VILLAGE OF ARDEN
TOWN ASSEMBLY
JANUARY 22, 2018

Town Meeting Minutes

DRAFT

Next Town Assembly for the Village of Arden is March 26,2018 @ 7:30 p.m. Gild Hall
2119 The Highway, Arden, Delaware

MOTIONS/RESOLUTIONS/POLICIES PRESENT

9.0 Advisory

Motion: Temporary & permanent replacement of Town Chair.

MOTION: It is moved that, in the temporary absence of the Chair of the Town Assembly from the town meeting, the Chair of the Advisory Committee will substitute for the Chair of the Town Assembly and run the town meeting. Examples of a temporary absence include, but are not limited to, missing a single town meeting, being late to a town meeting, or wishing to make a statement as a resident at town meeting.

If the Chair of the Town Assembly needs to be permanently replaced, then the Chair of the Advisory Committee will open the town meeting and have election of a new Chair of the Town Assembly be the first order of business. Upon election, the new chair will preside for the remainder of the term.
Motion to Tabled approved unanimous voice vote. It will be presented under Old Business at next Town Assembly meeting.

11.5 Community Planning

Motion: pertaining to 16 Ravine Rd

"It is moved that the Village of Arden explore a plan for the potential purchase of a portion or all the land located at 16 Ravine Road, parcel #0604600029, Highland Woods adjacent to the Arden forest. The plan would include the land location, the financial plan to purchase and the process of approval." Voice Vote Ayes have it. Abstentious -None. **Motion Approved**.

DRAFT

MOTIONS/RESOLUTIONS/POLICIES PRESENT

Policy to decommission Ardens certified ADUs.

After many different iterations of drafting policies and levels of decommissioning the committee has unanimously agreed that we do not support and will not provide any policy on decommissioning of Arden certified ADUs

Not A Policy

11.7 BWVC

Motion for long-term lease agreement

Motion

"The BWVC Committee is directed to execute a contract with the Arden Building and Loan for a period of three years for the amount of $350 per month with the option after the first lease expires, of an additional three-year lease with a negotiated rate hike. Included with this lease is 10 extra room uses for meetings for no extra charge per year."

Voice Vote

Ayes have it.

Motion Approved

DRAFT

MOTIONS/RESOLUTIONS/POLICIES PRESENT

13.0 New Business-

Motion the Village of Ardens' relationship to ACRA

MOTION on Village of Arden Relationship with ACRA

MOTION: The Village of Arden supports the Arden Community Recreation Association, Inc. (ACRA) and its mission to preserve and nurture a strong sense of community among the residents of the villages of Arden, Ardentown, and Ardencroft, creating an environment in which all ages learn, play and socialize together. Specifically, the Town Assembly grants privileges based on historical practice for the use of Village of Arden property, buildings and grounds to ACRA for various activities. The Town Assembly grants these privileges based on ACRA's unique mission and the long-standing history of ACRA as a trustworthy, reliable partner in providing programming to the benefit of the residents of the Village.

As part of the Village's support of ACRA, the Buzz Ware Village Center (BWVC) Committee shall provide to ACRA use of the BWVC property, building, and grounds consistent with historical practices.

Motion Tabled.

DRAFT

ATTENDANCE Attendees Sign In – 84 (Does not include chair and secretary)

Firstf	**Last**		**First**	**Last**	
David	Michelson	1	Pam	Politis	43
Gary E	Quinton	2	David	Gerbec	44
Carol	Larson	3	Marcia	Scheflen	45
Brooke	Bovard	4	John	Scheflen	46
Denise	Nordheimer	5	Wm.Glenn	Coburn	47
Danny	Schweers	6	Jan	Westerhouse	48
Kate	Sayer	7	Alison	Wakelin NV	49
Marvin	Sayer	8	Donald	Dwyer	50
Julia	McNeil	9	Marianne	Cinaglia	51
Carol	DiGiovanni	10	Corie	Priest NV	52
Sadie	Somerville	11	Kontal	Copeland NV	53
Rodney	Jester	12	Warren	Rosenkranz	54
Tom	Wheeler	13	Elizabeth	Varley	55
Joad	Likazan	14	Ruth	Panella	56
Albert	Marks	15	Sam	Panella	57
Laura	Wallace	16	Roderick	MacDonald	58
Marcia C	Jones	17	Grace E	Ressler	59
Deborah M	Ricard	18	Lisa	Mullinax	60
Mike	Curtis	19		**Illegible**	**61**
William	Theis	20	Joy	Gardiner	62
Elaine	Hickey	21	Dorinda	Dove	63
David	Scott NV	22	Harold	Kalmus	64
	Illegible	**23**	Sue	Rothrock	65
Mary	Murphy	24	Larry	Walker	66
Betty	O'Regan	25	Heidi	Hoegger	67
Stephen	Harcourt	26	Ron	Ozer	68
Ed	Rohrbach	27	Alan	Burslem	69
Ray	Seigfried	28	Maria	Burslem	70
Dale	Brumbaugh	29	Frank	Maier	71
Mick	Fitzharris	30	Carl	Falco	72
Kerry	Orr	31	Joe	del Tufo	73
Tonya	Lazar	32	David D	Claney	74
Barbara	Macklem	33	Cecilia	Vore	75
Mark	Wood	34	Peter	Compo	76
Jill	Althouse-Wood	35	Patrick	Barry	77
Jennifer	Curley NV	36	Barbara	Shippy	78
Ellen	Dolmetsch	37	Jeffrey	Steen	79
Clare	Consauage NV	38	Keri	del Tufo	80
	Illegible	**39**	Randy	Hoopes	81
Jennifer	Borders	40	Esther	Schmerling	82
Walter	Borders	41	Jeffrey	Politis	83
Alida	Fish	42	Toby	Ridings	84

DRAFT

1.0 Call to Order - Chair Jeffrey Politis, called meeting to order at 7:35 P.M.

2.0 Approval of Minutes - September 2017 Town Assembly Minutes approved as presented.

3.0 New Residents – None that we know of.

4.0 Recognition of Departed

Bill Morley, was a 3rd generation Ardenite. His grandfather was a town official, his father was a Trustee and his Aunt Mary was Village secretary for approximately thirty years. Bill attended the Arden school and was a lifeguard at the Arden swim pool. The family ran the co-op store at Marsh & Grubb Roads in the Odd Fellows building.

Linda (Barrish) Prickett: Linda was the oldest of Albert & Bernadette Barrish's four children and the only daughter in a household with three sons. She grew up in Claymont and Arden. She was a dedicated middle school teacher.

Virginia Henry - Virginia moved from Texas to Arden about twelve years ago after her husband, Joe, passed away. She resided in the apartment adjacent to her daughters Barbara Henry's home and her son-in-law, Danny Schweers. She loved Arden and her family dearly.

Bonnie (B.R.) Phillips

Bonnie Phillips, known to many of her friends as "BR" passed away peacefully at Christiana Hospital on January 10, 2018. Bonnie was a published writer of essays and poetry who liked to be known as "The Lighthouse Poet". She was a long-time Arden resident, having moved here in 1956 with her parents, Bernard

DRAFT

Phillips, a professor of religion, his wife Beatrice Phillips, and her sister, Charlotte (Phillips) Glass.

Tanya Maddox - She died suddenly at the young age of thirty-nine. She lived in Arden from 2008 to 2013. She worked with Mandy Tocco as dog groomer for about fifteen years. She possessed a "dog whisperer's" gift of communicating with animals. She was a beautiful young woman with a beautiful singing voice.

A moment of silence.

5.0 Visitors – Wilmington Hope Commission

Corie Priest, In-Reach Coordinator and Kontal Copeland, Peer Support Specialist of The **Wilmington HOPE Commission** have worked with our community partners in the transformation of Wilmington's most underserved communities. They operate from the belief that these communities have an array of uniquely valuable assets, namely their residents. It is the HOPE mission to facilitate the process of transition of those incarcerated into society by providing support of housing, employment and developing skills.

6.0 Town Chair - Jeffrey Politis

Communications from the Chair.

Since the last town meeting….

1. We moved into 2018. Happy New Year to Everyone.

DRAFT

2. We have received notice that the property acquired by the Village in June at 5 Mill Race Road will be exempt from county taxes. Thank you to Councilman John Cartier who helped us in initiating this process.
3. The lawsuit regarding the purchase of the land at 5 Mill Race Road against the Village of Arden continues. There was a delay in beginning settlement talks while a motion to remove the named co-defendant in the case was processed. The Village filed a letter of no objection to having the co-defendant removed from the dispute. Settlement talks have been initiated. It is unclear if a settlement will be reached. I have asked our attorney to provide an estimate of the costs to try this case in court if it gets to that point.

