



Town of Greenwood  
100 W. Market Street  
Greenwood DE 19950  
(302) 349-4534

## **Town Council Meeting/Public Hearing May 13, 2026, 6:30 pm**

### **AGENDA**

**I. CALL TO ORDER / PLEDGE OF ALLEGIANCE**  
**II. PUBLIC COMMENT**

The Public Comment portion of the Town Council Meeting affords members of the public the opportunity to share with the Town Council questions, thoughts, comments, concerns, and/or complaints regarding the Town. Anyone interested in addressing the Town Council will be given three (3) minutes to do so. The Town Council is sincerely interested in hearing from the public, but the purpose of public comment is for Council to listen to comments, and the Town Council is not required to answer questions or provide immediate responses to concerns raised during public comment. The council may take action on items only when duly noticed on an agenda.

**III. APPROVAL OF MINUTES**

- a) April 15, 2026, Town Council Meeting
- b) April 15, 2026, Executive Session
- c) April 30, 2026, Special Council Meeting

**IV. POLICE REPORT**

**V. TOWN MANAGER REPORT**

**VI. OLD BUSINESS**

- a) Employee PTO
- b) Discussion and possible action regarding Town Manager Contract

**VII. NEW BUSINESS**

- a) Discussions and possible action on Resolution to update Zoning Map to make corrections
- b) Discussion and possible action regarding DEMA and FEMA grant opportunities

**VIII. COUNCIL MEMBERS' COMMENTS**

**IX. EXECUTIVE SESSION**

for strategy sessions and advice or opinions from an attorney-at-law regarding pending or potential litigation and to discuss personnel matters in which the names, competency and abilities of individual employees will be discussed and strategy sessions and advice or opinion from an attorney-at-law regarding pending or potential litigation<sup>2</sup> 29 Del.C. 10004(b)(4).

**X. POSSIBLE ACTION ON EXECUTIVE SESSION ITEMS**

**XI. ADJOURNMENT**

Agenda items may be considered out of sequence.

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on 5/6/2026 and at least seven (7) days in advance of the meeting.

**NOTE:** AGENDA SHALL BE SUBJECT TO CHANGE, AT OR BEFORE THE MEETING, TO INCLUDE ADDITIONAL ITEMS (INCLUDING EXECUTIVE SESSIONS) OR THE DELETION OF ITEMS (INCLUDING EXECUTIVE SESSIONS), WHICH ARISE AT THE TIME OF THE MEETING. [29 Del. C. Sec.10004 (e)(3)]



TOWN OF GREENWOOD  
TOWN COUNCIL MEETING  
100 W. Market St; Greenwood, DE 19950  
Wednesday, April 15, 2026, 6:30 p.m.  
**MINUTES**

**COUNCIL and STAFF PRESENT:**

Mayor Branden Cessna, Vice Mayor Donald Donovan, Secretary Daniel Nelson, Councilor Randy Willey, Acting Town Manager Rhiannon Slater, Clerk Carolyn Chisenhall, Police Chief David Walton, Town Solicitor Jamie Sharp, Town Engineer Sharon Cruz. Absent: Councilor Anthony Massey

**CALL TO ORDER:**

Mr. Cessna opened the meeting at 6:33 pm with the Pledge of Allegiance.

**PUBLIC COMMENT:**

None.

**APPROVAL OF MINUTES:**

- a) Motion to approve February 25, 2026, Council Workshop minutes by Mr. Donovan. Second, Mr. Willey.  
Cessna – Yes; Donovan – Yes; Nelson – Yes; Willey – Yes. CARRIED.
- b) Motion to approve March 11, 2026, Town Council minutes by Mr. Willey. Second, Mr. Donovan.  
Nelson – Yes; Cessna – Yes; Donovan – Yes; Willey – Yes. CARRIED.
- c) Motion to approve March 11, 2026, Executive Session minutes by Mr. Donovan. Second, Mr. Willey.  
Nelson – Yes; Cessna – Yes; Donovan – Yes; Willey - Yes. CARRIED.
- d) Motion to approve March 25, 2026, Special Council minutes by Mr. Willey. Second, Mr. Donovan.  
Nelson – Yes; Cessna – Yes; Donovan – Yes; Willey - Yes. CARRIED.
- e) Motion to approve March 25, 2026, Executive Session minutes by Mr. Donovan. Second, Mr. Willey.  
Nelson – Yes; Cessna – Yes; Donovan – Yes; Willey - Yes. CARRIED.

**POLICE REPORT:**

Chief Walton presented his written report. He stated that the Police Department assisted the Fire Department with their wrestling event. They had a very good turnout.

**TOWN MANAGER REPORT:**

Mrs. Slater presented a written report. She added that the Planning Commission recommended approval for the Conditional Use application that's on tonight's agenda. (Livestream video was stopped for the applicant and the live resumed with just audio).

**PUBLIC HEARING:**

- a) Two Farms, Inc, is seeking Conditional Use to allow for the operation of two businesses on one parcel, located at 12643 Rock Road, parcel# 530-10.00-58.04. Parcel is zoned Highway

Commercial ("HC"). Multiple uses on a property require a Conditional Use. Planning Commission recommended approval on the condition that there be a 35' buffer on all sides. Daniel Byler is leasing 2.4 acres of the property and would like to sell portable sheds and poly furniture, Monday through Friday 9am to 4pm, and Saturday 8:30am to 1:30pm. The property will have access from Fire Hall Avenue. The property will be secured with a locked gate when no one is there. There will be an office that is not permanent but is just set on a stone pad, and a port-a-potty on site. He hopes to have existing security lights turned on. There will be adequate off street gravel parking area.

