The regular meeting of the Town Assembly of Arden was held on June 27, 1966 at the Field Hall with Trustee Clare presiding.

The minutes of the March meeting were read and approved.

A motion was made and passed that to read the minutes of the special meetings held to set up a proposed charter.

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

The Trustees have written again to the sign inspector concerning the sign on the Savage-Williams property but nothing has been done about it yet. The Trustees were informed that there will be an increase in school taxes due in October but there is not enough money in the treasury to pay for it.

The charter incorporating Arden was accepted but the first meeting of the Town Commissioners will not be held until July 11, 1966. At that time meeting dates will be established. The dates will probably coincide with those of the Town Assembly.

The Commissioners have written to the County Court of New Castle County requesting the Village of Arden be included in the Zoning Map of New Castle County. It was felt that it would be too difficult to set up our own Zoning Code. The action of the Commissioners concerning the Zoning was approved.

The Civic Committee reported that it had organized a Spring clean up

as requested at the March meeting. Members of the Committee worked all day hauling away debris and trash. The Committee suggested that if the town desires this service again that a special Committee be formed.

Regular town maintenance has been taken care of. The Trustees have been asked to take action against Neal Warrington because of the condition of his lot at Hillside and Wind Lane.

A motion was made and passed to thank the Civic Committee for the Spring Clean-up job.

The Board of Assessors reported that it has established the bona-fide full rental value for leased lands of Arden at $1300 per thousand square feet for the fiscal year beginning March 5 1967 to March 25 1968. The date was established by a vote of four to three. The above rate includes the sewer assessment of $4.84 per thousand square feet.

The Assessors pointed out that in addition to the $5000 income which will be realized from the assessed rate Arden is eligible to receive an estimated $1200 from the State for roads because of the recently approved incorporation bill. The report of the Board of Assessors was signed by five members. Donald Stephen refused to sign the report.

The Assessors hoped that there would not be any bitterness over their assessment. It is difficult to define what is meant by fair rental value. The definition of improvements that should be excluded

when determining full rental value is not clear in the leases. Ardenton rate is $10.00 per thousand and Ardencroft is 1.00 per thousand square feet. The assessors asked Donald Stephen to give reasoning and calculation involved in arriving at Ardenton and Ardencroft rates, but the figures have not been made available. One practical consideration has to be made to avoid so excessive a rate of land rent that leaseholders would be encouraged or forced to break up their property into small parcels of land.

A minority report from the Board of assessors was submitted by Shaul Hodstein, Bernard Bradman and Donald Stephen.

The minority report submitted the rate of 14.46 per thousand square feet and suggested that the Town Assembly reject the $1.00 figure assessed by the Board of Assessors and submit the 14.46 figure to referendum.

They felt that the Board majority has not considered the facts but has attempted to set the assessment on the lowest figure on which the village can survive during 1967-68. It was felt that if the true rental value of Arden land were assessed the community would not personally find itself on the brink of financial disaster.

The minority report arrived at a figure of $9000 per acre and that fair rental income would be based on 7% to 8% of its market value. Full rental value would be

$630 per acre or 14.46 per thousand square feet.

They asked the Town Assembly to go on record as supporting a rate of 14.46 per thousand square feet.

add. He felt the assessors had not, ~~tf~~ lived up to requirement by Law and would not sign the report

Donald Stephens said that he had no written evidence from the Board of Assessors as to how they arrived at their figure $13.00. He had contacted Mr Talley a realator who said that 8% was a fair amount to use for figuring return on investment. The population is increasing greatly and land in Brandywine Hundred is at a premium; therefore Arden land is worth more per acre than the present assessment. Comparative charts show that Arden land rent has been below all the other enclaves from 1950 to 1966.

Mr Press stated that statement that some of the Assessors did not study available figures was not correct. The cost of sewers did increase land rent considerably.

Mr William Frank stated that dependence on a promised $12000 for roads and police was not a firm promise and probably it would not be as easy to get the money as some people seemed to think. He felt that the Trustees have been sitting by knowing that the Board of Assessors have not been documenting their reports. One way to protest an assessment is to refuse to pay your rent.

Robert Wynn asked if the Board of Assessors had any record to show how they arrived at the base rate.

After some discussion Shaul Gladstone, secretary of the Board of Assessors, read the

minutes of the last meeting of the Board of Assessors when the 13.00 assessment was made. He was complimented on the full minutes.

William Morley suggested that the Board of Assessors agree to meet again and try to reach a compromise assessments to be reported at a later meeting.

An appeal to the assessment of the Board of Assessors can be made at the September meeting of the Town Assembly.

A motion was made to receive the report of the Board of Assessors 20 ayes and 19 nays.

No report from Budget Committee.

Advisory Committee report filed.

The Auditing Committee report which was circulated was received with thanks.

Registration Committee reported 370 voters.

The referendum incorporating order was passed with a vote of ~~169~~ 115 yes + ~~33~~ 87 no.

The proposal to be submitted to General Assembly for a new charter accepted at Town Assembly of May 23 was passed 169 yes and 33 nay.

Safety Committee reported that attempt to establish a joint protection with Ardenton has not seemed feasible at the present time. Our present protect amounts to about 11 hours a week. A total of 28 warning notices have been issued. Parking on the Green is being controlled by blocking off the parking areas. Signs can be ordered from the State Highway Department now.

The Safety Committee is planning a detailed report consistent with State Law.

Arden's incorporation laws and suggested incorporation amendments. William Beacham suggested that something be done about way traffic moves at the curve caused by the Highway and Orleans Road

School Trustees. They reported that an increase in school taxes will have to be paid in October. There is a possibility that all school districts will be reorganized. Arden will probably be compelled to go into the Alfred I District and their rate is much higher than Ardens.

Grubb & Harvey Road Committee is preparing a case to go before the County Chancery to block the construction of an interchange which will cause Harvey Road to become a minor arterial road. This would induce more traffic and cause the need to widen Harvey Road. The committee will need a lot more money and a drive will ~~be~~ be started soon.

Under new Business. The Budget Committee requested that the Trustees acting as Commissioners under the incorporation of Arden specify need for money to carry out expenses.

The meeting on motion adjourned.

Respectfully submitted

Mary Morley
Secretary