4. In March of every year, we elect officers and committee members to serve the Village. Each committee and committee member spends countless volunteer hours doing the Town's business that they were charged to do. Very often, in
town meeting, when questions come up, I ask residents to work with the committee that is responsible. I do this as I think it is the respectful thing to do to allow a committee to do their job before the town assembly has to weigh in. In order for things to be worked out at the committee level though, committees have to be open to having participants/residents speak at committee meetings. I have noticed in some situations, as committees have operated more "formally" that visitors to meetings are not always allowed to participate. NOTE: this is the committees' prerogative and committees can operate as they see fit within the confines of acceptable practices. However, if residents discuss their concerns with

DRAFT

committees, then they have no choice but to bring the issues up at town assembly. I bring this up as I think we as a community need to decide how we want to operate.

That being said, I also recognize that everyone has the right to speak about town business at this meeting and am not suggesting that we restrict that right.

5. In general, I have looked favorably upon the various discourse that occurs via different outlets as it allows issues to be addressed and hopefully is geared towards improving how we do things and the Village overall. And I have stated as much at various town meetings. That being said, I was disheartened when reading the January page as a couple of the articles were factually inaccurate. Opinions are good. Opinions based on good facts to back them up are better. Opinions that are based on inaccurate information only lead to unnecessary turmoil and dissention. Some of the questions raised in the page will be dealt with tonight. I ask that if you are going to write our community, please make sure you have your facts correct. We are in a community where communication should be easy – I always find that verbal communication for clarity is a good way to start and I try to make myself available for such discussions. If you choose to write pieces without understanding the facts, I can only assume the purpose of your article is to incite rather than inform, which is something that should not be tolerated by anyone.

6. Speaking of good communication. I attended the most recent transformational committee meeting. As the meeting drew to a close, 4 of us

DRAFT

remained: me, Carol Larson, Brooke Bovard, and Carol DiGiovanni. Our discussion turned towards policies and general town function. This discussion was one of the best discussions about the town that I have been part of. I believe the 4 of us were open and honest. We spoke and listened. As you can imagine, we did not agree on everything, but we were able to discuss our opinions civilly. I hold that discussion up as the kind of public discourse that we should strive towards.

With that in mind, I want to remind everyone here today that everyone who has chosen to attend tonight has done so because of their interest in the Village and I ask that we assume that everyone here has the towns best interest in mind. Let's try to have a civil discourse tonight.

7. A reminder that each person may speak a total of 5 minutes on a given topic with answers to questions included as part of that time. Note that I am not encouraging people to use their entire time allotment, and further ask that everyone work to be concise.

8. Thank you to the Registration Committee for providing refreshments.

9. Lastly, a reminder that this meeting is being recorded and we ask that all comments be made at the microphone.

Let's have a respectful and deliberative meeting. Thanks.

So submitted,

Jeffrey Politis,

DRAFT

Town Chair, Village of Arden.

Communications Report – Thank you

7.0 Trustees – Mike Curtis

Trustees Report January 22, 2018

Finances: We have copies of the quarterly financial report available tonight. The land rent bills are being prepared and will be mailed the first week of February. Land rent is due March 25, 2018. Mike Curtis prepared the detailed breakdown of the individual land rent bills: Please contact Mike or our assistant, Julia McNeil, if you have any questions about that detailed letter.

The fiscal year of the Trust ends on March 25. Because of the computer program used by the accounting firm runs on a month-end basis, no checks are deposited after March 24 at noon. Any land rent checks received after that time will not be deposited until the first week of April.

Transfers: There have been five transfers since the September Meeting: 2212 Little Lane to Sue and Tom Hornung; 2212 The Sweep to Rest Harrow LLC; 1808 Harvey Road to Scott Kushner and Michelle Lauer; 2101 Marsh Road to Jacquelyn Gomez and Lucian Bazzoli; and 2313 Woodland Lane to Jael Aumack.

Respectfully submitted,

Mike Curtis

Mike Curtis, Arden Trustee

(Trustees Financial Report following minutes in Attachment section).

Trustees Report – Thank you.

DRAFT

8.0 Treasurer Report - David Michelson

David reviewed Statement of Financial Position, Statement of Financial Activity and Statement of Fund Balance as of January 21, 2018.

(copy of Statements following minutes in Attachment section)

Questions/Comments

David announced that he will not be running again for the Village Treasurer's position and that he will complete his term which ends March 2018.

Treasurer's Report - Thank you.

9.0 Advisory Committee Report – Danny Schweers

The Advisory Committee met on Tuesday, January 2 to set the agenda for this meeting. If you did not get an agenda in the U.S. Mail, please contact me or the Town Secretary.

The Advisory Committee is presently collecting the names of nominees to fill officer and committee vacancies. The election will take place two months from now at the March 26 town meeting. In general, it is the responsibility of the committees to find nominees for their vacancies. For every up-coming vacancy, two nominees are needed. The terms of office are two years for committee members and the Treasurer, one-year for officers. Let me announce the names of the nominees I have and ask for further nominations from the floor. If you are nominating someone else, they must have already agreed to serve.

Three of the four town officers have agreed to serve another one-year term: Jeff Politis as Chair of the Town Assembly, myself as Chair of the Advisory Committee, and Liz Resko as Secretary. Only one nominee is needed for these

DRAFT

positions. That said, are there any nominees from the floor for these three positions or for the position of Treasurer? At the moment, we have no nominee for Treasurer.

In addition to the nominations made tonight, I will accept nominations up until the end of the next Advisory Committee meeting. That meeting begins at 7:30 p.m. on Monday, March 5 at the Buzz Ware Village Center. After that meeting, no nominations can be accepted because the Registration Committee begins the process of mailing out absentee ballots and a sample ballot is posted on the Village website.

On another topic, there is no policy in place for who should chair town meetings in the absence of the Chair of the Town Assembly. Therefore, I want to make the following motion.

MOTION: It is moved that, in the temporary absence of the Chair of the Town Assembly from the town meeting, the Chair of the Advisory Committee will substitute for the Chair of the Town Assembly and run the town meeting. Examples of a temporary absence include, but are not limited to, missing a single town meeting, being late to a town meeting, or wishing to make a statement as a resident at town meeting.

If the Chair of the Town Assembly needs to be permanently replaced, then the Chair of the Advisory Committee will open the town meeting and have election of a new Chair of the Town Assembly be the first order of business. Upon election, the new chair will preside for the remainder of the term.

DRAFT

Discussion of Motion

It was suggested to present motion as two motions: One, to address the temporary replacement of Chair as one motion and the second motion, to address the permanent replacement of Chair. Suggest defining temporary absence (no more than 2 successive TA meetings).

Move to table was approved by majority of voice vote and it will be presented under Old Business at the next Town Assembly.

Danny N. Schweers, Chair
Advisory Committee
Advisory Report Approved – Thank you.

10.0 Board of Assessors - Warren Rosenkranz

This year's Board of Assessors are Warren Rosenkranz, Denis O'Regan, Kate Threefoot, Brooke Bovard, Tom Wheeler, Alton Dahl and Pam Politis.

Warren convened an organizational meeting on December 11, 2017. I was elected Chair, and Pam as Secretary.

We agreed to hold meetings on the second Thursday of the month at 7:00 at the Buzz Ware Village Center. There are additional meetings in May and June, with the last one cancelling, if our work has been completed prior to that date.

The posted dates for 2018 are:

Jan. 11, Feb 8, March 8, April 12, May 10. Public Hearings: May 24 ,June 14.

DRAFT

On January 11th the Assessors discussed whether the privilege attached to land via a single town assembly vote vs. a change in the applicable ordinance is sufficiently established to impact land value assessment. The Board's sentiment is that Ordinance #14 should be changed before the Trustees apply the ADU privilege to the 2018 rent.

The Public Hearings are an opportunity to share your opinions on assessment issues.

All meetings are open, and we welcome you to attend to hear the discussions.

Board of Assessors Report – Thank you.

11.0 Committee Report. (Descending Order)

11.1 Safety - Brooke Bovard

Safety Committee Report 1/22/2018

Congratulations on arriving at mid-winter!

The Safety Committee has a few items to report tonight.

First, our informal channels for hiring a professional to erect sign posts having failed, the Safety Committee will be advertising a request for a proposal to finish installing this year's batch of traffic control signage. If anyone in the Ardens wants to bid on this job or knows someone who wants a job with flexible hours and a supportive advisory staff, please make them aware. We have been in touch with New Castle County for guidance on the format.

DRAFT

Second, as the winter continues, please help our first responders by having clear house numbers and clearing snow away from fire hydrants near your leaseholds. In case of emergency, minutes matter.

Also, remember to be careful of your pets. Pets left to wander, or kept outside may not be able to survive, in our spells of unusual cold. Make proper provision for them.

