritage vital and relevant for future generations. Residents of Ardentown and Ardencroft are also very welcome to attend.

For more information about this and upcoming events, please call Mary Marconi at 475-6819 or Terry Colgan at 529-1327.

BOARD OF ASSESSORS
VILLAGE OF ARDEN

REPORT TO TOWN ASSEMBLY, JUNE 26, 2000
ASSESSMENT FOR LAND RENT DUE MARCH 25, 2001

SECTION I – Discussion and Definitions

The assessment for land rent due on March 25, 2001 is presented in this report. The rental revenue from this assessment will provide adequate income to the Village to:

1. pay the county and school taxes levied on the Trust by outside taxing authorities,
2. pay for administration of the Trust,
3. maintain the community standard of living as indicated by referendum, and
4. maintain a prudent reserve to insure the Village 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.

This year's assessment will leave a "Prudent Reserve" for the Village of 33% of total forecast expenditures. To forecast total 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 2001 will be $351,000. The amount to be collected is 1% percent higher than last year's assessment. The assessment reflects a projected increase in the county and school taxes for our fiscal year 2001-2002 of 6%.

Total Village Expense for 2000-01 is projected to exceed revenue by about $22,000. This expense will be largely covered by the previous year's greater than expected surplus. The Village Expense Budget for 2001-02 is projected to be $27,000 lower than for 2000-01 because of the two large one-time expenditures approved for this fiscal year (Craft Shop purchase and Centennial Celebration).

Definitions

The General Rate, called Rate A, reflects a value all leaseholds share.

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. This fact was derived from a 1971 study of lot values updated by a 1987 professional appraisal and a separate study of market values. This rate reflects the fact that a substantial part of any lot's value derives from the privilege of maintaining a domicile on the lot regardless of its actual size.

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 only to Lot #88.

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

SECTION II – 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:

1. A: The forecasted amount needed for the county tax	$ 60,000
B: The forecasted amount needed for the school tax	164,000
C: The forecasted amount needed for Trust administration	40,000
D. The forecasted amount needed for budgeted community expenses	118,000
TOTAL ITEM I - FORECASTED EXPENDITURES	$382,000

2. The amount needed to achieve at 2001/02 year-end a prudent reserve

(33%% of the Total of Item I) calculated as follows:

2000/01 year end target	$126,000	
Less projected position at 2000/2001 year-end	($127,000)	
	($1,000)	($1,000)
TOTAL REVENUE REQUIRED		$381,000

SECTION III - The 2000/01Fiscal Year Rental Rates (year beginning March 25, 2000)

General Rates

Rate A: $144.50 per 1,000 square feet, applied to the first 6,500 square feet of each leasehold.

Rate B: 80% of Rate A. For each dwelling unit in addition to the first, the leasehold is charged rent for 6,500 square feet at this rate, but is not charged for more than the actual area of the leasehold.

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.

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):

1. Leaseholds adjacent to Arden or Sherwood Forests	+11%
2. Leaseholds fronting on Arden or Sherwood Forest by being across the street	+ 5%
3. Leaseholds adjacent to or fronting on a communal green	+ 5%
4. Leaseholds adjacent to Harvey Road and/or Marsh Road having frontage on an Arden road	- 5%
5. Leaseholds adjacent to Harvey Road and/or Marsh Road having no frontage on an Arden road	-10%

Notes

1. 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.

2. A corrected forest or greens factor charge for a leasehold which has only a part of one side adjacent to or fronting on a forest or green shall be defined by multiplying the basic factor charge by the ratio of the actual fronting or adjacent footage to the total footage of that side of the leasehold.

SECTION IV - Rent Collection

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

From the general rates:	$342,000
From the specific location rates:	$9,000
Total Land Rent	$351,000
Revenue from fines, interest, etc	$30,000
TOTAL REVENUE	$381,000

SECTION V – Examples

SAMPLES OF BASE RENTALS

Lot Size (sq. ft.)	
10,000	$ 1,142
20,000	1,724
30,000	2,298
40,000	2,876

EXAMPLES OF RENT CALCULATION

1. 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 $144.50/M sq. ft.		$ 939.25
13,500 sq. ft. X $144.50/M sq. ft. X 40%		780.30
	Base Land Rent	$1,719.55
Forest Factor -	$1,719.55 X 11%	189.15
Greens Factor -	$1,719.55 X 5%	85.98
	Total Land Rent	$1,994.68

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

6,500 sq. ft. X $144.50/M sq. ft.		$ 939.25
6,500 sq. ft. X 2 X $144.50/M sq. ft. X 80%		1,503.80
10,500 sq. ft. X $144.50/M sq. ft. X 40%		606.90
	Base Land Rent	$3,048.95
Forest Factor - $3,048.95 X 11%		335.38
	Total Land Rent	$3,384.33

3.A 30,000 sq. ft. lot containing one dwelling unit with 75 feet of a 100 foot side fronting on Village Green:

6,500 sq. ft. X $144.50/M sq. ft.		$ 939.25
23,500 sq. ft. X $144.50/M sq. ft. X 40%		1,358.30
	Base Land Rent	$2,297.55
Green Factor $2,297.55 X 75/100 X 5%		86.16
	Total Land Rent	$2,383.71

SECTION VII

THE 2000 BOARD OF ASSESSORS
Vote on Final Report

		Vote
Lewis Aumack, Chair	Lewis Aumack	No
Lou Bean	Samuel L Bean	yes
Alton Dahl	[illegible]	yes
Lynda Kolski	Lynda Kolski	no
Peter Renzetti	Pete R Renzetti	yes.
James Schwaber	James Schwaber	30 June 2000 yes
Elizabeth Varley	Elizabeth Varley	yes