Motion by Mr. Donovan to approve the Conditional Use application based on the record made for the public hearing, the recommendation of the Planning Commission, and for the following reasons: The applicant seeks the conditional use to operate two businesses on the same parcel. The portion of the property fronting Rock Rd is currently used for an antique/gift shop and the rear portion consists of 2.4 acres. The applicant proposes to utilize the rear 2.4 acres for a shed and furniture display, and conditional use is required due to the additional use on the lot. The property is zoned Highway Commercial, and the proposed additional use is permitted in the HC district. The property is a large 3.4541-acre parcel. The proposed use will have separate access from Fire Hall Avenue. There are commercial uses in the area. The use is compatible with those uses. There is sufficient area to screen the use from other uses. Use will not significantly detract from permitted uses in the district. Their proposed conditional use provides for general convenience and welfare. No parties appeared in opposition to the application. The conditional use is subject to the following conditions which will serve to minimize any potential impacts on the surrounding area and adjoining properties. There shall be a 35' buffer along all sides, including the portion abutting the gift shop where no structures, including sheds and furniture, can be placed. Additionally, the use is specific only to the use for storage of and sales of sheds and furniture and the display thereof. Second, Mr. Nelson

Willey - Yes; Donovan - Yes; Cessna - Yes; Nelson - Yes; CARRIED.

(Livestream audio only was then stopped and resumed as video).

- b) Second reading of Ordinance A-9-B, An Ordinance Amending Ordinance A-9-A Regulating the Keeping and Maintaining of Animals Within the Town of Greenwood, Creating Exceptions Therefrom, and Penalties for Violation Thereof.

Motion to adopt Ordinance A-9-B by Mr. Donovan. Second, Mr. Willey.

Nelson - Yes; Cessna - Yes; Donovan - Yes; Willey - Yes. CARRIED.

#### **OLD BUSINESS:**

Mr. Nelson's Town of Greenwood PTO Policy was discussed.

#### **NEW BUSINESS:**

- a) Mr. Donovan motioned to approve the budget amendment of 4/15/26 for the 2026 budget. Second, Mr. Nelson.

Willey - Yes; Donovan - Yes; Cessna - Yes; Nelson - Yes. CARRIED.

- b) Motion made by Mr. Donovan to have the Town Manager check into the possibility of selling the 2007 Ford dump truck. Mr. Donovan amended his motion to have the Town Manager seek pricing on other vehicles more suited for the Town. Second, Mr. Nelson.

Willey - Yes; Donovan - Yes; Cessna - Yes; Nelson - Yes. CARRIED.

- c) Mr. Cessna and Mr. Willey met with Luff and Associates to discuss updating accounting procedures. The bank will provide the Town with a remote deposit capture machine that scans and remotely deposits checks into the bank account.

Motion by Mr. Nelson to adopt both proposed accounting procedures. Second, Mr. Willey.

Donovan - Yes; Willey - Yes; Cessna - Yes; Nelson - Yes. CARRIED.

- d) Changes or amendments to the employee handbook weren't discussed as Mr. Delcollo was still working on them and couldn't make it to the meeting.
- e) Changes to the food truck ordinance were discussed. It was suggested to have food trucks pay a higher business license fee but no additional permitting fees, and clarify language in regard to scheduling, temporary use, and restrictions on hours of operation.

Motion by Mr. Nelson to have the Town Solicitor work with the Town Manager to make proposed changes and clean up Ordinance A-23. Second, Mr. Donovan.

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

Mr. Sharp stated that this may end up being a repeal and rewrite.

- f) Introduction of Ordinance A-25, *An Ordinance Amending Ordinance A-1 ("Zoning Ordinance") to Amend the Zoning Ordinance Pertaining to Accessory Uses, Buildings, and Structures*. This ordinance brings some consistency to the number and size of accessory buildings in all zoning districts. After introduction, there will be public hearings before the Planning Commission and Council before adoption.

Motion by Mr. Nelson to introduce Ordinance A-25, Second, Mr. Willey.

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

#### **COUNCIL MEMBERS' COMMENTS:**

Mr. Cessna stated that Woodbridge Little League's opening day is next Friday, with the parade starting at 6pm in Bridgeville.

Mr. Donovan asked Mr. Sharp if the employee handbook discussion had to be tabled, and Mr. Sharp replied that an update had been given, so it did not.

Mr. Willey stated that bulk trash pickup will be on June 18 and there'll be a town yard sale on June 13 from 8-2. He had been asked about the K-9, and asked Chief for a quick update on K-9 Storm. Chief stated that training continues, and they anticipate graduation in May. They are shooting for the end of May to receive dual certifications: one through Anne Arundel to get a nationwide certification, and then an assessment by Delaware State Police for the NPCA state certification. Mr. Willey then said a lot of lots in Town are looking rough already and not being maintained as far as mowing goes. That needs to be addressed by code enforcement. Mrs. Slater received a list and pictures from Roger this morning and will be sending notices to property owners. Mr. Willey also said that there is trash and other junk in the ditches, impeding flow. Mrs. Slater will reach out to the tax ditch associations.

#### **EXECUTIVE SESSION:**

Motion to move into Executive Session at 8:23 pm by Mr. Donovan. Second, Mr. Willey.

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

#### **RETURN TO OPEN SESSION:**

Motion to move back into Open Session at 8:47 pm by Mr. Donovan. Second, Mr. Willey.

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

#### **POSSIBLE ACTION ON EXECUTIVE SESSION ITEMS:**

Motion by Mr. Donovan to authorize the Town Manager and Town Solicitor to take action regarding litigation matter as discussed. Second, Mr. Willey.

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

#### **ADJOURNMENT:**

Adjourned at 8:48 pm with a motion from Mr. Donovan. Second, Mr. Nelson. Unanimous.