DelDot has shared The Evil Which Lurks In The Hearts And Minds Of Men for 2018. As part of enlargement to the on and off ramps of I-95 at Marsh Road, those ramps will soon be closed, for construction estimated to last 18 months. The southbound volume of traffic at Marsh is 7,200 vehicles, daily. DelDot engineers hope the majority of this traffic will use the designated 'detour" via Concord Pike, but your Safety Chair is not such an optimist. It will therefore be important for us to make clear that it will take significantly longer to commute by way of Harvey (or possibly worse, Millers and The Mall) than to use the designated route.

I am asking everyone here to drive at the posted speed limit on all these roads, and observe stop lights and signs. Start now. Make it a movement. Think of Alice's Restaurant. Before folks north of us start to plan the "short cut" that would result in cutting our town in half and endangering both pedestrians and the many school children whose bus stops are on Harvey, let's make clear that our community values our walkability, and our safety.

We look forward to a safe spring.

DRAFT

All are welcome to our monthly meetings, the 2nd Wednesday of the month at 7 pm, at the BWVC.

Thank you,

Brooke Bovard,

Safety Report – Thank you.

11.2. Registration - Cecilia Vore

Report to the Town Assembly • Registration Committee

Fall 2017 Elections

The Registration Committee conducted the 2018-19 Budget Referendum and election of the Board of Assessors for 2018. Ballots were counted on Tuesday, Nov. 7, 2017. To our best calculation, there were 346 residents eligible to vote in these elections. We received 238 valid envelopes containing ballots, 2 invalid envelopes; There was 67% participation.

Under the rules for approval, the budget needed 174 "yes" votes to pass. The votes in detail are as follows: 157 votes for "Approve Entire Budget," 7 "Disapprove Entire Budget" and 55 ballots with itemized disapprovals. There were no invalid budget ballots. Individual disapprovals were as follows:

Advisory Committee	3		Safety Committee: General	14
Archives	5		Safety – Speed Enforcement	20
Board of Assessors	4		Buzz Ware Support	15
Budget Committee	3		Donations: ACRA	12
Capital Fund	21		Donations:Arden Page	1
Civic Committee	15		Donations: Arden Library	6
Community Planning	3		Donations: Fire Companies	2
Forest Committee	15		Donations: Arden Club	5
Playground Committee	12		Donations:Craft Shop Museum	40
Registration Committee	4		Contingencies	19

DRAFT

One item, the donation to the Arden Craft Shop Museum, did not pass. With 40 votes of disapproval, it received only 172 votes of approval.
Specific disapprovals for each item were posted on town website and bulletin boards immediately following the election.

The following residents were elected to the Board of Assessors in this order: Warren Rosenkranz (convener), Denis O'Regan, Alton Dahl, Kate Threefoot, Pam Politis, Tom Wheeler, and Brooke Bovard.

Thank you to Joe delTufo, Carol DiGiovanni, Elaine Hickey, John Martin, Mike Opelka, Sue Rothrock, Elizabeth Varley and Larry Walker, who were also willing to serve and allowed their names to be placed in nomination. Thank you to all the candidates for their thoughtful statements about themselves and their candidacy.

All election records and final tallies are filed in the Town Office in the Registration Committee's binder of election records. Actual ballots are kept for one year.

The Registration Committee thanks Lizzie Broadbent, Carl Falco, Leannan Harcourt-Brooke, Tiernan Harcourt-Brooke, Mary Murphy, Pat Pyle, Gary Quinton, Marcia Scheflen, Bill Theis, Elizabeth Varley and Laura Wallace for assisting with the count.

Election officials conducting the vote count were Registration Committee members Elaine Hickey, Barbara Macklem, Cecilia Vore and Jan Westerhouse;

DRAFT

and town secretary Liz Resko. Barbara Henry was chief elector, but was unable to attend the vote count.

Committee Elections

The Registration Committee will conduct the Election of Officers and Standing Committees at the March Town Assembly. The election will be held by secret ballot at the beginning of the meeting, and voting will continue throughout the meeting. Residents 18 years of age or older on the night of the election who have lived in the Village for 6 months as their primary residence are eligible to vote. Residents can request an absentee ballot by submitting an Affidavit by March 19. The Affidavit is available at the meeting tonight, at the Town Office during regular office hours, or it can be downloaded from the town website.

Committee nominees are invited to visit the town website and post comments about themselves and the ways they can contribute to the committees. This will help voters become familiar with candidates and with the committees themselves. Simply go to **arden.delaware.gov** and click on "Nominees."

New residents are added to list of eligible voters as soon as we learn of their arrival. If you have noticed new people moving in, or a For Rent or For Sale sign in the village, please share that information with the Registration Committee so we can keep records current and extend a welcome to newcomers. If you are new to the Village, please see a member of the Registration Committee tonight to make sure you are on the resident list.

Respectfully,

DRAFT

Cecilia Vore, Chair, Arden Registration Committee

Registration Report -Thank you.

11.3 Playground Committee - Ruth Panella

Our Playground Committee has met twice since the September town meeting, as we are following the Committee's traditional winter schedule of not meeting in November, January, and March. Our ongoing work has involved our regular inspections prior to or during our normal meeting dates and the replenishing of the mulch base for all required equipment. All equipment has been adult-tested and found to be in safe condition. The temporarily removed play horses on the Arden Green will be returned in the spring once their maintenance has been completed. Other efforts have been clearing of branches and litter in our assigned areas.

Respectfully submitted, Ruth Panella

Playground Report – Thank you.

11.4 Forest - Carol Larson

It's the season when the forest is grey and white, so areas of deep green invasive ivy show starkly against the muted winter colors. Please partner with the Forest Committee to help remove masses of ivy near your leasehold to improve ecology of the forest. Contact us if you can host an Ivy party of volunteers.

We are experimenting with mapping techniques in order to develop a more comprehensive plan for invasive species removal. Red Tail Restoration continues work removing invasive species as weather permits.

DRAFT

Work on Sherwood Forest restoration: Buckingham Greene. This month we met with the principals of ForeSite to review progress on the Sherwood Forest Restoration and the survey of access route to the site. We will be using the Fire Lane

In preparation for the pancake breakfast in November, Rick Rothrock improved stone seating at Indian Circle.
The Old-Growth Forest Network, has a special category called 'Community Forests' to encourage every community to do what Arden did so long ago -- preserve some open space for the wild plants and animals, and the enjoyment of local residents.

April 27th (Arbor Day) is going to be a big day for recognizing Delaware forests! Each of the three Delaware counties will have a forest dedicated into the Old-Growth Forest Network. Two Community Forests will be dedicated: the Newark Community Forest and the Arden Community Forests. There will be ample press coverage as even the Governor will be involved.
Forest Report -Thank you.

11.5 Community Planning - Ray Seigfried

Monthly Meeting Times

Community Planning monthly meeting will be moved back to third Wednesday of each month at 7 p.m. at the BWVC.

<u>Community Planning Report Town Meeting Report January 2018</u>

A. **<u>16 Ravine Road</u>**

16 Ravine Road Motion

Community Planning, Forest, Civic and our Town Chair have been actively working together to design a plan for the environmental buffer of the Naaman's Creek at 16 Ravine Road adjacent to the Arden forest.

With this in mind let me outline what we will present.

1. Want to provide a brief background on this opportunity and why we are before you for approval.
2. Carol Larson will provide the environmental effect this parcel has on both Arden and our Arden forest.
3. I will read our motion for your consideration.
4. Jeff as chair will open the floor for your feedback about our motion.
5. I will place before you the motion for approval.

Background

This is an opportunity to preserve the continuation of our Arden forest land that we have cherished since Arden's inception. This parcel is the largest open land [7.4 acres in total] available located across the Naaman's Creek right in the middle of our forest. Highland Woods is an NC15 single-family zoned community. The owner has already had plans drawn up for a subdivision with two additional building lots. The opportunity for a developer to build additional houses on this property is very high. Of course, not all of the 7.4 acres is buildable, but one can see the potential for developers to build houses that would be directly across from our Indian Circle area. Arden's forest is one of our special features that make our community special and the opportunity to acquire this land would provide a sustainable addition to our forest. For those who believe that builders will not develop this land, just look at what happened

DRAFT

to the Ulin Farm on Darley Road. A beautiful stone farmhouse with natural open space was bulldozed down by a developer and replaced with 5 houses. It is our intention to talk with the owner and listing real estate company to obtain a purchase agreement, a financial plan to purchase and the process of approval. All of this will be presented to Town Assembly for final approval. Secondly, I want to raise the issue that there is a timing factor. This property will not last long on the market and we need to be ready to act quickly. To explain the environmental effect of this parcel to the Arden forest I am going to have Carol explain this.

Forest Committee Review - Carol Larson and Al Marks presented a Power Point presentation to show the environmental effects. Due to time constraints it was shortened. Contact Carol to view.

Read The Motion for discussion

Motion

"It is moved that the Village of Arden explore a plan for the potential purchase of a portion or all the land located at 16 Ravine Road, parcel #0604600029, Highland Woods adjacent to the Arden forest. The plan would include the land location, the financial plan to purchase and the process of approval."

