



TOWN OF GREENWOOD
TOWN COUNCIL MEETING
100 W. Market St; Greenwood, DE 19950
Wednesday, February 11, 2026, 6:30 p.m.
MINUTES

COUNCIL and STAFF PRESENT:

Mayor Branden Cessna, Vice Mayor Donald Donovan, Secretary Daniel Nelson, Councilor Anthony Massey, Councilor Randy Willey, 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.

AMEND AGENDA:

Mr. Donovan moved to amend the agenda to hear the Police Report and Town Manager Report (IX and X) between Old Business and New Business (VII & VIII). Second, Mr. Massey. Massey – Yes; Nelson – Yes; Cessna – Yes; Donovan – Yes; Willey – Yes. CARRIED.

SWEARING IN OF NEW COUNCILMEMBERS:

Mr. Sharp swore in Councilors Randy Willey, Donald Donovan, and Daniel Nelson.

REORGANIZATION OF COUNCIL:

Motion by Mr. Nelson to keep Mr. Cessna as Mayor. Second, Mr. Donovan.

Willey – Yes; Donovan – Yes; Cessna – Yes; Nelson – Yes; Massey – No. CARRIED

Motion by Mr. Nelson to make Mr. Donovan Vice Mayor. Second, Mr. Massey.

Willey – Yes; Donovan – Yes; Cessna – Yes; Nelson – Yes; Massey – Yes. CARRIED.

Motion by Mr. Donovan to appoint Mr. Nelson as Secretary. Second, Mr. Willey.

Massey – Yes; Nelson – Yes; Cessna – Yes; Donovan – Yes; Willey – Yes. CARRIED.

Council recessed from 6:40-6:44 while Councilman Willey excused himself from the rest of the meeting due to recent surgery.

PUBLIC COMMENT:

None.

APPROVAL OF MINUTES:

a) Motion to approve January 6, 2026, Special Council Meeting minutes by Mr. Donovan. Second, Mr. Massey.

Donovan – Yes; Cessna – Yes; Nelson – Yes; Massey – Yes. CARRIED.

b) Motion to approve January 14, 2026, Town Council Meeting minutes by Mr. Donovan. Second, Mr. Massey.

Donovan – Yes; Cessna – Yes; Nelson – Yes; Massey – Yes. CARRIED.

c) Motion to approve January 15, 2026, Special Council Meet the Candidates minutes by Mr. Donovan. Second, Mr. Nelson.

Nelson – Yes; Donovan – Yes; Cessna – Yes; Massey – Recused. CARRIED.

PUBLIC HEARING:

A-24 AN ORDINANCE AMENDING ORDINANCE A-1 (“ZONING ORDINANCE”) TO AMEND THE LIST OF PERMITTED USES IN THE HIGHWAY COMMERCIAL (“HC”) DISTRICT

This Ordinance expands the list of permitted uses within the Highway Commercial Zoning District to include retail sales, specialty stores, general merchandise stores, retail food stores, personal service establishments, repair and servicing as an accessory activity, and outdoor display of merchandise.

Mr. Sharp gave some background to this ordinance and stated that the Planning Commission gave its recommendation last night.

There were no public comments made.

Motion by Mr. Nelson to adopt Ordinance A-24. Second, Mr. Donovan.

Massey – Yes; Nelson – Yes; Cessna – Yes; Donovan – Yes. CARRIED

OLD BUSINESS:

a) A-24 was adopted at the end of the Public Hearing.

b) Mr. Sharp led a discussion on accessory structures and how they are addressed in the zoning code.

Motion by Mr. Massey to set up a workshop with the Town’s engineer and solicitor to work through details with accessory buildings. Second, Mr. Nelson.

Donovan – Yes; Cessna – Yes; Nelson – Yes; Massey – Yes. CARRIED

Mr. Sharp recommended that Council go around and see examples of things in Town, so they can see what looks good, what doesn’t, and know how they want things.

c) The employee vacation audit will be completed by the March meeting, after additional documents are reviewed.

