

North Hills Civic Association Annual Meeting

Brandywine Hundred Library
Meeting Room A (Second Floor)

Wednesday, April 26, 2023

6:00 - 7:00 PM - General Meeting

7:00 - 8:00 PM - Invited guests

Minutes

1. Seventeen member households signed in to participate in the meeting.
2. President Cathy Lovell welcomed attendees to the meeting and suggested that everyone introduce themselves with their street and how long they have resided in North Hills.
3. Minutes of the 2022 Annual Meeting prepared by Secretary John Stevenson, which had been distributed via email and the website, were approved without corrections or changes.
4. Treasurer Valerie Cesna presented the Treasurer's Report for the fiscal year 5/1/2022 through 4/30/2023. The Association is in good financial condition. Deposits totaled \$3,354.15 and expenses totaled \$764.56 in a year with no snow plowing or social events, resulting in a net gain of \$2589.59. She noted the board recommended that annual dues be reduced to \$10 for plowed streets and \$5 for others for 2023 and 2024.
5. President Lovell put the proposed dues for 2024 to the membership for approval. Annual dues will remain \$10 for households on streets plowed by the Association and \$5 for households on roads not plowed by the Association.
6. President Lovell noted that as a volunteer organization, the North Hills Civic Association relies on the individuals who help out and gave thanks to all the block captains who delivered fliers and officers who helped the past year.
7. Election of Officers for the 2023-2025 term. In this meeting, the membership voted to fill the positions of Vice President, Treasurer, and three Trustees for two year terms.
 - President - Cathy Lovell (2024)
 - Vice President - Peggy Alderson (2025)
 - Secretary - John Stevenson (2024)
 - Treasurer - Valerie Cesna (2025)
 - Trustees
 - Maureen Bowser (2024)
 - Devon Conley (2024)
 - Len Damico (2025)
 - Marilyn Green ((2025)
 - Teri Lovell (2025)
 - Regina Patterson (2024)

8. Possible social events were discussed. Much interest was expressed in holding a neighborhood picnic, possibly at the end of Brighton Road or the cul-de-sac on Windsor Road in the fall. Marilyn Green and Devon Conley will organize this and seek other interested volunteers via the community's email list.
9. Issues from the floor were mostly about concerns about speeding through the neighborhood. Secretary Stevenson read an email from Representative Heffernan's legislative aid who was unable to attend the meeting. She referenced previous discussions about speeding concerns on Lennox and Windsor Roads and a DeIDOT study of traffic early in the year. She noted that "This is a rare occasion where DeIDOT is allowing us to install speed humps even though the speed study doesn't show a measured speed problem." She included data and noted that "the first step in the DeIDOT process will be to ballot the community. If the ballot shows that residents do not want the speed bumps, they will not be installed."

DeIDOT's Speed Study Results:

The 7-day ATR data for Lennox Road (between 515 and 517) is as follows:

- Average daily traffic (ADT) is 78 vehicles per day (vpd)
- Average vehicle speed is 15.5 mph
- 85th percentile speed is 23.6 mph

The 7-day ATR data for Windsor Road (between 16 and 18) is as follows:

- Average daily traffic (ADT) is 74 vehicles per day (vpd)
- Average vehicle speed is 18.4 mph
- 85th percentile speed is 25.1 mph

Based on the traffic data, there is not a measured speeding problem on Lennox Road or Windsor Road. To consider speed humps, we typically require the measured 85th percentile speed to be at least 5 mph over the posted speed limit. However, if you would like to tentatively fund speed humps in North Hills, we can draft speed hump locations for your review before moving forward with a community ballot.

A PDF file showing possible locations of speed humps proposed by DeIDOT was shared.

A Marsh Road resident asked about speeding and paving issues. Bridget Wallace, Rep. Heffernan's legislative aide had emailed us updated information about the intersection and paving earlier that day:

DeIDOT's Intersection Update (2/21):

This is roadway safety "diet" project at Marsh/Washington St. Ext. The new striping is needed to reconfigure some of the intersection's approach lanes to slow down vehicular traffic while improving ped/bike connections and visibility. Crosswalks with accessible curb ramps will be installed across both Marsh Rd and Washington St Ext, geometric improvements will be made to help drivers see

pedestrians easier, and the sidewalk heading north on Marsh Rd will be connected down to the sidewalk on Washington St Ext. Additionally, new school signs, pavement markings, and flasher assemblies will be installed to notify drivers of the school and when students may be crossing. This is the first part of a wider effort to improve safety for vehicles, pedestrians, and bicyclists along Washington St Ext.

The intersection is also on the District's list for Warm Mix Patching which should take place this spring/summer.

DelDOT's Paving Update for this section of Marsh Rd (4/12):

Marsh Road in this area will be warm mix patched sometime this summer. Our pave and rehab section also scoped it out recently and agreed that it needs work. It will be added to a future FY24 or FY25 contract as well. Hopefully the work M&O does this summer will hold things over until the larger project.

There was also discussion of a problem business adjacent to the community that has customers behaving badly in parking lots, yelling and cursing, which can be frightening to neighbors.

10. Elected Representatives

Because the Legislature was in session, Senator Sara McBride and Representative Debra Heffernan were unable to attend the meeting, although Senator McBride arrived after the meeting adjourned.

Councilman John Cartier spoke after attending the business portion of the meeting. He also thanked the civic volunteers, noting that civic associations make neighborhoods better and facilitate communication between elected officials and their constituents. He spoke about steps to improve the situation with noise problems or concerns about whether fireworks or gunshots are being heard. He advised using the non-emergency police number (302-573-5627) to report such problems, explaining that reported incidents are analyzed and police look for patterns. He noted that our neighborhood has a low incidence of reported crimes and property violations.

Cartier stated that the New Castle County government is in good financial condition and that a 5% tax credit has been proposed for the county portion of the annual property tax bill. This would not affect the school tax portion, which is the majority of the bill.

New Castle County property reassessment is underway but is going slowly. No properties in the Brandywine Hundred have been reassessed to date. The reassessment is intended to be revenue neutral, assessing the "true money value" of the property but at a lower tax rate than currently assessed. There is a \$30 million reserve account for reassessments; this assessment is estimated to cost \$15 million and money should be available from this account for an expected follow up assessment five years later. The "true money value" may

affect school taxes and he suggests following up with the school board to see what they plan to do.

Cartier also noted that the county is working to address issues with what may be a 10,000 ton scrap tire dump in the former Edgemoor Ti-Pure site. He said the Secretary of DNREC (Delaware Department of Natural Resources and Environmental Control) has issued an order to have the tires removed.

On a happier note, Cartier was able to report that renovations to the Weldin House on Penny Hill are going well and that the house is now owned by the State of Delaware.

The proposed use for the Weldin House is office space, possibly for a non-profit organization. This circa 1790 house is a landmark. A ribbon cutting this summer is possible, depending on the progress of the work.