



TOWN OF GREENWOOD
TOWN COUNCIL MEETING
100 W. Market St; Greenwood, DE 19950
Wednesday, November 12, 2025, 6:00 p.m.
MINUTES

COUNCIL and STAFF PRESENT:

Mayor Branden Cessna, Secretary Mike Moran, Councilor Donald Donovan, Councilor Dan Nelson, Acting Town Manager Rhiannon Slater, Clerk Carolyn Chisenhall, Chief David Walton, Town Solicitor Jamie Sharp. Absent: Vice-Mayor Anthony Massey (came in during executive session).

CALL TO ORDER:

Mr. Cessna opened the meeting at 6:02 pm with the Pledge of Allegiance.

PUBLIC COMMENT:

Jessica Lederer shared an experience her family had regarding a ticket.

Michael Phillips stated some issues he has with the Town office.

PUBLIC HEARING:

Petition to annex property identified as Sussex County tax map # 530-10.00-39.00 into the Town of Greenwood and to zone said property R-3. The parcel is 21.98 acres.

Mr. Sharp gave a recap on the annexation procedure.

Motion by Mr. Moran to adopt the annexation Resolution 2025-09. Second, Mr. Nelson.

Donovan – yes; Moran – yes; Cessna – yes; Nelson – yes.

APPROVAL OF MINUTES:

a) Motion by Mr. Donovan to approve the minutes of the October 22, 2025, Town Council Meeting. Second, Mr. Moran.

Moran – Yes; Donovan – Yes; Nelson – Yes; Cessna – Yes. Unanimously, APPROVED.

b) Motion by Mr. Moran to approve the minutes of the October 29, 2025, Budget Workshop. Second, Mr. Donovan.

Nelson – Yes; Cessna – Yes; Moran – Yes; Donovan – Yes. Unanimously, APPROVED.

POLICE REPORT:

Chief had no verbal report but answered Mr. Moran's questions about the trucks. They will be utilized once they are outfitted.

TOWN MANAGER REPORT:

Mrs. Slater presented her written report. Mr. Nelson asked about a zoning ordinance change that didn't follow the proper steps. Mrs. Slater stated that there were no public hearings for the change. Mr. Sharp, who wasn't involved when the ordinance was passed last December, offered to draft the formal ordinance.

Mr. Donovan made a motion to have Mr. Sharp draft an amendment for the Highway Commercial district. Second, Mr. Nelson. Second was rescinded and Mr. Donovan changed his motion.

Motion by Mr. Donovan to have Mr. Sharp address the needs we have for this particular ordinance so we don't have any further issues with it, and for Mr. Sharp to use his discretion because he is our legal counsel. Second, Mr. Nelson.

Moran – Yes; Cessna – Yes; Donovan – Yes; Nelson – Yes. Unanimously, APPROVED.

OLD BUSINESS:

None.

NEW BUSINESS:

FY2026 Budget was discussed.

Motion by Mr. Nelson to remove traffic safety income as stated and put it in as a surplus. No second.

Motion by Mr. Donovan to schedule another budget workshop. Second, Mr. Nelson.

Withdrawn, as per the Charter the budget has to be adopted tonight.

Motion by Mr. Moran to adopt the current budget as presented and amend it as needed. Second, Mr. Nelson.

Donovan – yes; Moran – yes; Cessna – yes; Nelson – yes. Unanimously approved.

BOARD OF APPEALS:

A board of appeals from the annual assessment was held at 6:35. No appeals were made. Council had previously approved the assessment role. At the December meeting, it will be looked at along with the budget and a rate will be set for the coming tax year.

COUNCIL MEMBERS' COMMENTS:

Mr. Moran spoke about attorney fees and limiting contact with the attorney.

Mr. Nelson thanked Mrs. Slater for getting together the best available numbers to be able to pass a budget so we can move into the next year.

Mr. Cessna stated that we are having our Christmas parade Friday, December 12, at 7pm with a registration deadline of November 28. Anyone interested in joining can contact the Greenwood Town Events email that's on our website.

EXECUTIVE SESSION:

Motion by Mr. Moran to enter executive session at 6:46. Second, Mr. Donovan.

Nelson – yes; Cessna – yes; Moran – yes; Donovan – yes.

RETURN TO REGULAR SESSION:

Motion by Mr. Nelson to come out of executive session into a public meeting at 8:02. Second, Mr. Massey.

Donovan – yes; Moran – yes; Cessna – yes; Nelson – yes; Massey – yes.

Motion by Mr. Moran to appoint the Mayor as the point of contact for the Town's attorney regarding employee A and to execute all necessary documents to the recommendation of the Town's attorney. Second, Mr. Nelson.

Donovan – yes; Massey – yes; Nelson – yes; Cessna – yes; Moran – yes.

ADJOURNMENT:

Adjourned at 8:04 with a motion from Mr. Nelson. Second, Mr. Donovan. Unanimous.



Town Manager