

Town of Little Creek Council Meeting Minutes for February 2, 2026

The meeting of the Little Creek Town Board was called to order at 7:01 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. Nine members of the public were in attendance in person for the general meeting: Joe McGonigal, Shawn Brighenti, Angie Strouse, Clay Crommett, Darla Courtney, Penny Gentry, Joanne Sullivan, Herman Reed, and Sharon Reed.

The meeting minutes that were tabled for the month of December were provided in hard copy form to the residents and the Board members for review and approval. A motion was made by Commissioner Hegman to approve the minutes from December 2025. This motion was seconded by Commissioner D. May. When put to the full Board for a vote motion passed unanimously.

The meeting minutes for January were provided in hard copy form to the residents and the members of the Board for review and approval. A motion was made by Commissioner Hegman to approve the minutes. This motion was seconded by Commissioner D. May. When put to the full Board for a vote the motion passed unanimously.

The Treasurer's report covering the period from January 5, 2026, to February 2, 2026, 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 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.

Additionally, Commissioner Hegman provided hard copies of the Town Budget for 2026.

Committee Reports

- a) **Planning Commission** – Carol Williams
 - 375 Main Street – New windows. Siding, roof, bathroom, and porch (Nasr Safwat Pd)
 - Permit for Lot Line Adjustment (Padilla, J Lebeau, L Lebeau, R Lebeau Pd)
- b) **Parks and Recreation** – Commissioner Hegman
 - i) **Dog Park** - Commissioner Hegman
 - N/A
- c) **Code Enforcement** – Commissioners Theresa and Dennis May
 - Tow Yard update: Mayor Strouse is rescheduling the meeting with Kent County Code Enforcement staff at Levy Court. After receiving more insight from Penny and Glenn we may need to create a new plan of communication with the property owners as the Board members were unaware of the original communications process that was agreed to by the owners of the property and the Town of Little Creek.

- Bailey update: Commissioner D. May gave an update on the Bailey property. The removal of or relocation of the RV in the front yard must be completed prior to April 2, 2026, to return to compliance.
 - Another letter needs to be sent to Letterman concerning the rodent problem at the property located on Wilson Street.
 - Another letter needs to be sent to the Angwin tenants concerning the rodent problem at the property located on Main Street.
- d) **Little Creek Fire Company Report** – President Frazier/Chief Scott Bundek
- Nothing new to report.

Old Business –

a) Northern / Southern Flood Study - Commissioner Strouse

- There was a misunderstanding regarding the time frame for completion of and payment for the Lebeau property. The process will take a little longer than originally expected due to the process needed to follow in order to get the approvals needed through the multiple agencies involved in the acquisition and transfer of the property to the Town of Little Creek. The process is in motion and will continue until it is completed.
- Defense Community Infrastructure Program is awaiting the property acquisition. At that time the next phase of the process involving them will be set in motion. Government involvement extends the amount of time it will take to complete the transaction.

b) ORPT 2025 – Commissioner Strouse

- The pavilion is nearly complete. The Board is waiting on the electrical and pad sealant contractor bids to come in so that a decision can be made on which company will be selected to do the work.

c) ORPT 2026 – Commissioner Strouse

- The town was approved for the \$90,000 grant for the installation of the bathroom at the park/Town Hall area.
- Mayor Strouse has received confirmation from Buckson and Carson that the State will cover the \$30,000 contribution that is expected from the Town for the project.
- The new bathroom will be vandalism resistant and only open during approved events. Only designated individuals on the Town Board of Commissioners will have access to keys for the facility.

d) Pedestrian Study/Traffic Calming – Commissioner Strouse

- There is nothing new to report until there is communication from Malcolm.

e) Well Testing - Commissioner Strouse

- More wells have been put in prior to the snow/ice event.
- The Church needs a new well, but it is unknown if the current well has been tested for PFAS and other potential contaminants.

f) Municipal Elections – Commissioner Strouse

- Four positions on the Town Board of Commissioners are up for election in March of 2026. Four letters of intent to run for the open positions on the Town Board of Commissioners have been submitted as of this town meeting held on February 2, 2026. One letter was submitted for the one-year position that was unfilled from the

March 2025 Municipal Election Cycle and three letters were submitted to fill the three two-year positions that were up for election in March of 2026.

g) NFIP (National Flood Insurance Program) Compliance Walkabout –

Commissioner Strouse

- The audit was conducted on April 2, 2025 and the town was given until April 2, 2026 to bring any concerns/violations into compliance
- 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. The NFIP representative will be kept informed of the plan and progress in rectifying the violations cited after the audit walkabout.

h) Un-incorporation of the Town – Commissioner Strouse

- Comments and recommendations have been received from the solicitor and are ready for review by the Board.
- The Commissioners need to meet to discuss the Town Solicitor’s feedback.

i) Newsletter – Commissioner Strouse

- The first edition of the town newsletter, created by Mayor Strouse, has been distributed throughout town by Commissioner D. May. Unfortunately, he ran out of copies before all the residents received one. The copies will be made and delivered by Tuesday, February 3, 2026.

New Business

A. Resident Ginger Sharp would like to hold a craft event for town residents. The event would be held at the firehouse on Thursday, February 5, 2026, at 6 pm. The cost to participate will be \$110.00. A motion was made by Commissioner T. May and seconded by Commissioner D. May to approve the event. When put to a full vote of the Board the motion passed unanimously.

Public Comment

- No public comment.

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 7:32 pm.

Respectfully submitted,

Theresa May

Secretary