Clarity Questions/Comments about Motion

Carol DiGiovanni provided a list of questions as follows: (Ray stated they do not have the answers at this point. Their motion is asking permission to continue to proceed to understand all these questions and then come back to town with the answers.)

DRAFT

Seight TA

The CPC meeting of January 10, 2018 was labelled a "fact finding" meeting although very few facts were found.

We need more concrete information before moving forward with a purchase.

I look forward to hearing some facts this evening.

Instead of me asking a multitude of questions, here is what I would like CPC to investigate prior to purchase and report back to the Village at Special Town meeting or our scheduled meeting in March:

1. Written evidence that this parcel can be subdivided in a way that lends itself to additional homes being constructed. Signed and notorized.

2. Written estimate of the cost of the subdivision process. Who will pay for it.

3. If Arden wants to purchase a portion of this property, the "unbuildable part", we require a written document signed and notorized by seller that x amount of land will be subdivided and sold to Arden for x amount of dollars.

4. Has DNREC labelled any portion of this property "protected area"? Letter from DNREC.

5. Written documentation that 16 Ravine includes a portion of Naaman's Creek. Signed and notorized.

6. Current purchase price now, and at time of next report to TA.
649,900

I believe this property was first listed for sale in October of 2017. I spoke with a realtor about a month ago whose opinion was that if it had not been purchased by now, developers were not interested because it could not be subdivided to allow for more homes to be built.

It was stated at the 1/10 mtg that the sellers at that time were not interested in subdivision

If the entire parcel 7.4A is purchased, what are the costs of taxes, insurance, services, maintenance?

Marianne Cinaglia

What type of protection because this is a natural area? Don't know yet.

Would like someone to reach out to Highland Woods neighbor. Carol Larson has reached out.

Some idea where the money is coming from.

Call for a special town meeting and will it go to referendum.

Speak To or Against The Motion

Overall support for the motion with one against.

Support Comments: It is an opportunity to leave a legacy. Incredible opportunity to add to our forest lands and would be sad to destroy this beautiful land with development of up to ten homes. Derives great pleasures from hearing owls at night or from seeing deer or fox is, fundamentally, dependent upon protecting their life places. For those who walk Arden's woodland paths, residents' unobstructed woodland views also depend on protecting the creek and the areas beyond it. The Founders got it right: protecting one's water and woodland places adds value. It creates appeal. It benefits the environment. It serves the community. Adding to their initiative would increase these benefits. Residents have a unique opportunity to provide a permanent gift of both environmental and aesthetic value. (Copy of Jeff Steen's comments are in attachments end of minutes)

Against the Motion: Not enough information to explore. Reference a property the town recently purchased that is currently under litigation and expressed concern that the same thing could happen.

The motion was read one more time.

Voice Vote Majority - Ayes have it.

Abstentions - None

Motion approved

B. Draft Proposed modification of the DEED of Common Land 1973

Current paragraph in the Deed;

"SUBJECT, NEVERTHELESS, to the reservation and restriction that no parts, nor all of the lands herein conveyed shall be sold, leased, or in any manner alienated, nor shall they be mortgaged or in any manner encumbered, except by the consent of a majority of the

DRAFT

residents of Arden. The consent of a majority of the residents of Arden shall be obtained by a referendum vote conducted in accordance with the Rules of the Registration Committee of the Village of Arden and certified under oath by its Secretary, the certification shall be recorded in the office for the Recording of Deeds, in and for New Castle County."

Proposed paragraph to replace current paragraph;

Notwithstanding the foregoing, the lands herein conveyed may be encumbered by a leasehold, easement, license, leased, right-of-way or other similar property interest provided that such encumbrance is approved in the following way. If the encumbrance is 200 sq. ft. or less and revocable then the Town Chair and the appropriate committees can approve the change. If the encumbrance is revocable and over 200 sq. ft. then it must be approved by a majority of the Village at Town Assembly. If the encumbrance is irrevocable regardless of size it must be approved by the majority of the Village through a referendum vote conducted in accordance with the Rules of the Registration Committee of the Village of Arden and certified under oath by its Secretary. The certification shall be recorded in the office of the Recorder of Deeds in and for New Castle County.

Community Planning will hold an open Town meeting Wednesday, February 21 at 7:30 Buzz Ware for a conversation about this change. Community Planning will bring back to Town Assembly for the March meeting a final recommendation in the form of a motion and outline the process of approval that will include both Town approval and a referendum.

DRAFT

Questions

Is there a specific example where this has been a problem?

Note - Nothing has been done without an attorney. What has been done has been accepted by attorney's interpretation. This is an attempt to try to clear up. Looking for clearer language.

Jeff asked all to hold their comments and questions until open Town Meeting scheduled Wednesday, February 21 at 7:30 Buzz Ware for a conversation about this change.

C. Transformational Sub-Committee

This committee had several meetings since our report in September and will continue to meet with its goal of a final report by September 2018.

D. Policy to decommission Ardens certified ADUs.

After many different iterations of drafting policies and levels of decommissioning, the committee has unanimously agreed that we do not support and will not provide any policy on decommissioning of Arden certified ADUs.

E. Annual report of both Community Gardens and Memorial Gardens

We are in the process of posting both annual reports on the web page for everyone.

Community Planning Report -Thank you.

11.6 Civic - Al Marks, Ed Rohrbach

DRAFT

We are planning to remove three trees on the public rights-of-way that are dying or have become hazardous.

We are preparing to begin our program of trimming the trees overhanging our roads to the legal clearance height of 13'-6" to make sure emergency vehicles will be able to access everyone's home. This will begin as soon as the weather gets nicer.

We have a preliminary plan for a bus shelter to be located on town land at the corner of Harvey Road and The Sweep, where the school children catch the bus.

Some trees and shrubs on the greens have been pruned, and undergrowth removal is ongoing.

We would also like to plant three new shade trees on the Village Green in the play area at Green Lane and Cherry Lane.

We also plowed the streets twice and spread salt selectively after a freezing rain. Our next Committee meeting is scheduled for February 6th at 7:30 PM.

Respectfully submitted,
Edward Rohrbach,
Co-Chair

Questions Pertaining to Municipal funds:

DRAFT

- Method used to determine 3.6 miles. Miles is a historical number that is still in use.
- Population figure is determined by Registration Committee.
- Service is for roadwork and storm drains. Not including snow plow.
- Criteria to determine which roads in Arden repaired/repaved. Committee walks around and makes a list. It's a judgement call. Prioritize by the worst are attended to first. Committee places order for repairs when they have at least a day's work for the road repair company.
- Request Civic to evaluate Orleans Rd in front of Carol DiGiovanni's house for repairs.
- Trees to be planted - Ed likes Sugar Maples. Elizabeth Varley suggested that Civic speak to the Forest Committee before choosing appropriate native indigenous plant for area.

Civic Report - Thank you.

11.7 BWVC - Walter Borders, Denis O'Regan

<u>BWVC Committee Report to the January 2018 Village of Arden Town Meeting</u>

The Buzz Ware Committee has a number of items to cover this evening. We will cover:

- 2017 Building usage
- Community programs
- Repairs and maintenance
- Peddlers, Potions and Practitioners Holistic Market Place
- ACRA

DRAFT

Building Usage: The 2017 scheduling calendar was a full one: 104 events were government meetings; 223 rentals; 251 program events and an additional 47 scheduled events by ACRA; bringing the total to 648 events. That's roughly 16% government, 34% rental and 46% program. Keep in mind some of these events are a few hours long in one room and others are whole day and take the whole building.

However, if we are counting walk-in program attendees, there are 2 programs that lead the pack: Yoga and Strength and Mobility. Yoga had 42 sessions with 222 attendees. Strength and Mobility had 100 sessions with 1,373 attendees. A big "Well Done" to Toby Ridings our BWVC program leader, Cecilia Vore our Strength and Mobility sponsor and Barbara McAnany for sustaining these fine programs. Coffeehouse. Since their new season started in October they have raised over $1200, and growing, of donations for the Buzz. Impressive, indeed! Please don't forget our other regular programs: Art on the Town, and Monday Night Art Class.

Community Programs: At our December monthly meet we had two organizations apply for free space at the BWVC under our Community Event program. The committee is pleased to announce approval of the Arden Georgists for a series of evenings for their 2018 Classes, starting in January and going through March 13. Also, ACRA had 4 applications for their 5-week summer program, the House and Garden Tour, ACRA Board Monthly meetings, and the ACRA Solicitation Kickoff. Please look to the Arden Page for both organizations advertisements and come to the Buzz.

DRAFT

Financial: Yesterday's latest financial numbers for the Buzz show a $5,335 deficit. Our program revenue, donations and primarily rentals have not kept pace with our expenses. The largest expense numbers: $17,992 in payroll and $6,525 in programs. First, let's talk about the programs.

