



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

**Town Council Meeting/Public Hearing  
June 10, 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. Resignation of Council Member**

**IV. Appointment of Council Member**

**V. Re-organization of Council.**

**VI. APPROVAL OF MINUTES**

- a) Jan 15, 2026, Special Meeting
- b) Jan 16, 2026, Special Meeting
- c) Jan 16, 2026, Executive Session
- d) May 13, 2026, Town Council Meeting
- e) May 13, 2026, Executive Session

**VII. POLICE REPORT**

**VIII. TOWN MANAGER REPORT**

**IX. PUBLIC HEARING**

ORDINANCE NO. A-25

AN ORDINANCE AMENDING ORDINANCE A-1 ("ZONING ORDINANCE")  
PERTAINING TO ACCESSORY BUILDINGS

This ordinance increases the permitted size of garages and storage sheds in the R-1 and R-2 Districts, adds a lot coverage requirement for low-rise apartments and two-family, semi-detached dwellings, sets and amends the height limit for garages and accessory buildings in the R-3 District, adds an accessory use section in the HC District and sets limitations on the number and location of accessory buildings in the HC District, adds an accessory use section in the M/LI District and sets limitations on the number and location of accessory buildings in the M/LI District and raises the number of permitted accessory buildings on a lot from 2 to 5.

**X. Discussion and possible vote on Ordinance No. A-25**

**XI. OLD BUSINESS**

- a) Employee PTO
- b) Discussion and possible action on Town Dump Truck

**XII. NEW BUSINESS**

- a) Discussions and possible action on Resolution to update Zoning Map to make corrections
  - b) Discussion and possible action on Updating/ revising the Town's Employee Handbook with Town Employment Attorney
  - c) Update on status of 2022 Audit from Town Manager
- XIII.** Discussion and possible action on potential addendum to police chief's contract
- XIV. COUNCIL MEMBERS' COMMENTS**
- XV. 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 litigation2 29 Del.C. 10004(b)(4).
- XVI. POSSIBLE ACTION ON EXECUTIVE SESSION ITEMS**
- XVII. ADJOURNMENT**

Agenda items may be considered out of sequence.

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on 6/3/2026 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)]

## Letter of resignation

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**From** Branden Cessna <bcessna@townofgreenwood.us>

**Date** Tue 6/2/2026 9:45 AM

**To** Rhiannon Slater <rslater@townofgreenwood.us>; Carolyn Chisenhall <carolync@townofgreenwood.us>; Dan Nelson <dnelson@townofgreenwood.us>; Donald Donovan <ddonovan@townofgreenwood.us>; Rany Willey <rwilley@townofgreenwood.us>; Anthony Massey <amassey@townofgreenwood.us>; Delcollo, Anthony <adelcollo@offitkurman.com>; Jamie Sharp <jsharp@mooreandrutt.com>; Walton David (Greenwood PD) <david.walton@cj.state.de.us>

Dear Members of the Greenwood Town Council, staff, and solicitors,

It is with a heavy heart that I submit my resignation as Mayor of the Town of Greenwood, effective May 23, 2026.

This is not a decision I have made willingly or one that I desire to make. However, because I no longer reside within the town limits and in accordance with the requirements of the Town Charter, I am obligated to resign my position on council.

Serving the residents of Greenwood has been one of the greatest honors of my life. I have been proud to work alongside the members of Council, Town staff, police and our community to address challenges, improve services, and move our town forward. While my residency has changed, my commitment to Greenwood and its future has not.

I am deeply grateful for the trust the residents placed in me and for the opportunity to serve this community. Although I must step down due to the provisions of the Charter, I do so with appreciation for all we have accomplished together and with confidence in the Town's future.

In accordance with the Town Charter and established procedures, Mr. Donovan, as Vice Mayor, will serve as the primary point of contact regarding Town matters following my resignation and during the transition period.


Thank you for the privilege of serving as your Mayor. I will do everything possible to assist in a smooth transition.

Respectfully,

Branden Cessna  
Mayor of Greenwood  
Bcessna@townofgreenwood.us  
302-943-0703

I am interest in the vacant  
Council seat.