ARDEN LAND RENT ASSESSMENT

Board of Assessors
Minority Report

Lew Aumack

The assessment of land values by the Board of Assessors this year has required a more than usual intensive effort to arrive at a full land rental value system that is fair & consistent (as far as reasonably possible) with the ideas of Henry George's **"land valuation"** economic theory & principles. Due to the unique Assessor election system of *proportional representation*, aimed at maximizing diversity of ideas & expertise, it is not surprising to find that many of the rental components received less than unanimous support. The most divisive issue of all, *e.g.* the basic choice of what conceptual system to use for determining the total land rent for the community. Since the final vote to continue the **"Community Standard of Living"** passed with only 4 of the 7 votes, it is even more imperative to inform you of the more vital minority views - ***not*** for debate (since the decision of the majority just presented is final) but for understanding & possible positioning during next year's deliberations.

A. Land Rent Proposal.

The major reason for signing "no" to the majority decision relates to the basis for determining the so-called **"full rental value"** & the dollar amount required of us collectively. Our oath of office as elected Assessors mandates that we determine that value of our leasehold lands - a value that may be different from what is determined we pay but which establishes a top limit beyond which we should **not pay**! This must be determined by the Assessors, **regardless of what total system one uses to reach that value**. Unfortunately, previous Boards have failed or refused to make that determination.

This minority proposal represents an attempt to *'cut the Gordian knot'* of quibbles, incomplete & shakey facts & the search for pure & uncontestable positions. It proposes a system for determining Arden land values by the sequential process of:

1. accepting the New Castle County 1986 **assessment** of Arden's 95.15 acres of leasehold / rentable land, which has never been legally contested by the Village,
   ($ 3,955,400);
2. projecting to FY 2001, estimated by NCCo specialists (1998) as "double or a little more"
   ($ 7,347,100) ;
3. translating **ownership value** to **rental value** using the most appropriate loan interest rate
   (approx. 10%);
4. determining the **Full / *Maximum* Rental Value** of leasehold lands
   ($ 7,347,100) ; and
5. assigning a more appropriate **Full / *Fair* Rental Value** to be but **80%** of the estimated "full/maximum" value (quite a bit less than the 95% that Henry George believed to be the more realistic target to aim-for), the 20% drop being warranted by our accomplishing the legally mandated requirement that ***volunteer labor*** be used to administer & manage Trust lands, resulting in a top-dollar target of
   ($ 587,800).

This crucial amount, then, represents the ***income ceiling we should have achieved at the end of our 1st 100 years!*** Given the fact that our **current required revenue = $358,000** above proposed sequential calculations indicate that our current rental rates reflect a
40% short - fall (undercharging)

(an amount impressively less than the many earlier unsupported estimates that the full rental value is 2 or even 3 times greater than what we are now being charged !).

6. Bottom line : Assuming that all previous estimates, while debatable, fall within reasonable 'error-of-measurement' limits, it was proposed that we establish a system of **setting an annual rental rate of 5% above the rate of the preceding year.** This proposed amount would be amount would be based upon **a)** an annual inflation rate of 2 1/2 % (or half) of the total rate, **b)** inherent land value creep of about 1% due to the continuing improvement of facilities (but exclusive of the inflated values created by land developers, speculators and other economic bandits - and from whom , *thankfully*, we are protected by the shield of our status as a ***Charitable Trust***) and **c)** a small increment of 1 1/2% for reducing and eventually eliminating our 'catch-up' rental gap over the next 25 - 30 years.

B. Component Problems.

Two major component issues further contributed to my rejection of the presently declared rental rates: the 2-level size rate differential & the extra-domicile apportionment .

1. 2 - level size rate differential. Data presented in previous years indicated that the long-standing 2-rate system (Rate A = 100% of full rate determination for the 1st 6,500 s.f. and Rate C = 40% of the remaining sf) resulted in the unwanted and undesireable consequence of smaller leaseholders paying a ***higher tax rate*** than larger leaseholders (*e.g.* where the **smaller leaseholders would pay $100 for a given number of s.f., larger leaseholders would pay but $60.** That this has continued for over 20 years should be unacceptable for a community striving for **equity, progress & (*elimination of*) poverty** !

2. Extra Domiciles. For about as many years the Assessors have continued the inequity of laying the heavier burden of **domicile surcharges** onto those leaseholders with the smallest number of domiciles (resident / family units), while those with the greatest number have some or most 'ride free'. That 7 assessors for each of 20 years have not proposed a viable solution to this gross economic travesty warrants serious questioning by the electorate !

C. Overall Impact.

Briefly, the continued sanctioning of all 3 of the aforementioned issues work together to increase the economic pressures on those less able to afford the changing land rent pattern , primarily lower and/or fixed income residents and friends - ones we would like to see stay with us ! That this negative side-effect is not due to deliberate intent, we must consider as follows:

- to the extent that it results from our ignorance as to the complexities of the land rent system, we need to learn;
- to the extent that it results from Resident apathy, we need to develop psychological 'shock-treatment' devices;
- to the extent that it results from misinterpretations of Henry George, we need definitive input from objective experts; and
- to the extent that Georgism cannot solve the problems, we need to modify theory & practices such that ***progress & the elimination of poverty co-exist***.

Submitted by
Lewis Aumack

Lew Aumack
June 26, 2000

Village of Arden
2104 Wind Lane
Arden, DE 19810

Dated material enclosed

- **Notice of Town Meeting**
- **Minutes from 6/26/00 Town Meeting**

ALL ARE WELCOME