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Town Manager



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## Executive Session Minutes

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**From** Dan Nelson <dnelson@townofgreenwood.us>  
**Date** Fri 4/17/2026 5:14 PM  
**To** Carolyn Chisenhall <carolync@townofgreenwood.us>  
**Cc** Rhiannon Slater <rslater@townofgreenwood.us>

Entered Executive Session at 8:23 pm

1. Discussion of responses by Town Solicitor to Department of Justice regarding alleged violations of FOIA and the complaints dismissals by the Department of Justice.
2. Presentation by Town Solicitor on litigation filed in Justice of the Peace Court regarding property and property owner in Town limits.

Exited Executive Session at: 8:47 pm

Thanks 😊

Dan Nelson



TOWN OF GREENWOOD  
TOWN COUNCIL MEETING  
100 W. Market St; Greenwood, DE 19950  
Thursday, April 30, 2026, 6:30 p.m.  
**SPECIAL MEETING**  
MINUTES

**COUNCIL and STAFF PRESENT:**

Vice Mayor Donnie Donovan, Secretary Dan Nelson, Councilor Randy Willey, Acting Town Manager Rhiannon Slater, Clerk Carolyn Chisenhall. Absent: Mayor Branden Cessna.

**CALL TO ORDER:**

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

**PUBLIC COMMENT:**

None.

**DISCUSSION AND POSSIBLE ACTION REGARDING PARK PROJECT AND POTENTIAL GRANT APPLICATION:**

Mrs. Slater spoke about needs at the playground. DNREC's Outdoor Recreation, Parks and Trails Program is a matching grant program that she'd like to apply for, using community reinvestment funds from the legislators as the match.

Motion by Mr. Massey to authorize the Town Manager to act on behalf of the Town, to apply for the FY27 Community Reinvestment Funds and the DNREC Outdoor Recreation, Parks and Trails Program to purchase new playground equipment. As part of this authority, the Town Manager shall have the authority to execute all necessary documents related to the grant application, and to coordinate as needed with third parties such as the Town Solicitor and the Town Engineer to complete said grant applications.. Second, Mr. Nelson.

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

**ADJOURNMENT:**

Adjourned at 6:37 pm with a motion from Mr. Massey. Second, Mr. Nelson. Unanimous.

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Town Manager

**TOWN OF GREENWOOD**

**Budget Update**

April 2026

| <b>INCOME</b>                             | <b>Budgeted</b> | <b>April</b>  | <b>Year to Date</b> | <b>Balance</b>  |
|---|-----------------|---------------|---------------------|-----------------|
| 4000.01 · Billed legal fees               | 3000            |               | 268                 | 2,732           |
| 4000.02 · Billed engineering fees         | 3000            | 536           | 1,024               | 1,976           |
| 4001 IMPACT FEES                          | 5000            |               |                     | 5,000           |
| 4003 BOA APPLICATION                      | 1000            | 1,000         | 1,000               | 0               |
| 4003.SP · PLANNING APPLICATION            | 5000            |               | 600                 | 4,400           |
| 4004.1P · Special Community Event Donated | 2000            |               | 500                 | 1,500           |
| 4005 · Real Estate Taxes                  | 273073          |               | 263,229             | 9,844           |
| 4007 · TRANSFER TAX                       | 20,000          | 2,265         | 8,568               | 11,432          |
| 4010 · BANKING INTEREST                   | 10200           | 827           | 3,455               | 6,745           |
| 4012A LATE FEES                           | 500.00          |               |                     | 500             |
| 4020.3 · CRF Grant Funds                  | 300,000         |               | 300,000             | 0               |
| 4030 · HIGHWAY SAFETY/DUI                 | 5000            |               | 2,231               | 2,769           |
| 4050 · Police Fines                       | 120,000         | 12,069        | 39,333              | 80,667          |
| 4050.1 · Police Accident Rep/Finger       | 400.00          | 100           | 250                 | 150             |
| 4070.05 · Highway Safety                  | 5000            | 1,462         | 4,076               | 924             |
| 4070.07 · SLEAF                           | 1200            |               | 1,410               | -210            |
| 4070.01 · CRIMINAL JUSTICE                | 3000            |               |                     | 3,000           |
| 4070.03 · MID-DEL                         | 1000            |               |                     | 1,000           |
| 4070.04 · SUSSEX COUNTY                   | 40000           |               |                     | 40,000          |
| 4070.06 · Violent Crime                   | 11000           |               |                     | 11,000          |
| 4075 · STATE PENSION GRANT POLICE         | 10,000          |               |                     | 10,000          |
| 4080 · WATER                              | 315000          | 28,334        | 110,209             | 204,791         |
| 4100 · TRASH                              | 150000          | 11,350        | 40,364              | 109,636         |
| 4002 · Rental Income                      | 14400           | 1,200         | 6,001               | 8,399           |
| 4003.2 · Rental Licenses                  | 15500           | 1,200         | 4,100               | 11,400          |
| 4003.3 · Business Licenses                | 18000           | 750           | 12,775              | 5,225           |
| <b>TOTAL INCOME</b>                       | <b>450,000</b>  | <b>61,093</b> | <b>799,393</b>      | <b>-349,393</b> |
| <b>EXPENSES</b>                           |                 |               |                     |                 |
| 4080.2 · WATER EXPENSE                    | 7,000           |               | 6,363               | 637             |
| 5005.1 · Advertising-Admin                | 1000            | 76            | 383                 | 617             |
| 5010 · GAS                                | 16200           | 1,190         | 4,840               | 11,360          |
| 5015A · VEHICLE REPAIR EXPENSE            | 12000           |               | 8,915               | 3,085           |
| 5030.1P · DUES AND SUBSCRIPTIONS          | 15000.          |               | 10,600              | 4,400           |
| 5031 · Special Community Events           | 4,500           |               | 465                 | 4,035           |
| 5032.1P · POLICE EQUIPMENT EXPENS         | 3000            |               | 103                 | 2,897           |
| 5032.1G · PD EQUIP GRNT                   | 40000           |               | 31,397              | 8,603           |
| 5032.3 · POLICE MEDICAL TESTING           | 300             |               | 38                  | 262             |
| 5035 · EDUCATION & TRAINING               | 2250            |               | 150                 | 2,100           |
| 5040.3A · Public Works Uniforms           | 100             |               | 69                  | 31              |
| 5040 POLICE UNIFORMS                      | 500             |               |                     | 500             |
| 5050A · MEDICAL & DENTAL INSURANC         | 38,011          |               | 17,003              | 21,008          |