I am currently on the board of adjustment  
I have a desire to see our town  
move forward for the future.

  
Dale Patterson

11 am  
June 5, 2024  
rec'd CL

June 3, 2026

To whom it may concern; I Mike Moran is interested in filling the open seat for the town of Greenwood Council.

Received  
5/20/26  
4:00 PM  
MS

June 4, 2026

Town of Greenwood:

Saw on Facebook your add for a volunteer to fill a seat on council. I would like to be considered to fill that position.

I worked fifteen years for the municipal government in Pennsylvania and would like the opportunity to serve the town of Greenwood.

Truly



Wendy Deardorff

Received  
06/26/26  
800  
[Signature]



Outlook

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**Jan. 16th executive session**

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**From** Michael Moran <mmoran@townofgreenwood.us>  
**Date** Sat 1/17/2026 4:56 PM  
**To** Rhiannon Slater <rslater@townofgreenwood.us>  
**Cc** Carolyn Chisenhall <carolync@townofgreenwood.us>

Council present :

Mayor Branden , Secretary Mike Moran, Councilman Donovan, Councilman Nelson

Mayor asked for a motion to go into executive session a motion was made by councilman Moran and second by Councilman Donovan. Motion passed Council now in executive @ 9:00 pm. The council discussed the info from herring. A motion was made to return back to the herring by Councilman Nelson and second by Councilman Donovan. Motion passed Council is now back in herring @ 10:05 pm

Mike Moran

Town Secretary



TOWN OF GREENWOOD  
TOWN COUNCIL MEETING  
100 W. Market St; Greenwood, DE 19950  
Wednesday, May 13, 2026, 6:30 p.m.  
**MINUTES**

**COUNCIL and STAFF PRESENT:**

Vice Mayor Donald Donovan, Secretary Daniel Nelson, Councilor Randy Willey, Councilor Anthony Massey, Acting Town Manager Rhiannon Slater, Clerk Carolyn Chisenhall, Police Chief David Walton, Town Solicitor Jamie Sharp, Employment Attorney Anthony Delcollo.  
Absent: Mayor Branden Cessna (*arrived during executive session*).

**CALL TO ORDER:**

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

**PUBLIC COMMENT:**

None.

**APPROVAL OF MINUTES:**

- a) Motion to approve April 15, 2026, Council Meeting minutes by Mr. Willey. Second, Mr. Nelson.  
Willey – Yes; Nelson – Yes; Massey – recused; Donovan – Yes. CARRIED.
- b) Motion to approve April 15, 2026, Executive Session minutes by Mr. Willey. Second, Mr. Nelson.  
Massey – recused; Nelson – Yes; Willey – Yes; Donovan – Yes. CARRIED.
- c) Motion to approve April 30, 2026, Special Council minutes with the correction that Mr. Massey was in attendance made by Mr. Massey. Second, Mr. Willey.  
Willey – Yes; Nelson – Yes; Massey – Yes; Donovan – Yes. CARRIED.

**POLICE REPORT:**

Chief Walton's verbal report included updates on training for his department. They are looking for donors and vendors for National Night Out, which will be held at the firehouse on August 11 from 6-8pm. Cpl. Tucker's canine certification testing begins soon, with an anticipated graduation the week of May 25. A portion of the proceeds from the GVFC BBQ chicken sales this Saturday will go to the K9 program.

**TOWN MANAGER REPORT:**

Mrs. Slater gave a verbal report that included that she and the Town's engineer have been working with SERCAP on a household income study that will be mailed out to residents in a couple weeks. Currently, our median household income is based on everyone in the 19950-zip code, not just the people residing within the Town limits. She encouraged residents to participate because it helps us with grant funding. A proposal has been signed with DBF for the Town Hall and Police Department renovation design work and cost estimating. The VFW's 80<sup>th</sup> birthday celebration is May 16, and we are looking for vendors for Market Day (June 13). There was brief discussion of the possible sale / replacement of the dump truck.

**OLD BUSINESS:**

- a) Mr. Nelson had drafted a sample PTO policy. There was discussion pertaining to issues such as sick leave and comp time. Mr. Delcollo will have a draft personnel policy ready to be considered and voted on for the June meeting.

