

Town of Little Creek Council Meeting Minutes for September 8, 2025

The meeting of the Little Creek Town Board was called to order at 7:04 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 who were present in person for the Town of Little Creek Council Meeting: Commissioner Edward Strouse, Commissioner Adrienne Hegman, Commissioner Dennis May, and Commissioner Theresa May. Four members of the public were in attendance in person for the general meeting: Joe McGonigal, Shawn Brighenti, Joanne Sullivan, Susan Wehner. Two members of the public attended the meeting via Zoom: Carol Williams and Bill Clark.

The meeting minutes from the previous month were sent to the Commissioners in electronic form prior to this meeting for review. The meeting minutes were also provided as hard copies for those in attendance. A motion to accept the meeting minutes from August was made by Commissioner Hegman and seconded by Commissioner D. May. When put to the full Board for a vote this motion was passed unanimously.

The Treasurer's report covering the period from August 4, 2025, to September 8, 2025, was sent in electronic form to the Commissioners prior to the meeting for review. The report, and the list of current bills, were presented as hard copies by Commissioner Hegman to those in attendance. Since there were no questions posed by the residents, Commissioner D. May made a motion to accept the report as presented and to pay the current bills. The motion was seconded by Commissioner T. May. When put to a full vote by the board it was passed unanimously.

Committee Reports

- a) **Planning Commission** – Carol Williams
 - No new permits were requested last month.
- b) **Parks and Recreation** – Commissioner Hegman
 - Help is needed at the dog park because Rick Moore is not currently available.
 - i) **Dog Park** - Mr. Hegman/Ms. Freese
 - Nothing new to report.
- c) **Code Enforcement** – Commissioners Theresa and Dennis May
 - A letter will be sent to Mr. Jayne via certified mail concerning the property located at 614 Main Street. If there is no response, the code violations at this property will be turned over to Kent County for enforcement.
 - The Bailey property update: There are trees that need to be trimmed. Need to coordinate Betty and with volunteers now that the weather is better to work on property. The RV in the front yard does start, and Betty has found someone who is willing to remove both RVs from the property.
 - Another letter needs to be sent to the Workman's concerning rodent problem from their property.
 - Letters concerning grass violations continue to be sent as needed.

d) **Little Creek Fire Company Report** – President Frazier/Chief Scott Bundek

- Nothing new to report.

Old Business –

a) **Northern / Southern Flood Study** - Commissioner Strouse

- The LeBeau family accepted the new appraisal amount, and the Nature Conservancy will be purchasing for the Town.
- One parcel will need to be annexed.
- Funds from the Defense Community Infrastructure Program are available but the Town is awaiting the property acquisition before pursuing this further.
- The purchase should be completed January 2026 at which point it will be transferred to the Town of Little Creek by February 2026. The Nature Conservancy is working on the paperwork and a signature will be required from a representative of the Town Council.

b) **ORPT 2024** – Commissioner Strouse

- ORPT Max. \$75,000
- Buckson \$29,991
- Grant has been extended to December 2025
- Grant funds will be used for playground borders, mulch, bleachers and sunshades.
- Playground mulch, to cover 60 yards of space, will be delivered on 9/12/25.
- Need to get together a work detail for 9/14/25. Work to spread the mulch and finish building the sunshade frames will begin at 9 AM.

c) **ORPT 2025** – The ORPT Max. grant of \$45,000 has been approved. The Town portion is \$15,000.

- Dill Masonry has installed the pad for the new pavilion.
- The builder, Backyard Construction, has been hired to build the pavilion. They are working on drawings for the proposed project and have suggested expanding the original size requested by a small amount.

d) **ORPT 2026** – The paperwork for the final phase of the application process has been submitted for approval. This grant would be used to build/install an outdoor bathroom next to the Town Hall. There are several options being researched. The Board is waiting for quotes for this project. This grant would cover \$90,000 and the Town's contribution would need to match the amount of \$30,000. The location of the bathroom is still being discussed.

e) **Kent County Grant** – Commissioner Strouse

- There has been no communication from Kent County concerning the grant application that was submitted toward providing a bathroom at Town Hall.

f) **Pedestrian Study/Traffic Calming** – Commissioner Strouse

- The sidewalks throughout town were repaired/leveled in July using CT Funds.
- Speeding stories were aired on WBOC. The issue was also brought to the attention of Governor Meyers by Mayor Strouse during their September 2, 2025, meeting. The Governor is asking for new numbers from our traffic data collection. The committee approved a follow up meeting to help resolve our traffic issues. Additional meetings

are being scheduled with people who can help. This includes meeting with the state transportation agency.