**TOWN OF GREENWOOD**

**Budget Update**

April 2026

| <b>INCOME</b>                         | <b>Budgeted</b>   | <b>April</b>     | <b>Year to Date</b> | <b>Balance</b>    |
|---------------------------------------|-------------------|------------------|---------------------|-------------------|
| 5050P · MEDICAL & DENTAL INSURANCE    | 18,435            |                  | 5,709               | 12,726            |
| 5070A · PENSION ADMIN                 | 18349             |                  | 5,187               | 13,162            |
| 5070P · PENSION PD                    | 34,381            |                  | 8,339               | 26,042            |
| 5080A · INSURANCE ADMIN               | 60565             |                  | 15,834              | 44,731            |
| 5110 · WORKERS COMP                   | 34,203            |                  | 418                 | 33,785            |
| 5020.1 · IT Support                   | 8520              | 465              | 2,755               | 5,765             |
| 5125A · COMPUTER SUPPLIES Admin       | 5000              |                  | 1,244               | 3,756             |
| 5130 · COPIER LEASE                   | 1380              |                  | 609                 | 771               |
| 5135 · POSTAGE                        | 2950              | 350              | 982                 | 1,968             |
| 5137A · JANITORIAL SUPPLIES           | 1500              | 16               | 1,068               | 432               |
| 5137P · JANITORIAL SUPPLIES PD        | 1500              |                  | 415                 | 1,085             |
| 5160PG · GRANT EXP OT                 | 5000              |                  |                     | 5,000             |
| 5160 · OVERTIME - SEU                 | 10,000            |                  |                     | 10,000            |
| Police Overtime                       | 14500             |                  |                     | 14,500            |
| 5180 · REGULAR Payroll                | 180,960           |                  |                     | 180,960           |
| 5190A · AUDITING/ACCOUNTING           | 40000             | 14,044           | 44,047              | -4,047            |
| 5195 · ENGINEERING                    | 15000             | 6,479            | 20,972              | -5,972            |
| 5200 · LEGAL                          | 48144             | 10,021           | 68,230              | -20,086           |
| 5032.3P · MEDICAL TESTING PD          | 300               |                  | 38                  | 262               |
| Total 5215 · MONITORING SERVICES      | 420               |                  | 177                 | 243               |
| 5230A · BUILDING REPAIRS AND MAINT    | 2000              |                  | 140                 | 1,860             |
| 5230P · Building Repairs and Maint PD | 2000              |                  | 400                 | 1,600             |
| 5245 · STREETS                        | 2500              |                  | 328                 | 2,172             |
| 5255.1 · CANINE EXPENSES              | 3000              | 2,230            | 2,800               | 200               |
| 5265 · PAYROLL TAXES                  | 34,203            |                  |                     | 34,203            |
| 5295 · TRASH COLLECTION               | 99,650            | 17,433           | 26,564              | 73,086            |
| 5300 · UTILITIES                      | 61000             |                  | 26,800              | 34,201            |
| <b>TOTAL EXPENSES</b>                 | <b>462,663.00</b> | <b>52,304.00</b> | <b>313,382.60</b>   | <b>149,280.40</b> |

# TOWN OF GREENWOOD Transaction List by Vendor

April 2026

|                          | Type            | Date       | Num           | Memo  | Account                  | Amount    |
|--------------------------|-----------------|------------|---------------|-------|--------------------------|-----------|
| Ace Hardware -Harrington | Bill            | 04/23/2026 | 058980        |       | 2000 · Accounts Payable  | -15.91    |
|                          | Bill Pmt -Check | 04/23/2026 | DBT           |       | 7017 · COMMUNITY BANK GE | -15.91    |
| ADP INC                  | Check           | 04/03/2026 | ACH           | FEES  | 7017 · COMMUNITY BANK GE | -78.41    |
|                          | Check           | 04/07/2026 | ACH           | WAGES | 7017 · COMMUNITY BANK GE | -6,756.70 |
|                          | Check           | 04/07/2026 | ACH           | TAX   | 7017 · COMMUNITY BANK GE | -2,687.64 |
|                          | Check           | 04/08/2026 | ACH           | WAGES | 7017 · COMMUNITY BANK GE | -1,133.22 |
|                          | Check           | 04/09/2026 | ACH           | TAX   | 7017 · COMMUNITY BANK GE | -68.90    |
|                          | Check           | 04/10/2026 | ACH           | FEES  | 7017 · COMMUNITY BANK GE | -78.41    |
|                          | Check           | 04/14/2026 | ACH           | WAGES | 7017 · COMMUNITY BANK GE | -7,154.59 |
|                          | Check           | 04/14/2026 | ACH           | TAXES | 7017 · COMMUNITY BANK GE | -2,845.91 |
|                          | Check           | 04/17/2026 | ACH           | FEES  | 7017 · COMMUNITY BANK GE | -129.23   |
|                          | Check           | 04/21/2026 | ACH           | WAGES | 7017 · COMMUNITY BANK GE | -7,312.96 |
|                          | Check           | 04/21/2026 | ACH           | TAXES | 7017 · COMMUNITY BANK GE | -2,984.01 |
|                          | Check           | 04/24/2026 | ACH           | FEES  | 7017 · COMMUNITY BANK GE | -78.41    |
|                          | Check           | 04/28/2026 | ACH           | TAX   | 7017 · COMMUNITY BANK GE | -2,485.43 |
|                          | Check           | 04/28/2026 | ACH           | WAGES | 7017 · COMMUNITY BANK GE | -6,495.72 |
| AMAZON                   | Bill Pmt -Check | 04/01/2026 | 2898          |       | 7017 · COMMUNITY BANK GE | -269.98   |
| AT&T                     | Bill Pmt -Check | 04/01/2026 | 2899          |       | 7017 · COMMUNITY BANK GE | -75.33    |
|                          | Bill            | 04/22/2026 | 5001 april 26 |       | 2000 · Accounts Payable  | -84.93    |
| Bay Animal Hospital      | Bill Pmt -Check | 04/01/2026 | 143           |       | COMMUNITY BANK K-9 FUND  | -380.52   |
|                          | Bill            | 04/02/2026 | 571019        |       | 2000 · Accounts Payable  | -267.90   |
|                          | Bill Pmt -Check | 04/15/2026 | 144           |       | COMMUNITY BANK K-9 FUND  | -267.90   |
| BFMC INC                 | Bill            | 04/09/2026 | 31177         |       | 2000 · Accounts Payable  | -100.00   |
|                          | Bill Pmt -Check | 04/09/2026 | 2917          |       | 7017 · COMMUNITY BANK GE | -100.00   |
| BMF                      | Bill            | 04/10/2026 | 94247         |       | 2000 · Accounts Payable  | -450.00   |