Motion by Mr. Massey to move handbook, comp time, and PTO to the June meeting. Second, Mr. Nelson.

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

- b) The Town Manager’s contract was discussed.

Motion at 6:55pm by Mr. Willey for a brief recess to obtain copies of the proposed contract. Second, Mr. Massey.

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

Returned to open session at 7:08pm after copies of the draft employment agreement were printed and distributed to Council. Mr. Delcollo led the discussion and review of the document. Mrs. Slater asked that 40 hours be added to her current bank of 115, bringing her total sick and vacation time to 155 hours, and removing the section that states it would further accrue. Mr. Sharp suggested revising the first 2 sentences in Section 8, which deals with vacation. Mrs. Slater will be opting in for Town benefits, and her yearly salary will be set at \$70,720.

Motion to accept and to offer to Rhiannon Slater the employment agreement that has been circulated to Council with the following corrections and additions: 1) start date as of date of signature of all parties; 2) name will be Rhiannon Slater; 3) yearly salary in paragraph 4a will be \$70,720, payable weekly; 4) reflect that Mrs. Slater is accepting Town benefits; 5) Section 5 amended to state, “provided employee provides receipts evidencing said expenses”; 6) Section 8 revised to reflect current leave bank of 11 days with an additional 5 days. Mayor or Vice Mayor can sign the agreement with the stated amendments on behalf of Council.

Motion to move forward with that motion made by Mr. Massey. Second by Mr. Nelson.

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

*Mr. Massey excused himself from the remainder of the meeting as he had to go to work.*

Mrs. Slater indicated that she would accept the contract with the corrections stated.

**NEW BUSINESS:**

- a) Mr. Sharp stated that updating the Zoning Map needs to be researched further.
- b) Mrs. Slater said she’d like to proceed with FEMA funding opportunities. The grant for the Hazard Mitigation Plan had previously been applied for. The Town received preliminary approval and is awaiting final approval. There is also FEMA funding available to assist with ordinance revisions related to building codes and standards. Mr. Sharp spoke in favor of this grant opportunity for the Town.

Motion by Mr. Nelson to authorize the Town Manager to pursue and complete any and all applications for the DEMA and FEMA grants for updating the ordinances. Second, Mr. Willey.

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

**COUNCIL MEMBERS’ COMMENTS:**

Mr. Nelson thanked the Chief and the police department for being so proactive in enforcing public safety with the traffic detour onto Governors Avenue. He also thanked Mrs. Slater for providing the street information he requested and asked to post a flyer for the Female Firearms Academy on the Town’s Facebook page.

Mr. Nelson then stated that he had a really good discussion with a constituent who asked about the K9 unit. After Mr. Nelson explained what had happened to require a new dog, the person asked him why he didn’t engage in comments on Facebook when things were said.

Mr. Nelson read a statement that he had prepared, which started by saying that social media is not a real place. It is not a platform designed for good dialogue or conversation. For 3-3.5 years, a small vocal group has been saying there was corruption in Town, particularly at Town Hall. Even after January's 2-day hearing exposed corruption with the former Town Manager and NOT with any Councilmember, the small vocal group has "continued to live by lies. I know this from the social media posts that have continued to the allegedly anonymous letters residents receive and it's the same message parroted that has been for the past 3-3.5 years. It's always someone else's fault, it's always a big grand conspiracy with no evidence provided, it's just consistent allegations and innuendo. When actual evidence is presented back of what the actual issue is or problem, it is conveniently waved away or just not responded to by the small vocal group. In short, they have been engaged and they've made their choice." Mr. Nelson continued, "I'm not stating my views tonight to goad anyone as I believe people have the right to be wrong... but the right to be wrong does not translate to good governance. What DOES translate to good governance is what I experienced with that constituent. That's how you move a town forward – discussion without some hidden agenda, discussion that furthers ideas or shows limits of what can or should be done for the town. That's why I wrote this – as a thank you to the Town residents who have been open to discussion with me and other Councilmembers in seeking understanding and sharing ideas with their elected officials. Thank you, and please don't stop. Stay engaged and please consider running for open council seats or other board positions when they're open. The Town thrives on these types of constituents. Again, thank you."