It's obvious that each program has its own cost structure. As an example, we will look at how we pay the therapist in our most well attended program, Strength and Mobility; for every $5; $3.07 dollars is user donation, the village pays $1.93 to cover the rest, independent of any other building or custodial costs. Essentially, we created a popular program with a 40% subsidy of around $1,900 that we will have to budget for in the future. We thank the town for support of this important program and hope that many more of you come out to take advantage of its services. The class meets every Tuesday and Thursday, 2pm-3pm.

Secondly, it appears that payroll has really shot up. Until recently, we had 3 part-time employees. Now we have 2 employees and the payroll is very high. We have been looking at other means to bring down payroll costs. The committee has been talking to the village officers with ideas to accurately tie events to submitted work claims. We ask that, please, if you need something done in the Buzz, directly contact a committee member or use the Buzz email. In an effort to please, your contact with the staff may generate unscheduled billable work.

Repairs and Maintenance: We passed our annual fire inspection and will remedy a couple of minor problems. By the way, our new Fire Marshall is Scott

DRAFT

King, Barney and Yvonne King's son. He had many fond reminiscences of the building.

We were approached by the Arden Building and Loan looking for office space. We took immediate action to secure this opportunity to turn an inefficient storeroom into a long-term office to create a reliable revenue stream to benefit the BWVC.

Motion: Therefore, we move as follows, "The BWVC Committee is directed to execute a contract with the Arden Building and Loan for a period of three years for the amount of $350 per month with the option after the first lease expires, of an additional three-year lease with a negotiated rate hike. Included with this lease is 10 extra room uses for meetings for no extra charge year per year."

Voice Vote

Ayes have it

Motion Approved

We have given up what was the main hallway storage space AKA, Old Boys Bathroom and to make that into an office we can rent. With that in mind, committee members began the painful, but much needed process to create organized storage space for the Buzz and Awakened Heart, our main renter. Please forgive our appearance as we undergo renovations.

<u>Peddlers, Potions and Practitioners Holistic Market Place</u>:

The upcoming is the 13th annual Peddlers Potions and Practitioners, Holistic Market Place. Toby Ridings, the founder and organizer of PPP will modify her

DRAFT

role to that of consultant after 12 years of devotion and dedication to this event, which has become the largest annual fundraiser for the BWVC. We are now in the process of building a sub-committee and are looking for a few people interested in this esoteric endeavor who possess good organizational, promotion and people skills. Please contact Toby or any other committee member.

So, this is a milestone. For 12 years, Toby has done a wonderful job in creating an annual fundraiser that adds to life and energy to the Arden Fair and the Buzz. Toby and the PPP volunteers have raised multiple 10's of thousands of dollars for the Buzz with which we have purchased all manner of inventory: tablecloths, tables, chairs, banners, tents, and it goes on and on. She has materially saved the tax payers of Arden a huge amount of money as well as creating a fund-raising opportunity for ACRA by renting a booth to sell coffee on Arden Fair day. Congratulations Toby and volunteers!

ACRA There has been a lot of talk lately about our relationship with ACRA. At our December monthly meeting ACRA came with their mission statement and a list of needs. Nothing in the list was urgent and required us to take quick action. From the beginning of or meeting, they told us that they were going to take their needs to the town meeting. This is how it should be. The process of moving up the chain of command should be a normal one. In the December meeting, the BWVC Committee confirmed the value of ACRA is a series of votes that said ACRA is allowed to use the building and property inside. In the January meeting, the committee formally approved their 2018 schedule. The BWVC has done what it's supposed to do.

DRAFT

To clarify: the following issues were raised by ACRA in our December meeting. *These are not presented as minutes. Rather, they are content that is offered to give context to parts of the discussion.*

1) ACRA wants exclusive use of the Buzz during the summer program, with the exception of Awakened Heart, a long-term renter.
    a. In the past, there was an occasion in which ACRA was asked to remove equipment and set-up, so that the Buzz could accommodate a rental opportunity. It proved very burdensome for ACRA.
    b. Some rental opportunities may be more manageable, and the BWVC (the Village of Arden) should carefully consider each case. A blanket exclusion seems excessive.
2) ACRA summer programs and previously, meetings, and at the Buzz are accommodated, in so far as our calendar permits.
3) Offsite use of Buzz properties. We are concerned with wear and tear
    a. On the life expectancy of our indoor equipment, such as tablecloths, light gauge tables, coffee urns, etc. If our very successful Peddler's event, or any other activity of the Buzz, raises money to buy equipment or goods, we should be able to protect, manage and preserve them from unnecessary wear and tear offsite. On the tablecloths especially, these are for Peddler's use, but have been taken offsite many times, and some have been lost and stained.
    b. Organizing, tracking, correct storage of our materials becomes complicated, additional work for committee members and staff. All too often, "someone said I could" leads to "it has always been

DRAFT

done in the past", then it's oral history. We are trying to create a less nuanced and confusing way to run the Buzz. Employees should know what is, and isn't ok. And committee member shouldn't have to constantly be doing forensics on what happened.

Concluding Remarks:

The Buzz continues to look for new ways to support the Ardens. We do ask, if you observe something in or around the facility you find of a concern, or if you simply have a suggestion for facility improvements at the Buzz Ware, please contact a committee member, go to the Buzz Ware website under "Contact," or email us at BWVC@arden.delaware.gov. You can make comments, submit an idea for a community event or volunteer.

Again, we want to thank all those whot volunteer their time and resources to support the Buzz and the ongoing activities.

Respectively submitted,
Walter Borders, Denis O'Regan,
Co-Chairs Buzz Ware Village Committee

Questions/Comments:

Solar Credits for BWVC is handled by the Village. Warren Rosenkranz has offered to facilitate solar credit application credits.

Buzz Ware Village Report - Thank you.

DRAFT

Motion to change order of Agenda

Move to suspend the rules to bring agenda item# **13.0 New Business** (ACRA) forward now, to this part of the meeting. Vote – (Show of hands. Town Charter all motions voted at by 50%).

Ayes have it.

Motion Approved.

13.0 New Business- Motion the Village of Ardens' relationship to ACRA

<u>ACRA MISSSION STATEMENT</u>

ACRA is dedicated to preserving and nurturing the strong sense of community among the villages of Arden, Ardentown and Ardencroft, creating an environment in which all ages learn, play and socialize together.

January 2018

To: Village of Arden Town Assembly

Arden Community Recreation Association (ACRA) is a volunteer-run, not-for-profit organization that exclusively serves the residents of Arden, Ardentown, and Ardencroft with programing that ranges from community events to operating the 5-week summer program for the children and grandchildren of the Ardens. In 2018 we celebrate ACRA's 70th anniversary. Over these years, generations of Ardenites have attended events and the summer program, volunteered their time, served on the board, contributed donations, and generally made ACRA part of the fabric of the community.

DRAFT

Every resident of the Ardens is a member of ACRA, and we hope you are familiar with all of our programs and services:

Complementary ACRA Neighborhood Phone Directory
Spring Egg Hunt
House & Garden Tour and Reception
Summer Program for the Children of the Ardens
July 4th Games on the Green
ACRA at the Arden Fair
Halloween Party
Pancake Breakfast in the Woods
Holiday Party
Special Events (e.g. Pop-up Hot Chocolate Bar, Speakeasy Fund Raiser with Archives, Valentines for over 80s, Adventure Games, etc.)

For decades, a special relationship has existed between ACRA and the Village of Arden, in particular with the Buzz Ware Village Center (BWVC). Recently, the BWVC Committee has expressed concern that this relationship between ACRA and the BWVC is improper. The Committee's position puts the partnership with ACRA and its programming for Village residents at risk. ACRA supports and respects the BWVC Committee's discipline in BWVC operations. The BWVC is a wonderful luxury for a community as small as ours, and it should be used fairly and efficiently. In their efforts to be even-handed to all parties, the Committee has expressed that it is unfair to give a single organization special consideration. They have even questioned the legality of such treatment.

DRAFT

Despite the Committee's concerns, there is nothing improper about special arrangements by municipalities. Municipalities routinely offer organizations grants to run after-school programs or provide arts events. The three Villages have adopted this practice, and each has provided grants of financial support to ACRA, approved in their budgets, for many years.

We appreciate that the BWVC Committee struggles to allow ACRA the use and privileges it has enjoyed for decades without allowing all other organizations the same privileges. Therefore, we come to the Town Assembly to request the guidance that the historically strong partnership between ACRA and the Village is proper and authorized. Our motion is designed to clarify this relationship between the Village and ACRA and reaffirm the Village's support for ACRA's programs. Without clarity and affirmation of support, ACRA may reconsider programming accordingly.

Thank you for your consideration,
Pam Politis and Pete Compo
ACRA Board Members and Village of Arden Residents.