# TOWN OF GREENWOOD Transaction List by Vendor

April 2026

|                            | Type            | Date       | Num           | Memo | Account                    | Amount     |
|----------------------------|-----------------|------------|---------------|------|----------------------------|------------|
|                            | Bill Pmt -Check | 04/15/2026 | 2924          |      | 7017 · COMMUNITY BANK GE   | -450.00    |
| Casella                    |                 |            |               |      |                            |            |
|                            | Bill            | 04/01/2026 | 260401KC73068 |      | 2000 · Accounts Payable    | -8,716.36  |
|                            | Bill            | 04/01/2026 | 260401kc73068 |      | 2000 · Accounts Payable    | -8,716.36  |
|                            | Bill Pmt -Check | 04/15/2026 | 2921          |      | 7017 · COMMUNITY BANK GE   | -26,149.08 |
|                            | Bill Pmt -Check | 04/22/2026 | 2930          |      | 7017 · COMMUNITY BANK GE   | -8,716.36  |
| Comcast Business           |                 |            |               |      |                            |            |
|                            | Bill            | 04/03/2026 | 2692 0426     |      | 2000 · Accounts Payable    | -424.88    |
|                            | Bill            | 04/04/2026 | 3781 0426     |      | 2000 · Accounts Payable    | -327.48    |
|                            | Bill Pmt -Check | 04/15/2026 | 2922          |      | 7017 · COMMUNITY BANK GE   | -752.36    |
| COYNE CHEMICAL             |                 |            |               |      |                            |            |
|                            | Bill Pmt -Check | 04/01/2026 | 2900          |      | 7017 · COMMUNITY BANK GE   | -963.20    |
| Davis, Bowen & Friedel Inc |                 |            |               |      |                            |            |
|                            | Bill            | 04/08/2026 | 201725        |      | 2000 · Accounts Payable    | -1,917.54  |
|                            | Bill            | 04/08/2026 | 201726        |      | 2000 · Accounts Payable    | -544.37    |
|                            | Bill            | 04/08/2026 | 201724        |      | 2000 · Accounts Payable    | -4,017.50  |
|                            | Bill Pmt -Check | 04/09/2026 | 2918          |      | 7017 · COMMUNITY BANK GE   | -6,479.41  |
|                            | Bill Pmt -Check | 04/29/2026 | 2937          |      | 7017 · COMMUNITY BANK GE   | -4,377.49  |
| DELJIS                     |                 |            |               |      |                            |            |
|                            | Bill Pmt -Check | 04/01/2026 | 2901          |      | 7017 · COMMUNITY BANK GE   | -261.62    |
| DELMARVA POWER             |                 |            |               |      |                            |            |
|                            | Bill Pmt -Check | 04/01/2026 | 2902          |      | 7017 · COMMUNITY BANK GE   | -115.79    |
|                            | Bill            | 04/07/2026 | 200582622188  |      | 2000 · Accounts Payable    | -2,176.72  |
|                            | Bill            | 04/08/2026 | 200672590906  |      | 2000 · Accounts Payable    | -58.54     |
|                            | Bill            | 04/08/2026 | 200672590907  |      | 2000 · Accounts Payable    | -43.35     |
|                            | Bill            | 04/09/2026 | 200372667830  |      | 2000 · Accounts Payable    | -229.26    |
|                            | Bill            | 04/09/2026 | 200942404111  |      | 2000 · Accounts Payable    | -25.24     |
|                            | Bill            | 04/09/2026 | 200612609374  |      | 2000 · Accounts Payable    | -706.60    |
|                            | Bill            | 04/14/2026 | 200422674385  |      | 2000 · Accounts Payable    | -589.34    |
|                            | Bill Pmt -Check | 04/15/2026 | 195           |      | 1150 · Community Bank MSAF | -2,176.72  |
|                            | Bill Pmt -Check | 04/15/2026 | 2923          |      | 7017 · COMMUNITY BANK GE   | -127.13    |
|                            | Bill Pmt -Check | 04/15/2026 | 2925          |      | 7017 · COMMUNITY BANK GE   | -229.26    |