Mr. Willey stated that elections are held once a year. Please get out and vote. The Town office is open 5 days a week; you can come in and talk to staff anytime you want. He expressed appreciation for the staff and attorneys.

Mr. Donovan said if you have a question, ask. Call or come into Town Hall and ask.

**EXECUTIVE SESSION:**

Motion to move into Executive Session at 7:47 pm by Mr. Nelson. Second, Mr. Willey. Nelson – Yes; Willey – Yes; Donovan – Yes. CARRIED.

*Mr. Cessna arrived during the executive session.*

**POSSIBLE ACTION ON EXECUTIVE SESSION ITEMS:**

Return to Open Session at 8:47 pm.

Motion by Mr. Nelson to authorize the plan as outlined by the Town employment attorney during executive session. Second, Mr. Cessna.

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

**ADJOURNMENT:**

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

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Town Manager



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**Executive Meeting Notes**

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**From** Dan Nelson <dnelson@townofgreenwood.us>

**Date** Thu 5/14/2026 6:19 AM

**To** Rhiannon Slater <rslater@townofgreenwood.us>; Carolyn Chisenhall <carolync@townofgreenwood.us>

Morning 😊

Entered Executive Session: 7:47 PM

Exited Executive Session: 8:47 PM

1. Town Solicitor provided update on property litigation and FOIA matter with Department of Justice. Update only; no action by Council required.
2. Discussion and authorization on employment law matter as outlined by the Towns Employment Attorney during Executive Session.

Have a great Day!

Dan Nelson

# Account Balances as of 6/3/26

## All Accounts

Account name	Number		Balance
EIDE	...8014	\$3,272.00	\$3,272.00
Events	...3017	\$6,794.35	\$6,794.35
Expense Account	...3010	\$79,545.42	\$79,545.42
General	...7017	\$514,081.60	\$518,118.23
K-9	...2028	\$5,105.00	\$5,105.00
MSA	...2010	\$18,714.03	\$18,714.03
Realty Transfer	...5010	\$398,499.86	\$398,499.86
SALLE	...9014	\$2,990.00	\$2,990.00
V. Crime	...0014	\$24,885.38	\$24,885.38
Water Imp	...4010	\$36,584.06	\$36,584.06

# TOWN OF GREENWOOD

## Profit & Loss Budget Performance

May 1 - 30, 2026

	May 1 - 30, 26	Jan 1 - May 30, 26	Annual Budget
4000.1 · Utility Fees	71.30	276.34	
4000.01 · Billed legal fees		268.33	3,000.00
4000.02 · Billed engineering fees		1,023.75	3,000.00
4000D0 · Reimbursements - Other		62.79	
4003.SP · SITE PLAN APPLICATION		250.00	500.00
4004.1P · Special Community Event Donated		500.00	2,000.00
4005 · Real Estate Taxes	583.74	263,813.12	273,072.83
Total 4005 · Real Estate Taxes	583.74	263,813.12	273,072.83
4007 · TRANSFER TAX		8,568.44	20,000.00
4010 · BANKING INTEREST	797.09	4,252.08	10,200.00
4012A · Late Fees/Penalties			500.00
4019 · DONATIONS TO PD			3,000.00
4019.1 · CANINE PROGRAM	685.00	786.00	2,675.00
4020.3 · CRF Grant Funds		300,000.00	300,000.00
4030 · HIGHWAY SAFETY/DUI			5,000.00
4035 · E.I.D.E. Grant			3,100.00
4040 · S.A.L.L.E. GRANT			3,100.00
4050.2 · Criminal Justice Council		19,750.74	
4050.6 · CCP	12,084.63	31,666.53	
4050 · Police Fines - Other			120,000.00
Total 4050 · Police Fines	12,084.63	51,417.27	120,000.00
4050.1 · Police Accident Rep/Finger	100.00	350.00	400.00
4070.01 · CRIMINAL JUSTICE			3,000.00
4070.04 · SUSSEX COUNTY			40,000.00
4070.05 · Highway Safety		4,075.87	
4070.06 · Violent Crime			11,000.00
4070.07 · SLEAF		1,410.00	
Total 4070 · POLICE GRANTS		5,485.87	54,000.00
4075 · STATE PENSION GRANT POLICE	13,617.61	13,617.61	10,000.00
4080 · WATER EXPENSE	886.89	55,059.93	
4100 · TRASH	1,675.87	19,899.90	150,000.00
4130 · BRENDA JONES MEMORIAL FUND			
4150 · Capital Works Grants & Payments			

