

Village of Ardentown

Established 1922
Incorporated 1975

Ardentown, Del. 19810

NOTICE

TOWN MEETING
UPSTAIRS at Candlelight Theatre

MONDAY, MAY 12, 1997

7:30 pm

AGENDA (partial)

1. OPEN DISCUSSION OF THE FUTURE OF KAMIN
2. TRAFFIC LIGHT AT HARVEY/SCONSET ROADS - discussion of trip sensors which are to be added
3. ELECTIONS: CIVIC COMMITTEE - 4 people; 2 yr. term; ongoing reporting
AUDIT COMMITTEE - 3 people; 1 yr. term; report due in Sept.

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THE REGULAR MEETING OF THE VILLAGE OF ARDENTOWN WAS CONVENED AT 7:30PM ON FEBRUARY 10, 1997, CHRISTOPHER COBURN, CHAIR, PRESIDING. A QUORUM WAS PRESENT.

In attendance were:

- | | |
|-------------------------|----------------------|
| 1. Lisa Wilson Riblett | 18. Chris Coburn |
| 2. Doris Boller | 19. Clarence Lucas |
| 3. Sally Decker | 20. Joann Lips |
| 4. Lee Till | 21. Page Dwyer |
| 5. Charles W. Till | 22. David McClintock |
| 6. Betty Ann Themal | 23. Dotty Verne |
| 7. Harry Themal | 24. John DiGiacoma |
| 8. Barbara Mondzelewski | 25. Joy Gardiner |
| 9. Stefanie Lombardo | 26. Harold Kalmus |
| 10. James Ficca | 27. Oliver Gutsche |
| 11. David Scott | 28. Nancy King |
| 12. Kate Bartolo | 29. Chris Monson |
| 13. Beth Holloway | |
| 14. Bobby Lockerman | Others: |
| 15. Sarah Coburn | 1. Carol A. Berster |
| 16. Ray LaVoie | 2. Georgiann Deist |
| 17. Bob DeNigris | |

THANKS TO DORIS BOLLER: Doris was honored with a cake and applause for her work as a Trustee. The Town is grateful for her years of service.

GUEST SPEAKERS: CAROL BERSTER, PRESIDENT OF INGELSIDE HOMES, INC. AND GEORGIANN DEIST, KAMIN. Carol showed plans for expansion and renovation of KAMIN which was opened in 1988. Assisted living was new then. Demand now is for private rooms instead of two in a room. Financially, they are hard pressed. Adult day services center will be added. Carol guessed the square footage to be approximately three times its presented size but said the drawing was not to scale so she could not be sure. She said the new residency capacity would be 78 people. A few rooms would be large enough to accommodate couples. The addition would cost approximately 7.6 million dollars. Carol said construction would begin late 1997 or early 1998 and would be two-story Tudor style.

THE FOLLOWING COMMENTS/QUESTIONS ARE SOME OF THE ISSUES RAISED BY PEOPLE AT THE TOWN MEETING.

How much is Kamin's land rent? \$12,000/year at this time. Complaints were raised concerning truck deliveries and car traffic. Nancy King wanted to know if we can affect the Kamin decision. Outside night lighting was noted as a

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problem by nearby residents. David McClintock asked if Kamin has Trustee approval. Carol answered no. David Scott expressed concern about the old Ginkgo trees which are on Swiss Lane. David McClintock asked what does Kamin give to Ardentown and Carol said they were good neighbors and provided a service. Carol also said that it presently costs \$66/day to live at Kamin and they presently have 33 staff members. She said it would be necessary to add 6 more staff members after the addition. David McClintock asked if they know what the daily traffic pattern is in and out of Kamin. Carol said they did not know. Page Dwyer asked if the main entrance could be off of Harvey Road. Carol said she is open to ideas. Doris asked if the entrance could be less institutionalized looking. Carol said this layout worked best. Bob Lockerman said he tried to figure out how this would affect our land rent if it were not a non-profit business. He guessed it would be approximately \$25,000.00. Carol said as a non-profit organization they would be exempt. Carol said they would have to close if they can't expand. Jim Ficca said if they build a big business and left, we would have to pay the \$25,000.00 each year. Beth Holloway said Kamin is putting undue stress on Swiss Lane. Jim Ficca said he can't believe this can't be profitable. Carol said that all present and proposed Kamin residents are all private pay at this time and not subsidized. Stefanie Lombardo asked how many people come in each day. Georgiann Deist said it is sporadic. Harold Kalmus said he would like to work with the architect because this is poorly done. Kate Bartolo said this might affect our National Historic application which is very important to us. Stefanie asked if they expected us to like this proposal and Carol said she did not know what to expect.

COMMUNICATIONS: CHRIS COBURN, CHAIR
Chris said the Flood Insurance passed.

REGISTRATION COMMITTEE: JOY GARDINER, CHAIR
Joy reported two leasehold changes. 1. Marion Bloch's on Loreley to Brooke Bovard and Steve Harcourt. 2. K. Nason's on Loreley to Henry Tremper and Deborah Brogan. Joy also said a new leaseholder's package is now available.

APPROVAL OF MINUTES:
The minutes were approved.

TREASURER'S REPORT: BARB MONDZELEWSKI
Checking Account: \$865.12
Municipal Street Aid: 0
Savings: \$22,438.59

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ELECTIONS: PLAYGROUND COMMITTEE - A new committee was formed to inspect the playground and report or act on needed maintenance. The committee will include three people for a two year term. Oliver Gutsche, Beth Holloway and Joy Gardiner were appointed. Harry Themal said our insurance agent said we are covered. We will need a way to keep records for insurance purposes.

CIVIC COMMITTEE - Deborah Reinholz was unanimously elected to complete Charlie Till's term.
BUDGET/ASSESSMENT COMMITTEE: Betty Ann Themal
Betty Ann presented the Village of Ardentown 1997 Budget. See copy attached. The Budget was unanimously approved.

CIVIC COMMITTEE: PAGE DWYER, CHAIR

1. The "A" list of road repairs is done.
2. Playground Committee is now established.
3. Post/guard rail by the top of Sconset/Harvey needs repair. Chris is hoping to get it replaced with brown guard rail. Page and Chris to work on this.
4. David Scott removed graffiti from the rocks. He wants us to stay on top of this. Harry asked that we tell the Civic Committee immediately if we see anything.
5. Page asked us to collect garbage that we see on the roads.

TRUSTEES' REPORT: BOB DENIGRIS

Bob presented the 1997 Trustees of Ardentown Budget. This six page report is on file for anyone who would like to see it. Bob said sanding/snow removal and mowing and tree maintenance were items that made our expenses go up a lot. He also said that we used to get approximately \$10,000.00/year from the Candlelight but the insurance on the Candlelight is going up and we will only get about \$6,000.00 this year.

JOINT ISSUES COMMITTEE: JOANN LIPS

Bally Meade has been affected by this committee. Joann also said a big creek clean-up on April 12 will take place and that plastic bags and gloves would be provided. It begins at 9:00a.m. Mr. Lucas has written a letter to get the work completed on the creek.

KAMIN: OPEN DISCUSSION

While cake was being served, further discussion was held regarding Kamin's proposal. Harold Kalmus wants to know our legal rights. 100% of the people at the meeting agreed they do not want what Kamin proposed tonight. 15 people do not want any further expansion and 9 were willing to discuss different options.

Meeting adjourned at 9:45pm.

Respectfully submitted,



Lisa Wilson Riblett, Secretary