TOWN OF GREENWOOD  
Transaction List by Vendor

April 2026

| Type                         | Date       | Num            | Memo | Account                  | Amount    |
|------------------------------|------------|----------------|------|--------------------------|-----------|
| Bill                         | 04/20/2026 | 8096 0426      |      | 2000 - Accounts Payable  | -33.96    |
| Bill Pmt -Check              | 04/22/2026 | 2931           |      | 7017 - COMMUNITY BANK GE | -740.56   |
| Bill                         | 04/22/2026 | 4782 past due  |      | 2000 - Accounts Payable  | -975.69   |
| Bill Pmt -Check              | 04/29/2026 | 2938           |      | 7017 - COMMUNITY BANK GE | -1,565.03 |
| drive ez MD                  |            |                |      |                          |           |
| Bill                         | 04/10/2026 | B1531148650844 |      | 2000 - Accounts Payable  | -30.00    |
| Bill                         | 04/20/2026 | B1531148836356 |      | 2000 - Accounts Payable  | -24.00    |
| Bill                         | 04/27/2026 | B1531149028312 |      | 2000 - Accounts Payable  | -54.00    |
| Edward Jones - Seaford       |            |                |      |                          |           |
| Bill Pmt -Check              | 04/22/2026 | 2932           |      | 7017 - COMMUNITY BANK GE | -1,563.64 |
| FUELMAN                      |            |                |      |                          |           |
| Bill Pmt -Check              | 04/01/2026 | 2903           |      | 7017 - COMMUNITY BANK GE | -712.11   |
| Bill                         | 04/06/2026 | np70308681     |      | 2000 - Accounts Payable  | -367.52   |
| Bill                         | 04/13/2026 | np70337819     |      | 2000 - Accounts Payable  | -369.20   |
| Bill Pmt -Check              | 04/15/2026 | 2926           |      | 7017 - COMMUNITY BANK GE | -1,090.28 |
| Bill                         | 04/20/2026 | np70367699     |      | 2000 - Accounts Payable  | -453.26   |
| Bill Pmt -Check              | 04/22/2026 | 2933           |      | 7017 - COMMUNITY BANK GE | -453.26   |
| Bill                         | 04/27/2026 | 70387447       |      | 2000 - Accounts Payable  | -497.14   |
| GMB                          |            |                |      |                          |           |
| Bill Pmt -Check              | 04/01/2026 | 2904           |      | 7017 - COMMUNITY BANK GE | -352.50   |
| GREAT AMERICA FINANCIAL SVCS |            |                |      |                          |           |
| Bill Pmt -Check              | 04/06/2026 | 2913           |      | 7017 - COMMUNITY BANK GE | -113.42   |
| Bill                         | 04/23/2026 | 41826923       |      | 2000 - Accounts Payable  | -113.42   |
| Highmark Delaware            |            |                |      |                          |           |
| Bill Pmt -Check              | 04/01/2026 | 2905           |      | 7017 - COMMUNITY BANK GE | -6,524.21 |
| Bill                         | 04/14/2026 | 260414345317   |      | 2000 - Accounts Payable  | -1,786.99 |
| Hilyard's, Inc.              |            |                |      |                          |           |
| Bill Pmt -Check              | 04/01/2026 | 2906           |      | 7017 - COMMUNITY BANK GE | -89.69    |
| I.G. Burton of Milford       |            |                |      |                          |           |
| Bill Pmt -Check              | 04/01/2026 | 2907           |      | 7017 - COMMUNITY BANK GE | -129.98   |
| INDEPENDENT NEWSMEDIA, INC.  |            |                |      |                          |           |
| Bill Pmt -Check              | 04/22/2026 | 2934           |      | 7017 - COMMUNITY BANK GE | -66.57    |

# TOWN OF GREENWOOD Transaction List by Vendor

April 2026

|                            | Type            | Date       | Num   | Memo        | Account                     | Amount     |
|----------------------------|-----------------|------------|-------|-------------|-----------------------------|------------|
| JASONS COMPUTERS           |                 |            |       |             |                             |            |
|                            | Bill            | 04/17/2026 | 30345 |             | 2000 · Accounts Payable     | -465.00    |
|                            | Bill Pmt -Check | 04/22/2026 | 2935  |             | 7017 · COMMUNITY BANK GE    | -465.00    |
| Luff & Associates          |                 |            |       |             |                             |            |
|                            | Bill            | 04/02/2026 | 20715 |             | 2000 · Accounts Payable     | -3,212.00  |
|                            | Bill Pmt -Check | 04/06/2026 | 2914  |             | 7017 · COMMUNITY BANK GE    | -3,212.00  |
|                            | Bill            | 04/09/2026 | 20766 |             | 2000 · Accounts Payable     | -3,258.00  |
|                            | Bill Pmt -Check | 04/09/2026 | 2919  |             | 7017 · COMMUNITY BANK GE    | -3,258.00  |
|                            | Bill            | 04/22/2026 | 20946 |             | 2000 · Accounts Payable     | -4,030.00  |
|                            | Bill Pmt -Check | 04/22/2026 | 2936  |             | 7017 · COMMUNITY BANK GE    | -4,030.00  |
|                            | Bill            | 04/30/2026 | 21011 |             | 2000 · Accounts Payable     | -3,544.00  |
|                            | Bill Pmt -Check | 04/30/2026 | 2944  |             | 7017 · COMMUNITY BANK GE    | -3,544.00  |
| Moore & Ruft P.A.          |                 |            |       |             |                             |            |
|                            | Bill Pmt -Check | 04/01/2026 | 2908  |             | 7017 · COMMUNITY BANK GE    | -21,677.50 |
|                            | Bill            | 04/08/2026 | 27536 |             | 2000 · Accounts Payable     | -9,571.00  |
|                            | Bill Pmt -Check | 04/29/2026 | 2939  |             | 7017 · COMMUNITY BANK GE    | -9,571.00  |
| MORNING STAR PUBLICATIONS  |                 |            |       |             |                             |            |
|                            | Bill            | 04/06/2026 | 2120  |             | 2000 · Accounts Payable     | -76.30     |
|                            | Bill Pmt -Check | 04/09/2026 | 2920  |             | 7017 · COMMUNITY BANK GE    | -76.30     |
| Offit Kurman               |                 |            |       |             |                             |            |
|                            | Bill Pmt -Check | 04/01/2026 | 2909  |             | 7017 · COMMUNITY BANK GE    | -20,000.00 |
|                            | Bill Pmt -Check | 04/29/2026 | 2940  |             | 7017 · COMMUNITY BANK GE    | -4,434.53  |
| POLYMATH INTERSCIENCE      |                 |            |       |             |                             |            |
|                            | Bill            | 04/15/2026 | 1548S |             | 2000 · Accounts Payable     | -1,962.26  |
|                            | Bill Pmt -Check | 04/15/2026 | 1008  | VOID: CHECK | 1111 · COMM BANK EIDE GRANT |            |
|                            | Bill Pmt -Check | 04/15/2026 | 1009  | VOID:       | 1100 · E.I.D.E. Fund        |            |
|                            | Bill Pmt -Check | 04/15/2026 | 1009  |             | 1111 · COMM BANK EIDE GRA   | -1,962.26  |
| SAFEHOUSE, LLC             |                 |            |       |             |                             |            |
|                            | Bill            | 04/15/2026 | 56402 |             | 2000 · Accounts Payable     | -34.99     |
|                            | Bill Pmt -Check | 04/15/2026 | 2927  |             | 7017 · COMMUNITY BANK GE    | -34.99     |
| Sharks Service Center, LLC |                 |            |       |             |                             |            |
|                            | Bill Pmt -Check | 04/01/2026 | 2910  |             | 7017 · COMMUNITY BANK GE    | -2,597.92  |