POLICE REPORT:

Chief Walton presented a written report and stated that the K9 vehicle and the EV truck are now fully equipped and in service. Cpl. Tucker and K9 Emma have begun their 8–12-week training with Anne Arundel County Police Department.

TOWN MANAGER REPORT:

Mrs. Slater presented a written report and spoke about the Resolution that’s on the agenda, the need to map the Town’s stormwater system, and IT support providers.

NEW BUSINESS:

a) Mr. Nelson wanted Councilmembers to state their priorities for the Town, with the purpose being to get a consensus of the Council’s top 3, so they can move forward together with shared goals for the Town. His priorities are the financials, police accreditation, and changes to the Town Charter & employee handbook. Mr. Massey stated his as clarification of ordinances, financials, and the employee handbook. Mr. Cessna’s include financials, the Charter and handbook, and land use maps. Mr. Donovan’s priorities are the Town Hall building and finding out what can be done with it to fulfill the needs of both the Police Department and the Town Hall; communication with constituents, including having people with questions call and ask questions; and finances.

Motion by Mr. Massey to switch New Business items “b” and “c”. Second, Mr. Donovan.
Donovan – Yes; Cessna – Yes; Nelson – Yes; Massey – Yes. CARRIED

b) Motion by Mr. Donovan to appoint Harlan Wilson to the Board of Adjustments. Second, Mr. Nelson.

Massey – Yes; Nelson – Yes; Cessna – Yes; Donovan – Yes. CARRIED

Mr. Wilson will be filling Randy Willey’s spot since Mr. Willey was elected to Council.

- c) Motion by Mr. Massey for Mr. Sharp to draft A9A to include the owner's removal of animal waste. Second, Mr. Nelson.
Mr. Donovan – Yes; Mr. Cessna – Yes; Mr. Nelson – Yes; Mr. Massey – Yes. CARRIED
- d) Resolution 2026-01: A Resolution Authorizing the Preparation and Submission of an Application to the Delaware Department of Natural Resources and Environmental Control for Participation in the Surface Water Matching Planning Grant Program in Order to Receive up to \$17,500.00 in Matching Grant Funds, and an Application to the Chesapeake Bay Implementation Program in Order to Receive up to \$17,500.00 in Matching Grant Funds to Prepare a Mapping and Review of the Town's Storm Sewer Infrastructure.
Mr. Sharp clarified that Mrs. Slater will be able to sign the application paperwork on behalf of the Town, and Mr. Cessna can sign if a member of Council is needed.
Motion by Mr. Donovan to adopt Resolution 2026-01. Second, Mr. Nelson.
Massey- Yes; Nelson – Yes; Cessna – Yes; Donovan – Yes. CARRIED

COUNCIL MEMBERS' COMMENTS:

Mr. Massey enjoyed the levity of tonight's meeting and the way things moved along quickly and efficiently.

Mr. Nelson stated that property owner Tammy Rust addressed him directly during public comment at a hearing and suggested that he call a property owner about what they're doing with their property. He did not know what she was talking about and he wanted it on record that he believes a sitting councilperson should never reach out to individual property owners about what to do with their property. If anyone wants to meet with him, he can be reached via email, or they can come to a council meeting, and he is more than glad to talk.

Mr. Cessna clarified that Mr. Moran had been at last week's Special Council meeting because he was still a Councilmember until tonight, when Mr. Willey was sworn in.

EXECUTIVE SESSION:

Motion to move into Executive Session at 8:03 pm by Mr. Donovan. Second, Mr. Massey.
Massey – Yes; Nelson – Yes; Cessna – Yes; Donovan – Yes. CARRIED.

RETURN TO OPEN SESSION:

Motion to move back into Open Session at 9:09 pm by Mr. Massey. Second, Mr. Donovan.
Donovan – Yes; Cessna – Yes; Nelson – Yes; Massey – Yes. CARRIED.

POSSIBLE ACTION ON EXECUTIVE SESSION ITEMS:

None.

ADJOURNMENT:

Adjourned at 9:10 with a motion from Mr. Massey. Second, Mr. Donovan. Unanimous.



Town Manager