**TOWN OF GREENWOOD**  
**Profit & Loss Budget Performance**  
May 1 - 30, 2026

	May 1 - 30, 26	Jan 1 - May 30, 26	Annual Budget
4200 · Long term Debt Proceeds			
4250A · SALE OF SURPLUS			100.00
4250PD · Gain of Sale of Equipment			
4444 · INCOME			
4000 · METERS AND MIXU BREAKAGE			3,000.00
4001 · Sewer & Water Impact Fees	180.00	180.00	5,000.00
4002 · Rental Income			
4002.1 · Rental Utilities Reimb			
4002.2 · Sewer Fees			
4002 · Rental Income - Other	1,200.00	6,001.00	14,400.00
Total 4002 · Rental Income	1,200.00	6,001.00	14,400.00
4003 · License Fees			
4003.1 · Building, Sewer, CofO permits	300.00	2,975.00	
4003.10 · POD APPLICATION			
4003.2 · Rental Licenses	100.00	4,200.00	15,500.00
4003.3 · Business Licenses	675.00	13,425.00	18,000.00
4003.4 · Sign Permit Fee			
4003.5 · VARIANCE APPLICATION		1,000.00	1,000.00
4003.6 · ZONING APPLICATION			5,000.00
4003.7 · LOT LINE ADJ APP			
4003.8 · CONDITIONAL USE APP		350.00	350.00
4003.9 · FOOD TRUCK PERMIT FEES		25.00	
4003 · License Fees - Other			25.00
Total 4003 · License Fees	1,075.00	21,975.00	39,875.00
4004 · Additional Income			
4004.1 · PFAS Settlement		28,688.30	
4444 · INCOME - Other			
Total 4444 · INCOME	2,455.00	56,844.30	62,275.00
4999 · Uncategorized Income			
5032.2 · SALE OF PD EQUIPMENT			
5400P · MISC POLICE INCOME			
6000 · Water/Sewer Billing	5,162.79	59,336.83	315,000.00
7001 · Forced Mowing of Property			

# TOWN OF GREENWOOD

## Profit & Loss Budget Performance

May 1 - 30, 2026

	May 1 - 30, 26	Jan 1 - May 30, 26	Annual Budget
4000.1P · Sewer Utilities	469.04	469.04	1,466.14
4080.2 · WATER EXPENSE	1,030.00	7,740.06	7,000.00
5005.1 · Advertising-Admin	188.72	571.98	1,000.00
<b>Total 5005 · ADVERTISING</b>	<b>188.72</b>	<b>571.98</b>	<b>1,000.00</b>
5010A · Gasoline T Hall	152.29	1,045.43	3,000.00
5010P · Gasoline PD	1,305.55	5,626.40	13,200.00
5010 · GAS - Other	32.56	156.17	
<b>Total 5010 · GAS</b>	<b>1,490.40</b>	<b>6,828.00</b>	<b>16,200.00</b>
5015A · VEHICLE REPAIR EXPENSE ADMIN		6,000.22	2,000.00
5015P · AUTO REPAIRS EXPENSE PD	900.11	3,935.15	10,000.00
5030.1A · DUES AND SUBSCRIPTIONS			5,000.00
5030.1P · DUES AND SUBSCRIPTIONS PD	35.00	7,675.50	10,000.00
5030PG · Dues and Subscriptions Grant Re		2,924.64	
5031.2 · Christmas Parade			739.13
5031.3 · Easter		465.22	
5031 · Special Community Events - Other			4,500.00
<b>Total 5031 · Special Community Events</b>		<b>465.22</b>	<b>5,239.13</b>
5032.1G · PD EQUIP GRNT		31,397.36	40,000.00
5032.1P · POLICE EQUIPMENT EXPENSE - Other			2,000.00
<b>Total 5032.1P · POLICE EQUIPMENT EXPENSE</b>		<b>31,397.36</b>	<b>42,000.00</b>
5032.3 · POLICE MEDICAL TESTING		38.00	300.00
5032.4 · Police Office Equipment		103.16	
5091.2 · PUBLIC RELATIONS POLICE			1,500.00
5032P · POLICE GENERAL EXPENSES - Other			20.00
<b>5032PG · PD MEDICAL TESTING GRANT</b>			<b>38.00</b>
<b>5035 · EDUCATION &amp; TRAINING</b>		<b>150.00</b>	<b>750.00</b>
5040.3A · Public Works Uniforms		69.47	500.00
5040PG · UNIFORM GRANT REIMB	1,198.62	7,276.27	
5050A · DENTAL INSURANCE ADMIN	99.30	744.75	1,191.60
5050P · DENTAL INSURANCE PD	148.95	744.75	1,787.00
5040P · DISABILITY AFLAC	559.00	1,900.60	
<b>Total 5055 · DISABILITY INSURANCE</b>	<b>559.00</b>	<b>1,900.60</b>	
5060 · LIFE INSURANCE	189.00	432.00	2,268.00