TOWN OF GREENWOOD  
Transaction List by Vendor

April 2026

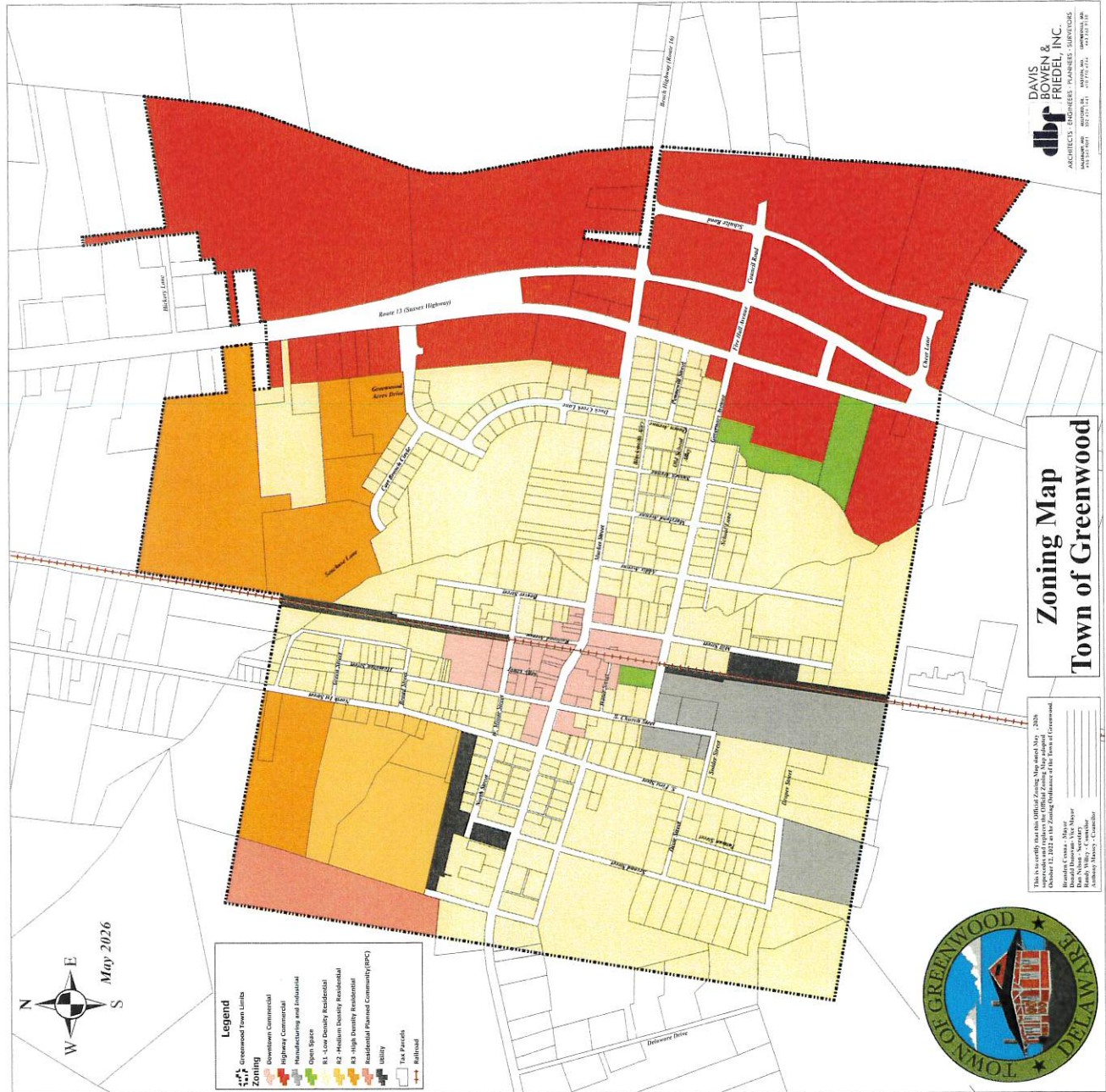
|                              | Type            | Date       | Num         | Memo        | Account                  | Amount  |
|------------------------------|-----------------|------------|-------------|-------------|--------------------------|---------|
| STRATEGIC INSURNACE PARTNERS | Bill Pmt -Check | 04/01/2026 | 2911        |             | 7017 - COMMUNITY BANK GE | -418.38 |
| SUSSEX COUNTY                | Bill Pmt -Check | 04/29/2026 | 2941        |             | 7017 - COMMUNITY BANK GE | -469.04 |
| USA BLUEBOOK                 | Bill Pmt -Check | 04/06/2026 | 2916        |             | 7017 - COMMUNITY BANK GE | -947.99 |
| USPS                         | Bill            | 04/09/2026 | 003775      |             | 2000 - Accounts Payable  | -312.00 |
|                              | Bill Pmt -Check | 04/09/2026 | DBT         |             | 7017 - COMMUNITY BANK GE | -312.00 |
|                              | Check           | 04/13/2026 | ACH         | POLICE CERT | 7017 - COMMUNITY BANK GE | -6.08   |
|                              | Bill            | 04/22/2026 | 55241       |             | 2000 - Accounts Payable  | -31.44  |
|                              | Bill Pmt -Check | 04/22/2026 | DBT         |             | 7017 - COMMUNITY BANK GE | -31.44  |
| VERIZON - DE (Albany)        | Bill            | 04/11/2026 | 00143 april |             | 2000 - Accounts Payable  | -434.91 |
|                              | Bill Pmt -Check | 04/15/2026 | 2928        |             | 7017 - COMMUNITY BANK GE | -292.15 |
|                              | Bill            | 04/21/2026 | 00156 0426  |             | 2000 - Accounts Payable  | -292.06 |
|                              | Bill Pmt -Check | 04/29/2026 | 2942        |             | 7017 - COMMUNITY BANK GE | -292.06 |
| Verizon (Newark)             | Bill Pmt -Check | 04/01/2026 | 2912        |             | 7017 - COMMUNITY BANK GE | -331.54 |
|                              | Bill            | 04/04/2026 | 6140273538  |             | 2000 - Accounts Payable  | -310.19 |
|                              | Bill Pmt -Check | 04/06/2026 | 2915        |             | 7017 - COMMUNITY BANK GE | -38.19  |
|                              | Bill            | 04/10/2026 | 6140737993  |             | 2000 - Accounts Payable  | -38.19  |
|                              | Bill Pmt -Check | 04/15/2026 | 2929        |             | 7017 - COMMUNITY BANK GE | -310.19 |
|                              | Bill Pmt -Check | 04/29/2026 | 2943        |             | 7017 - COMMUNITY BANK GE | -38.19  |