MOTION on Village of Arden Relationship with ACRA

MOTION: The Village of Arden supports the Arden Community Recreation Association, Inc. (ACRA) and its mission to preserve and nurture a strong sense of community among the residents of the villages of Arden, Ardentown, and Ardencroft, creating an environment in which all ages learn, play and socialize together. Specifically, the Town Assembly grants privileges based on

DRAFT

historical practice for the use of Village of Arden property, buildings and grounds to ACRA for various activities. The Town Assembly grants these privileges based on ACRA's unique mission and the long-standing history of ACRA as a trustworthy, reliable partner in providing programming to the benefit of the residents of the Village.

As part of the Village's support of ACRA, the Buzz Ware Village Center (BWVC) Committee shall provide to ACRA use of the BWVC property, building, and grounds consistent with historical practices.

Q & A for clarity of motion

Many did not support motion because they believed it is not a Town matter. Since the committee has been making decisions in favor of ACRA all along, then it was not clear as to the purpose of the motion. Some questioned the intent of the motion and interpreted it as ACRA wanting to override committee's decisions. Walter Borders, Co-Chair of Buzz, explained from a contract/legal point of view, the committee could not provide a contract to ACRA with a list of their demands and their wanting "Exclusive Use" during the summer program, but he said they could accommodate summer program. One of the reasons why they could not provide contract with those terms was because they did not know what "Exclusive Use" means and that it is an unlimited phrase. They believe it is not their role to give anybody power above the committee. Another reason, there are many interpretations of "consistent with historical practices" and it was too vague. BWVC was adamant that ACRA summer program was never at risk, but also pointed out that you can't just shut it down. It would take a whole Village to close off a 5-week summer program.

DRAFT

ACRA disagrees with Walt's view of their meeting and believes they were not offered a contract. Unfortunately, ACRA was informed there were no December Committee minutes that could have provided supporting documentation of their conversation. They referred to past minutes to show that their detailed list of what they needed "as consistent with historical practice" was not a vague statement. They found in the minutes calendars that blocked off time exclusively for ACRA's Summer Program and other minutes where committee approved loaning out their tablecloths for ACRA Christmas party. After speaking with committee about contract and after reading the January Arden Page article called 'We Do "Fair"' (copy in Attachment section), ACRA's board members felt the summer program was at risk and they wanted some kind of protection. Specifically, they wanted to be reaffirmed that ACRA can receive "special treatment" as they have "consistent with historical practices" and decided to ask Town Assembly to reaffirm. In addition, they felt the tone of the article written by Co- Chair, Walter Borders was disrespectful along with letters they have received from BWVC Chairs. They viewed the tone as reflective of how the communications have been between them. Another purpose for the motion was they were hoping to start the process of rebuilding generations of partnerships. (Further comments by Denis O'Regan copy Attachment section following minutes.)

Motion to Table

Peter Compo (ACRA board member) - He thinks they have not achieved what they intended to do because they were not able to bring across what their experience had been or what actually has happened. He apologized for the time taken to present this motion. They did it in good faith and they thought they had something that would help.

DRAFT

Motion to table ACRA motion.

Voice Vote. **Ayes have it.**

Motion Approved

11.8 Budget – Denise Nordheimer

Budget Committee Report January 2018

On Wednesday, January 17, 2018, the Arden Budget Committee convened its January meeting to discuss and formulate the 3-year look ahead. Additionally, we also discussed some suggestions from Arden resident, Larry Walker, on how he felt our presentations could be improved. Mr. Walker's letter to the committee is attached to our draft minutes.

The committee also put into place a suggestion from member Warren Rosenkranz. Now, when committee chairs are asked to provide the amount they are requesting for the draft budget, they will also be asked whether there were any inter-committee transfers of funds to them during the past year. This is to make sure that the amounts committees are budgeting reflect their spending/needs.

The work on the 3-year look ahead, was completed during the course of our meeting and that document will be presented to the Village at the April 2018 meeting, as is the custom.

Respectfully submitted,

Denise D. Nordheimer, Chair

Budget Report Thank you.

11.9 Audit - Helen "Cookie" Ohlson

No Report

11.10 Archives – Lisa Mullinax Our current exhibition, "Finding a Home in the Ardens," has proven to be one of our most popular, and many visitors at the Museum have labelled their current or past Ardens homes on our map. The exhibition continues through October. A special online presentation is available at our website, ardencraftshopmuseum.com.

Regular Museum hours are Wednesday, 7:30 to 9 p.m. and Sunday, 1 to 3 p.m.

We will be conducting training on our online database software in March. This will enable us to continue to add photos and other Archives records to our website for easy access and searching.

Coming up on April 15: a talk on utopian communities by Professor Tom Guiler.

Archives Report Thank you

12.0 Old Business – Update on Legislative Reference Discussion

Report on Legislative Reference Committee Proposal

I have been in contact with retired Arden librarians and libraries at the University of Delaware, Widener University and Drexel University. I also looked at some professional organizations involved with codification of organizational files.

The best advice came from Drexel. The University has a Library School of long standing. The first piece of advice was that the residents of the Village need to decide what they want to know about the past.

I have recently been searching for past Arden actions involving the Avery property to use as guidance for looking at the positives and negatives of the 16 Ravine Road property. Finding the motions was easy using the "find" function on the file of motions. To find the reports of the committee that was doing the investigation meant looking at every set of Town minutes from 1994 to 2006. I looked for mention of the Schroeder Fund using the same system and found that "Schroeder" was not always spelled correctly and therefore the search did not find all the items in the motion files. There should be a better way of retrieving information.

I will continue to seek help from outside institutions and would appreciate residents input on the kind of information they would seek in our files of minutes, the Deed of Trust, the Arden Lease, court cases and other relevant documents.

Marianne Cinaglia

DRAFT

14.0 Good & Welfare

15.0 Motion to Adjourn 11:43 P.M.

Respectfully Submitted-

Elizabeth Resko, Village of Arden Town Secretary

'Postcard reminders and agenda will be mailed prior to next Town Assembly meeting

All are welcome hither

Please note: Those attending Town Meetings are eligible to vote who are 18 years of age, or older.

DRAFT

Attachments Next page

Financial Report		
Town Meeting January 22, 2018		
Current Assets		**30-Dec-13**
Arden B&L Bequest Funds	$	28,398.91
Vanguard Bequest Funds		208,369
Arden B&L (Reserve)		138,270.78
M & T Checking Account		3,997.37
Vanguard Money Market		432.86
Total Cash & Equity	**$**	**379,468.59**
Land Rent Receivable		16,169.04
Total Current Assets	**$**	**395,637.63**
Income & Expenses		
2017 Income Mar 25-Dec 31, 2017		
Land Rent & Related Income	$	634,472.95
Other Income-All Sources		6,666.80
Total 2017-18 Operating Income	**$**	**641,139.75**
2017 Expenses Mar 25-Dec 24, 2017		
Village of Arden	$	145,000.00
General Trust Administration		16,486.13
New Castle County Taxes		437,424.94
Tax Rebates		41,134.27
Total 2017-18 Expenses	**$**	**640,045.34**

DRAFT

UNAUDITED
FOR DISTRIBUTION
AND DISCUSSION
PURPOSES ONLY
FOR ARDEN
TOWN ASSEMBLY

Village of Arden
Statement of Financial Position
As of January 21, 2018

		Notes
Checking/Savings		
1000 · TD Bank	96,069	
1005 - Capital One 360	113,417	
1010 · TD Bank MSA Checking Account	7,376	Municipal Street Aid
1032 - Arden Building & Loan	42,341	BuzzWare $528, Lecture Series $721, Schroeder Bequest $15,303, Village 25,789
1050 - Raymond James - net value @ 1/19/18	346,602	Schroeder Bequest - Initial Investment $301,002
Total Cash	605,804	
LIABILITIES		
2000 · Accounts Payable, Current Liabilities, PR Tax Payable	5,799	
2300 - Mortgage - AB&L Avery Property - Balance as of 3-25-17	20,892	15 yr note at 7% for $150,000 began 4/26/04 - balance at 12/1/17 = $7,053
FUND BALANCES		
Buzz Ware Renovation Fund	27,390	
Lecture Series	721	
J Schroeder Bequest	362,534	
Memorial Garden	13,239	
Municipal Street Aid	7,076	
Capital Maintenance Fund	22,180	
Village - Prudent Reserve as of the date of this statement	86,187	Prudent Reserve Balance @ 3/24/15 = $90,249 Prudent Reserve Balance @ 3/24/16 = $106,644 Prudent Reserve Balance @ 3/24/17 = $71,283
Vacant Dwelling Fund	24,539	
Buckingham Green Settlement Fund	50,043	
Trustees of Arden Donation	6,096	