# TOWN OF GREENWOOD

## Profit & Loss Budget Performance

May 1 - 30, 2026

	May 1 - 30, 26	Jan 1 - May 30, 26	Annual Budget
5065 · MEDICAL INSURANCE	3,074.63	3,102.26	
5065A · MEDICAL ADMIN		16,456.39	36,896.00
5065P · MEDICAL INSURANCE PD	1,511.11	8,284.65	18,133.00
5070A · PENSION ADMIN		5,186.62	18,349.00
5070P · PENSION PD	12,726.42	21,065.73	34,381.00
Total 5070 · PENSION	12,726.42	26,252.35	52,730.00
Total 5040 · EMPLOYEE BENEFITS	18,308.41	57,987.22	113,505.60
5080A · INSURANCE ADMIN	15,833.75	31,667.50	60,565.00
5080.1P · Workers Comp PD Portion			7,130.97
5110 · WORKERS COMP - Other		418.38	5,880.00
Total 5110 · WORKERS COMP		418.38	13,010.97
5020.1 · IT Support	465.00	5,832.04	8,520.00
5125A · COMPUTER SUPPLIES Admin		1,244.00	5,000.00
5129A · WATER COOLER		26.06	45.89
5129P · WATER COOLER RENTAL PD		26.05	48.36
5130 · COPIER LEASE		543.37	1,480.43
5135 · POSTAGE	416.08	1,654.69	2,829.31
5138A · OFFICE SUPPLIES-ADMIN	73.89	1,122.10	1,454.79
5120 · OFFICE SUPPLIES - Other			512.10
Total 5120 · OFFICE SUPPLIES	954.97	10,448.31	19,890.88
5120.1 · IT REPAIRS			220.00
5125.1 · COMPUTER I.T EXPENSE			8,520.00
5130P · Copier Lease PD		269.07	1,186.78
5160PG · GRANT EXP OT		694.16	5,000.00
5160 · OVERTIME - Other		3,315.85	1,500.00
Total 5160 · OVERTIME		4,010.01	6,500.00
5165 · PD PAYROLL	6,855.94	73,076.89	229,381.00
5180 · GENERAL GOV PAYROLL	19,959.63	135,460.92	180,960.00
5190A · AUDITING/ACCOUNTING	7,382.00	51,429.00	40,000.00
5195 · ENGINEERING	3,451.86	24,424.26	15,000.00
5200 · LEGAL	9,320.00	77,550.25	48,144.00
5032.3P · MEDICAL TESTING PD		79.00	76.00
5210 · TESTING - Other	41.00	69.00	1,353.00

