



TOWN OF GREENWOOD
TOWN COUNCIL MEETING
100 W. Market St; Greenwood, DE 19950
Wednesday, January 14, 2026, 6:30 p.m.
MINUTES

COUNCIL and STAFF PRESENT:

Mayor Branden Cessna, Vice-Mayor Anthony Massey, Secretary Mike Moran, Councilor Donnie Donovan, Councilor Dan Nelson, Acting Town Manager Rhiannon Slater, Clerk Carolyn Chisenhall, Police Chief David Walton, Town Solicitor Jamie Sharp

CALL TO ORDER:

Mr. Cessna opened the meeting at 6:30 pm with the Pledge of Allegiance.

PUBLIC COMMENT:

Kelli Nuwer stated that she hasn't received her water or tax bills yet.

AMEND AGENDA:

Mr. Donovan moved to change the agenda to have Mr. Luff, "New Business a)", speak before the Approval of Minutes. Employee Vacation, "Old Business d)", will move to after Executive Session. Second, Mr. Moran.

Massey – Yes; Cessna – Yes; Nelson – Yes; Moran – Yes; Donovan – Yes. APPROVED.

NEW BUSINESS:

a) George Luff of Luff & Associates gave an update. There are over 4 years of books that haven't been reconciled that his firm is going back and doing. The cash has now been reconciled through November 30, 2025. They will be putting work papers together for the auditors, so the audits go faster and cost the Town less. He said there had been 60-80 adjusting journal entries for the 2021 audit; "it was ridiculous". They are hoping to give the auditors a clean set of books for 2022 and 2023 at the same time. That would be a big step forward. They are also looking at internal controls and making corrections to procedures.

APPROVAL OF MINUTES:

- a) Motion to approve November 12, 2025, Executive Session minutes by Mr. Donovan.
Second, Mr. Nelson.
Nelson – Yes, Moran – Yes, Cessna – Yes, Donovan – Yes. Massey – Recuse. APPROVED.
- b) Motion to approve December 8, 2025, Special Town Council minutes by Mr. Moran.
Second, Mr. Donovan.
Massey – Yes, Nelson - Yes, Cessna - Yes, Moran – Yes, Donovan – Yes. APPROVED.
- c) Motion to approve December 8, 2025, Executive Session minutes by Mr. Moran. Second,
Mr. Nelson.
Donovan – Yes, Moran - Yes, Cessna - Yes, Nelson - Yes, Massey – Yes. APPROVED.
- d) Motion to approve December 10, 2025, Town Council minutes by Mr. Moran. Second,
Mr. Donovan.
Massey – Yes, Nelson – Yes, Cessna – Yes, Moran – Yes, Donovan – Yes. APPROVED.

POLICE REPORT:

Chief Walton stated that at their last departmental meeting of the year, Lt. Thomas was awarded an Exceptional Performance award for his efforts throughout the year for the reaccreditation process. Cpl. Tucker was awarded Officer of the Year. One EV vehicle has been sent to be outfitted for a full patrol vehicle. The K9 vehicle had the canine insert completed and will be sent out for graphics probably next week. Chief is looking at and weighing options to get the K9 training started as soon as possible.

TOWN MANAGER REPORT:

Mrs. Slater spoke about grants for PFAS and mapping the storm sewer system. She gave updates on an amendment to the Bond bill money awarded for Town Hall, possible email accounts for Town boards, and other municipalities guidelines for accessory structures. There was discussion of QuickBooks, water billing, taxes, and accessory structures.

OLD BUSINESS:

- a) Mr. Sharp presented "Ordinance A-24, An Ordinance Amending Ordinance A-1 ("Zoning Ordinance") to Amend the List of Permitted Uses in the Highway Commercial ("HC") Zoning District". This ordinance allows for additional permitted uses in the HC zone. Motion to introduce Ordinance A-24 made by Mr. Donovan. Second, Mr. Nelson. Massey – Yes; Nelson – Yes; Cessna – Yes; Moran – Yes; Donovan – Yes. CARRIED.
- b) Board member emails were discussed and numbers will be presented in February.
- c) FOIA policy was discussed. Mr. Nelson is working on that.
- d) The topic of employee vacation was moved until after Executive Session.

NEW BUSINESS:

- b) A CD in the amount of \$140,957 has matured. Possible cash out and payment of an outstanding DNREC loan or other unforeseen expenses were discussed. Motion by Mr. Massey to cash out the CD, make a payment to DNREC, and earmark the rest for future expenses such as emails and remediation. Second, Mr. Nelson. Massey – Yes; Nelson – Yes; Cessna – Yes; Moran – Yes; Donovan – Yes. CARRIED.
- c) Motion by Mr. Massey to appoint Maleia Rust to the Board of Elections. Second, Mr. Donovan. Donovan – Yes; Moran – Yes; Cessna – Yes; Nelson – Yes; Massey – Yes. CARRIED.

COUNCIL MEMBERS' COMMENTS:

Mr. Massey would like to see everybody come out and vote on Saturday. Support your Town.
Mr. Cessna gave a reminder about tomorrow night's Meet the Candidates.
Mr. Moran thanked the Police Department and the Town employees for their hard work.

EXECUTIVE SESSION:

Motion to move into Executive Session at 7:57 pm by Mr. Donovan. Second, Mr. Massey. Massey – Yes; Nelson – Yes; Cessna – Yes; Moran – Yes; Donovan – Yes. CARRIED.

RETURN TO OPEN SESSION:

Motion to move back into Open Session at 9:06 pm by Mr. Moran. Second, Mr. Donovan. Massey – Yes; Nelson – Yes; Cessna – Yes; Moran – Yes; Donovan – Yes. CARRIED.

POSSIBLE ACTION ON EXECUTIVE SESSION ITEMS:

Motion by Mr. Massey to have the Mayor contact the supervisor of Employee A regarding investigation of a complaint. Second, Mr. Nelson. Donovan - Yes; Moran – Yes; Cessna – Yes; Nelson – Yes; Massey – Yes. CARRIED.
Motion by Mr. Nelson to direct the Town's legal counsel to amend employees existing employment contract to meet Fair Labor Standards Act definitions. Second, Mr. Donovan. Massey – Yes; Nelson – Yes; Cessna - Yes; Moran – Yes; Donovan – Yes. CARRIED.

OLD BUSINESS:

d) Employee vacation was tabled with a motion by Mr. Nelson. Second, Mr. Massey. Donovan – Yes; Moran – Yes; Cessna – Yes; Nelson – Yes; Massey – Yes. CARRIED.

ADJOURNMENT:

Adjourned at 9:08 with a motion from Mr. Moran. Second, Mr. Massey. Unanimous.



Town Manager