

## **Town of Little Creek Council Meeting Minutes for June 2, 2025**

The meeting of the Little Creek Town Board was called to order at 7:00 pm by Mayor Edward Strouse. Four Commissioners were present in person. Commissioner T. May declared that four out of four members of the Board of Commissioners were present, therefore, the Town Council had a quorum and was free to conduct business and begin the meeting. The four members of the Board of Commissioners present for the Town of Little Creek Council Meeting: Commissioner Edward Strouse, Commissioner Adrienne Hegman, Commissioner Dennis May and Commissioner Theresa May. Ten members of the public were in attendance in person for the general meeting: Penny Gentry, Joanne Sullivan, Carol Puleo, Judy Hegman, Joe McGonigal, Shawn Brighenti, Michael Bundek, Carol Williams, Bill Clark, and Sam Gentry. Three members of the public attended the meeting via Zoom: Angie Strouse, Susan Freese, and Clay Crommett.

The meeting minutes from the previous month were electronically sent to the commissioners for their review prior to this meeting. These minutes were also made available to all in attendance as hard copies. A motion was made by Commissioner Hegman and seconded by Commissioner D. May to accept the minutes as received from the secretary/clerk. The motion was put to a full board vote where it was passed unanimously.

The Treasurer's report covering the period from May 5, 2025, to June 2, 2025, was sent in electronic form to the Commissioners prior to the meeting for review. The report, and the list of current bills, was presented verbally by Mayor Strouse to those in attendance. Since there were no questions posed by the residents, Commissioner T. May made a motion to accept the report as presented and to pay the current bills. The motion was seconded by Commissioner D. May. When put to a full vote by the board it was passed unanimously.

### **Committee Reports**

- a) **Planning Commission** – Carol Williams
  - Nothing new to report.
- b) **Parks and Recreation** – Commissioner Hegman
  - The broken playground equipment has been repaired. The part needed to be screwed back onto its base.
    - i) **Dog Park** - Mr. Hegman/Ms. Freese
  - Mayor spoke with Rick.
- c) **Code Enforcement** – Commissioner Strouse
  - The house beside the church needs to mow the lawn. A letter needs to be sent regarding this violation.
  - The Tow Yard has begun doing something on the property. A horse trailer was moved off of the property over Memorial Day.
  - Concerning the Bailey property: Mayor Strouse and Commissioners D. and T. May have followed up with Betty Bailey. She is working with the Town Board to develop a plan for cleaning up the property. She just needs help to get the work done that needs to be done and is open to receiving assistance to make the necessary changes a reality.

- d) **Little Creek Fire Company Report** – President Frazier/Chief Scott Bundek
- Phase 1 of the firehall project should be completed within the next two weeks.
  - The Fire Department has answered 275 calls since January. The average increase in attendance has increased 26% since 2019. Attendance is around 17 members and the number of runs per month is around 50-75.
  - The boat needs to be replaced. Senator Buckson and Representative Carson are looking into using CTF for the purchase of a new boat.

**Old Business –**

- a) **Northern / Southern Flood Study** - Commissioner Strouse
- The contract for a design is on hold until the property is acquired. The Nature Conservancy appraisal on the Lebeau property is in and being presented to the family. According to the newest appraisal, the value of this property is \$400,000.
- b) Money from the DOD REPI program will be used to pay the fees associated with the pending purchase of the Lebeau property once the Nature Conservancy receives approval from the family to purchase the parcels agreed on.
- c) **ORPT** – Commissioner Strouse
- ORPT Max. \$75,000
  - Buckson \$29,991
  - Grant has been extended to December 2025
  - The only items left to complete from the plan for funds from this grant are the border and mulch around the new playground equipment and dog park sun shades.
  - ORPT 2025 –The ORPT Max. grant of \$45,000 has been approved. The Town portion is \$15,000. CTF funds from Representative Carson have been disapproved due to this project's determined ineligibility.
  - Mayor Strouse received two quotes for the new pad:  
Quote #1 – \$7,600.00 from Dill Masonry  
Quote #2 - \$8,300.00 from Quality Concrete
  - It has been suggested to revisit possible locations for the new pavilion. This decision on location will be tabled until the next month's Board meeting. The items being considered in placement of the new pavilion are whether to extend the sidewalk from Town Hall and whether to keep or remove the old playground equipment.
  - ORPT 2026 – The paperwork has been submitted for pre-application. If approved, the town may need to use the funds toward the \$120,000 cost of the bathroom. No further update available at this time.
- d) **Kent County Grant** – Commissioner Strouse
- No update, but speculate that the money for the bathroom will not come from this source.

- e) **Pedestrian Study/Traffic Calming** – Commissioner Strouse
  - Public meeting is being scheduled to go over the results of the study and go over possible solutions.
- f) **Tow Yard Update** – Commissioner Strouse
  - Owner has been cleaning up the property. The Environmental study is in progress.
- g) **Well Testing Update** – Commissioner Strouse
  - If you tested positive once you can get a new well.
- h) **Municipal Elections** – Commissioner Strouse
  - There is still one position left unfilled on the Town Board.
- i) **Spring Clean Up Day** – Commissioner Dennis May
  - The Town Cleanup Day was Saturday, May 31<sup>st</sup> at 10 am. 4 people met at the park and participated in clearing the trash from the streets and cleaning out the storm drains in town.
- j) **NFIP (National Flood Insurance Program) Compliance Walkabout** – Commissioner Strouse
  - The audit was conducted on April 2.
  - Only a few issues were mentioned in the report.
    - Hegman - Shed Vents. The Shed vents have been received and need to be installed.
    - Chilton – Propane Tank. Mr. Chilton contacted Sharp Energy and they anchored his propane tank securely for free.
    - Bailey – Commissioner Dennis May - RVs. Betty Bailey spoke with members of the Town Board and is working with them to develop a plan for removal of the RVs. She is unable to drive them and is willing to work with Council to find solutions, but she needs assistance with implementation.
  - The NFIP representative will be kept informed of the plan and progress in rectifying the violations cited after the audit walkabout.
- k) **Comprehensive Plan Update** – Commissioner Theresa May
  - This plan needs to be updated and submitted by November 2026. The cost to get it redone by the University of Delaware is \$30,000. The Town of Little Creek does not have the funds to pay this much. David Edgell is the person who helped write the current comprehensive plan. The Board will investigate what would happen if the Town does not submit a new/revised version of the comprehensive plan.

## **New Business**

- a. **Town Hall Roof Repair** – Commissioner Strouse
  - There are 3 different leaks in the roof. To fix the bare minimum will cost \$9,700 according to the quote by Bright Side Roofing. To repair everything, the cost is \$20,500. The roof replacement will last 2 years.
  - Commissioner Dennis May will contact other companies to get additional quotes for the repairs that need to be done.

b. **ARPA (American Rescue Plan Act) Reporting** – Commissioner Strouse

- \$1,000 of this money was spent after the 31<sup>st</sup> of December 2024. This money may need to be paid back.
- It is unknown if other expenses will be approved in the amount of \$10,223.00

**Public Comment**

- Sam Gentry mentioned the Grow property located next to him. It has high grass and unsecured propane tanks. A letter should be sent from Code Enforcement regarding these concerns.
- Penny Gentry offered to post announcements/flyers for the Board and Town Events inside the Church and the Post Office as long as they are delivered to her.

**Adjournment**

A motion to adjourn the meeting was made by Commissioner T. May and seconded by Commissioner D. May. Motion was carried, and the meeting officially ended at 7:42 pm.

Respectfully submitted,

Theresa May

Secretary