UNAUDITED
FOR DISTRIBUTION
AND DISCUSSION
PURPOSES ONLY
FOR ARDEN
TOWN ASSEMBLY

Village of Arden
Statement of Financial Activity
As of January 21, 2018

	3/25/17-1/21/18	Budget	% to Budget	
Revenue				
^ 4000 · General Funds - Village	135,000	-		
> 4100 - Donations, grants, rentals	1,780	-		
+ 4510 · Franchise Fee Receipts	15,532	15,100		
4900 · Interest Income	341	-		
Total Revenue	152,652	15,100		
Expenses				balance left in budget
6000 · Payroll & Payroll Taxes	9,515	13,298	71.55%	3,783
* 6300 · Administrative Expenses	16,444	43,670	37.65%	27,226
8000 · Committee Expenses - see detail below	39,673	82,850	47.89%	43,177
8010 · Contributions & Donations	5,650	5,650	100.00%	-
Contigency Fund	-	10,000	0.00%	10,000
8030 · Trash Service	49,836	57,600	86.52%	7,764
9000 · Debt Service	13,483	16,176	83.35%	2,693
Total Expense	134,601	229,244	58.72%	94,643
Surplus (deficit)	18,051	(214,144)		
Committee	Actuals YTD	Budget		balance left in budget
Advisory	-	200	0.00%	200
Archives	1,868	1,800	103.79%	(68)
Assessors	56	100	55.80%	44
Budget	-	100	0.00%	100
Buzz Ware - general operating support	-	5,000	0.00%	5,000
Civic	30,509	58,000	52.60%	27,491
Community Planning	55	1,000	5.53%	945
Forest	4,568	8,000	57.11%	3,432
Playground	2,413	4,000	60.33%	1,587
Registration	203	250	81.40%	47
Safety	-	4,400	0.00%	4,400
	39,673	82,850	47.89%	43,177

+ Comcast = $3,642, Verizon = $3,706, Suez Water $8,184
^ Trustee's transferred $145,000 land rent to Village - $10,000 was allocated to Capital Maint Fund
*** Includes insurance premiums of $12,218**
> Includes Field Theatre rental revenue of $100 + DNRC grant of $1,680 for Forest Committee

UNAUDITED
FOR DISTRIBUTION
AND DISCUSSION
PURPOSES ONLY
FOR ARDEN
TOWN ASSEMBLY

Special Village Funds

	BuzzWare	Buzz renovation	Hamburger Lecture Series	J. Schroeder Bequest	Memorial Garden	MSA	Capital/Maint/RepairFund	Vacant Dwelling Fund	Buckingham Green Fund
	3/25/17-1/21/18	3/25/17-1/21/18	3/25/17-1/21/18	3/25/17-1/21/18	3/25/17-1/21/18	3/25/17-1/21/18	3/25/17-1/21/18	3/25/17-1/21/18	3/25/17-1/21/18
Revenue									
4000 - General Funds - Village	2,400	-					10,000	-	-
4010 - Donations	1,625	2,000	-	-	3,553	-	-	-	-
4100 - Program Revenue	6,296	-	-	-	-	-		-	-
> 4300 - Grants	-	-	-	10,000	-	16,276		-	-
4400 - Rentals	15,673	6,099	-	-	-	-	-	-	-
4520 - Vacant Property Registration Fees	-	-	-	-	-	-	-	3,600	-
$ 4900 - Interest & Dividend Income	21	-	-	3,271	-	-	-	-	-
@ 9900 - Unrealized gains on investments	-	-	-	34,913	-	-	-	-	-
Total Revenue	26,015	8,099	-	48,184	3,553	16,276	10,000	3,600	-
Expenses									
6000 - Payroll & Payroll Taxes	17,992	-	-	-	-	-	-	-	-
6300 - Administrative Expenses	522	-	-	-	-	-	-	-	-
6310 - Janitorial Supplies	435	-	-	-	-	-	-	-	-
7020 - Utilities (gas, electric, water, telephone)	3,186	-	-	-	-	-	-	-	-
7060 - Licenses/Permits/Fees/AlarmMonitoring	807	-	-	-	-	-	-	-	-
7600 - Repairs & Maintenance	1,884	-	-	-	-	-	-	-	-
x 8000 - Program Expenses	6,525	979	1,427	102,795	2,165	10,200	-	-	-
Total Expense	31,350	979	1,427	102,795	2,165	10,200	-	-	-
Surplus (Deficit)	(5,335)	7,120	(1,427)	(54,611)	1,388	6,076	10,000	3,600	-
Carried forward fund balance		20,270	2,148	417,145	11,851	1,000	12,180	20,939	50,043
Fund balance		27,390	721	362,534	13,239	7,076	22,180	24,539	50,043

x The Schroeder Bequest expenses include the purchase of 5 Mill Race Road
$ dividend and cap gains net of investment advisory fees of $3,198
@ Unrealized gains calculated as the difference between Raymond James investment value at 1-19-18 of $346,602 less book value @ 1-19-18 of $311,689
> Municipal Street Aid grant received August 2017

As a boy growing up in Arden, I thought that Naamans Creek was a protected part of Arden's woods. Until recently, I had the same view. Unfortunately, my understanding about the creek was not correct. Long portions of the creek lie within private parcels.

When 5 Mill Race Lane came up for sale, village residents understood that acquiring it would protect a portion of the creek, keep it from being developed, protect the view from the Arden side of the creek, and assure that an upland buffer would protect existing waters and woodlands. In addition, residents would be assured that "no trespassing" signs would not distinguish the boundary between publicly and privately held lands, and waters. It would also assure that children rock-hopping in that stretch of the creek would not be encroaching on someone's backyard.

Now, 16 Ravine Road, a considerably larger parcel adjacent to Arden's woods, is for sale. The configuration of 16 Ravine Road is different from 5 Mill Race Lane. In addition, a house, garage, and pool occupy the area along Ravine Road. It's lower areas, though modified by its current owner and by a county and private sewer line, include part of the creek, woodlands, and rock out-crops. Adding the approximately four acres of the parcel's lower reaches to Arden's existing woods would not only protect the land itself, it would protect approximately 735 feet of Naamans creek.

Ms. Johanna Schroeder so enjoyed living in Arden that she left her estate to the Village. Her Will states, in appropriate part: "I make this bequest with the specific desire that the proceeds of my estate be used for the preservation and care of the natural spaces within the Village of Arden…The woods and greens of Arden have been my joy and inspiration, and I wish to contribute to their health and survival in the years to come".

Purchasing portions of Naamans Creek and their adjacent uplands aligns with the sentiment contained in her Will and with her words, including the word "within". In my view, there could be no greater act that would help preserve, care, or "contribute to their health and survival" than protecting currently unprotected portions of the creek and their adjacent uplands.

Contrary to recent statements in the Arden "Page", supporting such purchases derives from appropriate consideration of her bequest. It also derives from appropriate consideration of the environmental benefits that would accrue to Arden's already protected woods and waters. Acquiring these parcels, and others lying adjacent to the creek, speaks directly to her wish. To suggest otherwise is to not appreciate well established ecological principles, including, for wildlife, the need to avoid fragmentation of natural areas and, for water quality, the need to protect waters out-right as well as to maintain upland buffers adjacent to them.

In addition, the pleasure one gets from hearing owls at night or from seeing deer or fox is, fundamentally, dependent upon protecting their life places. For those who walk Arden's woodland paths, residents' unobstructed woodland views also depend on protecting the creek and the areas beyond it.

Arden's ability to expand and to enhance its existing protected areas along Naamans Creek is limited. The previously unknown opportunities offered by the sale of 5 Mill Race Lane and 16 Ravine Road are unique. For example, 16 Ravine Road has been owned by the same family for nearly seventy years. Only now does one have the opportunity to consider its purchase.

The cost of acquiring the lower reaches of 16 Ravine Road is, at this time, unknown. However, the final cost would, most certainly, be considerably less than the current asking price for the entire parcel.

One may discuss Arden government's approach to investigating, and, hopefully, acquiring parcels such as the two noted above, but, as anyone knows, the opportunity to purchase land on the open market requires a nimble response. This does not mean that the will of the community should be undercut but it does mean that the Village has to be able to act quickly and with authority.

The Founders got it right: protecting one's water and woodland places adds value. It creates appeal. It benefits the environment. It serves the community. Adding to their initiative would increase these benefits.

In my view, residents have a unique opportunity to provide a permanent gift of both environmental and aesthetic value.

Jeffrey Steen
Arden Resident
MS, Entomology and Ecology, UD
Biologist/waters, wetlands
U.S. Army Corps of Engineers 1977-2014

DRA

I joined the BWVC Committee in 2016, to finish the term of Steven Threefoot, and agreed to run again in 2017. I've served as Co-Chair with Walt Borders. I knew there was challenging work ahead, some of it thankless. But, I also identified some contributions that I could make, that would generally fall into the "feel-good" category. We live in Arden because it's special.

I am no stranger to the history, both oral and written, of The Buzz. My wife served as Co-Chair. As you might expect, I was helper, and I learned a lot. There was not nearly as much village money invested in the physical structure, or programming then, as there is now. When new windows were on the short-list, an auction was held; new floors, many of us were on our knees on the weekends.