May 2026

**Legend**

- Greenwood Town Limits
- Zoning**
- Lowdensity Commercial
- Highway Commercial
- Manufacturing and Industrial
- Open Space
- R1 - Low Density Residential
- R2 - Medium Density Residential
- R3 - High Density Residential
- Residential Planned Community (RPC)
- Utility
- Tax Parcels
- Allotment



**dbf** DAVIS BOWEN & FRIEDEL, INC.  
 ARCHITECTS - ENGINEERS - PLANNERS - SURVEYORS  
 1000 W. MARKET ST., SUITE 200  
 GREENWOOD, DE 19709

# Zoning Map Town of Greenwood

This is a draft of the Official Zoning Map dated May 2026. It is subject to review and approval by the Board of Supervisors and the Board of Commissioners. The map is prepared for the Town of Greenwood, Delaware. The map is prepared by Davis, Bowen & Friedel, Inc. The map is prepared by Davis, Bowen & Friedel, Inc. The map is prepared by Davis, Bowen & Friedel, Inc.



**MEMORANDUM**

To: Mayor and Council  
cc: Rhiannon Slater, Town Manager  
From: Sharon K. Cruz, P.E., AICP  
Date: May 4, 2026  
RE: FEMA Funding for Ordinance Updates

On April 28, our office met with Rhiannon Slater, Town Manager, and Philip Cane, the State Hazard Mitigation Officer with the Delaware Emergency Management Agency (DEMA) to discuss the upcoming funding cycle for FEMA applications. All funding from FEMA has been on hold due to reorganization of the agency and validation of previously approved projects. On March 26, notification was received that FEMA funding has now become available again, including an allocation for each state and territory in the amount of \$1,000,000 for ordinance and building code updates. Unlike other FEMA funding, municipalities which have not adopted a hazard mitigation plan are eligible for funding for ordinance and building code updates. Therefore, the Town would be eligible to apply for this funding to update the current ordinances and building codes.

Funding from FEMA is subject to a standard ratio of 75% funding by FEMA and 25% funding from the municipality. The municipality portion is not required to be strictly a cash match but can consist of a mixture of funding. These include, but are not limited to, the following:

- Employee salaries, with documented hours spent on the project
- Professional consultant fees
- Facility rentals and advertisement costs for public meetings
- Office supplies used for the project, such as postage, paper, etc.
- Donations
- Fundraisers
- Volunteer hours

Additionally, assistance with application preparation can be included in the project as a pre-award cost and would be reimbursable at the standard ratio if funding is awarded by FEMA. The application process is an online process but does require specific form and document submittals as part of the application.

It is our understanding that the Town ordinances have not been reviewed and updated as a single document since 2009, that the current ordinances do not necessarily reflect changes having occurred in development since the adoption of said ordinances other than as specifically amended, and the ordinances could better serve the Town if amended for consistency and reflection of current development conditions. Therefore, it is our recommendation that the Town apply for FEMA funding to assist with updating the Town's ordinances.