- Waiting on final report from Kent County MPO.

g) Well Testing Update – Commissioner Strouse

- If you test positive once you can get a new well.
- The well driller is currently reaching out to homeowners.
- Another meeting is being scheduled to get a letter releasing the Fire Department from financial responsibility because of the possible relation between the foam formally used for fire containment and the water contamination found in some of the local wells.

h) Municipal Elections – Commissioner Strouse

- There is still one position left unfilled on the Town Board.

i) Well Testing – Commissioner Strouse

- Well driller is currently reaching out to homeowners concerning digging new wells

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 the 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 Town of Little Creek does not have the funds to pay the estimated cost of \$30,000 to redo the plan. David Edgell is the person who helped write the current comprehensive plan. The Board will investigate and research what needs to be done to remain in compliance.
- The Town Solicitor was contacted with a request on any information covering the potential impact of not updating this plan. His response indicated that he had substantive information. Therefore, the Board will continue to investigate this and explore options.

l) ARPA (American Rescue Plan Act) Reporting – Commissioner Strouse

- \$1,000 of this money was spent after the 31st 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
- A message was sent today, to Mayor Strouse, that additional documentation is needed regarding this matter. The mayor sent a reply.

m) Town Hall Roof Repair – Commissioner Strouse

- Commissioner D. May contacted additional contractors to get additional quotes for this project. He received a call back from Economy Roofing and Restoration. Their quote including a full replacement of the roof for roughly the amount that Bright Side Roofing wanted for just patching the areas were leaking. A motion was made by Commissioner Hegman to approve up to \$12,000 for roof replacement. This motion was seconded by Commissioner T. May. The motion was put to the full Board for a vote, and it was passed unanimously. Commissioner D. May will contact Economy Roofing and Restoration to arrange a date for this project.

n) Electric Rates – Commissioner Strouse

- The City of Dover is raised the electricity rates by 10%
- Mayor Strouse met with the City of Dover Mayor, the City Manager, and Councilmen on September 5, 2025.
- The City of Dover Council members agreed to look into providing a rate for the Town for trash removal as compensation for raising electricity rates for our residents while providing no real services to the Town outside of municipal streetlights. By arranging trash removal for the Town through a contractor, the residents would still be responsible for paying to have the trash removed. The rate would be cheaper than residents are paying at this time and removal would occur on the same day. If this is not feasible, then we will investigate another service that the City of Dover can provide.

o) Un-Incorporation of the Town – Commissioner Strouse

- Commissioners on the Town Board need to hold a meeting to discuss options and impact on future of the Town.

p) Town Hall Cameras – Commissioners D. May and Strouse

- A quote of \$3,028.00 was submitted by IES (Independent Electric Services) to put in the cameras and outfit Town Hall with wiring necessary to monitor camera footage, etc. A motion was made by Commissioner Hegman to approve the amount quoted by IES and schedule installation as soon as possible. This motion was seconded by Commissioner D. May. When put to the vote of the full Board of Commissioners, it was passed unanimously. Commissioner D. May will notify his contact with IES of the Board's decision and work to establish a date for the installation of the cameras.

New Business

- Mayor Strouse expressed his interest in holding a Fall Festival for the Town. Unfortunately, this idea will need to be placed on hold until further notice due to circumstances beyond our control.

Public Comment

- Susan Wehner, owner of the Little Creek Grill, expressed concerns regarding vehicles being parked in her store's lot overnight without her permission. Mayor Strouse recommended posting on the Resident's FB page that any vehicles being parked there are subject to being towed at the owner's expense.

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