The operation of The Buzz has grown and evolved. Our programming is strong, and the building looks great. We are beginning renovation of storage space, which long overdue.

Over recent years, the costs of running, maintaining, and improving the BWVC has increased at an alarming rate. Though our rentals are a little up, compared to last year, our salary expense is disproportionately up. It's been climbing this way, since 2014. I have frequently referenced **sustainability** in our discussions at committee meetings. Do we have a model that is fair to all? How much do we subsidize the BWVC? We strive to make Community Events and programming "revenue neutral."

Now, to the reason for my comments. I have contributed time, money and services to both BWVC and ACRA. I have no favorite or preference. They are both valuable and symbiotic. But, there is a problem now. Many in the community have been quick to anger, over the notion that there is a major reset afoot. The claim that the partnership is at risk, and ACRA had reason to believe their use of the BWVC was not assured, is disheartening. I am calling NONSENSE, right now! This whole issue is about whether ACRA should be allowed to take BWVC property away from the Buzz, for its own use. If our very successful Peddler's event, or any other activity of the Buzz, raises money to buy equipment or goods, they should be able to protect, manage and preserve them from unnecessary wear and tear by others. Tonight's "Relationship Motion" by ACRA states what I already believe and support, with the exception of "property." I'll also state that the words "consistent with historical practices" leaves us right back where we started .... An oral history problem. We should trust our committee members to know details that we may not.

This "us against them" thing, is not tolerant and trusting. I am at the lowest point in my years as a volunteer in Arden.

Denis O'Regan

Arden Page

The Ardens, Delaware • January 2018

We Do "Fair"

I'm writing as the co-chair of the Buzz Ware Village Center. Recently the committee was lobbied by one of the corporations in the three Ardens to grant them a special exemption and annual contract based on a one-page list of demands they presented. The corporation wants free space and to use village equipment as they need to. They say that their programming benefits all the Ardens and so they are entitled to it.

Several committees have spent many, many tens of thousands of dollars to make the building useful for what might be the more important and visible part of our job: event management. This is the programming that you and your neighbors create that makes the Village special. Birthday, retirement, graduation parties and other events of all kinds: musical, spiritual, secular. The list goes on. For several years now we have given free space away according to our policy of "Community Events." To be fair to all, we have advertised this program and there is a web page on the Ardenbuzz.com that explains the rules and a link to how to apply for free space. It has been a very successful program.

The corporation's program seemed to be a shoo-in for the Community Events. I would vote for that programming and encourage my other committee members to do so, too. We encouraged them to fill out the form. It's what we do for everyone asking for free government services. One corporation executive seemed to think that might be OK, but the other two executives did not like that idea. They say that they should have a special status. They want an exception written for them as a contract. I told them, we are government and you are a private organization—we don't do "special." We do "fair."

The discussion then focused on the second paragraph of their demand statement. This is about their desire to use village property. In this paragraph is loosely listed the items they want to use, when they want to use them and where they want to use them, both in and away from the Buzz.

If the Buzz were a commercial business it would simply fail. Without the very large support of the Village of Arden subsidizing the Buzz, we'd have to stop being a community center. As a principle of good stewardship, I understood, the Buzz does not either loan or rent village property. I've heard that the Buzz tried it years ago and it was a failure. There are not enough volunteer hours to maintain a traveling inventory where committee members are the "collections department" and have to go to people's houses to try and get stuff back. A commercial business would simply charge late fees on a credit card until the property returns. The Village is not going to hold credit cards or pay someone to monitor village property. Whatever we do for the corporation, we should have to do for all. We're trying to protect the village's inventory.

The corporation argues that since the Buzz is funded with Village money and they have received Village money too, and they don't want to spend their corporate funds, since they are entitled to the free use of Village property. I ask, "How much are we talking about here?" I get puzzled looks. "How much money? $500?"

Apparently for a few hundred dollars the corporation could own their inventory for their programming. However, they view spending their own money on their own program inventory as "fiscally irresponsible." What do you think about that?

Prior to the discussion, I asked each committee member what, if any, their relationship has been with the corporation. All the committee members had enjoyed the corporation's past programming and two of the five committee members had past high-level positions in the corporation. Maybe the committee is not the right group to talk to them about granting special privileges. The Village of Arden has a policy called the Conflict of Interest. In the end, once we understood the nature of their demands and did a Conflict of Interest "discovery," I believe we should have tabled our work. I did not persuade the others of the ethical problem and the committee moved forward.

One corporation executive demanded that the committee have up or down vote on paragraph two. So, we did, by looking at each of the five sections separately. The committee struck out terms like "exclusive use." We voted down the idea that Village property leaves the building. The vote for property not leaving the building supports the trend started many years prior to my four years on the committee, for greater accountability and transparency of Buzz activities. It would be a shame to throw years of work away in one night's vote. However, I'm pleased at the way that the committee voted on paragraph two.

So many volunteers doing so much good work!

So, how does a government committee interact with its community with fairness to everyone? Over time, the BWVC has created a number of policies to do just that. It was decided that everyone should follow the same path for Buzz services. We're still in the training/explaining phase. We've seen good people act with the idea that fairness policies are for the other guy since they have their own personal policy exceptions to grant to others.

Ultimately, accountability and transparency is a training issue in many organizations and a very difficult one in our setting, since historically we've operated by way of habit, "what's easy," and by personal relationships. I am hopeful that the Buzz committee will progress, and community will progress, to help us to deliver subsidized government services to everyone, equally.

—*Walter Borders*

Town Meetings This Month

Ardencroft: Thursday, Jan. 18, 7:30 p.m.
Buzz Ware Village Center.

Arden: Monday, Jan. 22, 7:30 p.m., Gild Hall.

TOWN ASSEMBLY VILLAGE OF ARDEN
Date JAN 22 2018 Page 1

SIGN IN SHEET

Please sign your name clearly.
Thank you.
NV after your name = non-voter

1. David Michelson
2. GARY E. Quinton
3. CAROL LARSON
4. [illegible]
5. Denise Nordheimer
6. Danny Schweers
7. Kate Sayer
8. Marvin Sayer
9. Julia McNeil
10. CAROL DIGIOVANNI
11. Sadie Somerville
12. Rodney Jester
13. TOM WHEELER
14. JORD LIKAZAN
15. ALBERT MAILS
16. Laura Wallace
17. Marcia C. Jones DR
18. Debbie Russell
19. Mike Curtis
20. Bill Rees
21. ELAINE HICKEY
22. David Scott NV Rep. ABRA
23. [illegible]
24. Mary Murphy
25. Betty O'Regan
26. [illegible]
27. Ed Rothrock
28. Ray Seigfried
29. DALE BRUMBAUGH
30. Mike Fitzgerrins
31. Kerry Orr
32. Tanya Lazar
33. Barbara MacBlem
34. Mark Wood
35. Jill Arthouse-Wood
36. Jen Curley - Non Voting
37. Ellen Dolmetsch
38. Clare Conservage - Non voting
39. Cat Hastings - NV (2)
40. Jennifer Bordeots
41. Walter Bordeots
42. Alida Fisk
43. PAM POLITIS

PLEASE PRINT

TOWN ASSEMBLY VILLAGE OF ARDEN
DATE 1/22/18

Print Name	Print Name
44 DAVID GERBER	62 Joy Gardiner
45 Marcia Scheflen	63 Dorinna Ann
46 JOHN SCHEFLEN	64 Harald Kalmus
47 Wm. Glenn Coburn	65 Sue Rothrock
48 JAN WESTERHOUSE	66 LARRY WALKER
49 ALISON WAKELIN (Visitor)	67 HEIDI HOEGGER
50 DONALD DWYER	68 Ron Ozer
51 Marianne Cinaglia	69 Alan Burslem
52 Carie Reist	70 Marion Burslem
53 Kontal Copeland	71 FRANK MAIER
54 Warren ROSENHARDT	72 CARL FALCO
55 ELIZABETH VARLEY	73 Joe del Tufo
56 Ruth Panella	74 David Claney
57 Sam Pavelle	75 Cecilia Vore
58 Rod McDonald	76 PETER COMPO
59 Grace Russell	77 PATRICK BARRY
60 Lisa Mullinax	78 [illegible] ? BARBARA S HUNT JEFFREY STECK
? 61 [illegible]	79 [illegible] ?
	84 TOBY Ridings

PLEASE PRINT

TOWN ASSEMBLY VILLAGE OF ARDEN 1/23/18 3

DATE

Print Name		Print Name	
80	Keri Will-del Tufo	98	
81	Randy Hoopes	99	
82	Esther Schmerling	100	
83	Sharon Shalom (NV)	101	
84		102	
85		103	
86		104	
87		105	
88		106	
89		107	
90		108	
91		109	
92		110	
93		111	
94		112	
95		113	
96		114	
97		115	

PLEASE PRINT