# TOWN OF GREENWOOD

## Profit & Loss Budget Performance

May 1 - 30, 2026

	May 1 - 30, 26	Jan 1 - May 30, 26	Annual Budget
Total 5210 · TESTING	41.00	148.00	1,429.00
5215A · MONITORING SERVICES ADMIN		36.72	223.63
5215P · MONITORING SERVICES PD		139.96	314.91
5215 · MONITORING SERVICES - Other	34.99	34.99	104.97
Total 5215 · MONITORING SERVICES	34.99	211.67	643.51
5223 · EQUIPMENT			1,072.32
5230A · BUILDING REPAIRS AND MAINT ADMIN		140.00	3,023.79
5230P · Building Repairs and Maint PD - Other	200.00	600.00	2,734.11
Total 5230P · Building Repairs and Maint PD	200.00	600.00	2,734.11
5245 · STREETS	236.00	563.60	51,672.01
5235P · EQUIP REPAIRS AND MAINT PD			331.00
5250 · SEWAGE EXPENSES - Other		469.04	378.04
Total 5250 · SEWAGE EXPENSES		469.04	378.04
5255A · SUPPLIES ADMIN			1,539.61
5255AWF · WATER SUPPLIES ADMIN		100.00	100.00
5255PG · SUPPLIES PD GRANT			58.78
5255P · SUPPLIES POLICE DEPT - Other		74.39	309.19
Total 5255P · SUPPLIES POLICE DEPT		74.39	367.97
5255 · SUPPLIES - Other		85.26	22.95
Total 5255 · SUPPLIES		259.65	2,030.53
5255.1 · CANINE EXPENSES	1,174.00	4,441.68	2,239.02
5260.1 · DITCH TAX			1,861.23
5265 · PAYROLL TAXES	10,464.50	78,888.44	34,202.81
5295 · TRASH COLLECTION		26,564.14	99,967.42
5305A · ELECTRIC ADMIN	3,841.71	23,484.20	47,386.57
5305P · ELECTRIC PD			2,738.01
5306 · Internet			327.48
5335 · FUEL OIL		1,026.02	490.12
5335P · FUEL OIL PD		1,517.61	2,161.36
5345.01 · Internet-Admin	327.48	2,704.19	
5345.02 · Internet-PD	261.62	1,064.93	
5345A · TELEPHONE - Other	493.61	1,742.69	5,921.29
Total 5345A · TELEPHONE	1,082.71	5,511.81	5,921.29

**TOWN OF GREENWOOD**  
**Profit & Loss Budget Performance**  
 May 1 - 30, 2026

	May 1 - 30, 26	Jan 1 - May 30, 26	Annual Budget
5300 · UTILITIES - Other		434.91	4,079.56
5345P · Telephone PD	321.28	1,532.58	4,452.15
5345PG · Internet Grant reimb	261.62	523.24	579.36
5346PA · PD MIFI EXPENSE	310.13	1,181.01	3,339.06

**TOWN OF GREENWOOD**  
**Transaction List by Vendor**

May 2026

	Date	Account	Split	Amount
5.11	05/29/2026	2000 · Accounts Payable	5040PG · UNIFORM GRANT REIMB	-390.00
AFLAC				
	05/06/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-559.00
	05/15/2026	2000 · Accounts Payable	-SPLIT-	-559.00
	05/27/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-447.20
AMAZON				
	05/06/2026	2000 · Accounts Payable	5138A · OFFICE SUPPLIES-ADMIN	-47.47
	05/21/2026	2000 · Accounts Payable	5138A · OFFICE SUPPLIES-ADMIN	-6.55
	05/21/2026	2000 · Accounts Payable	5138A · OFFICE SUPPLIES-ADMIN	-19.87
	05/21/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-202.17
Amazon Marketplace				
	05/29/2026	2000 · Accounts Payable	5040PG · UNIFORM GRANT REIMB	-285.62
AT&T				
	05/06/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-84.93
	05/22/2026	2000 · Accounts Payable	-SPLIT-	-86.07
BARNES ELECTRIC, INC.				
	05/08/2026	2000 · Accounts Payable	-SPLIT-	-400.00
	05/21/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-400.00
BAYHEALTH OCCUPATIONAL HEALTH				
	05/16/2026	2000 · Accounts Payable	5032.3P · MEDICAL TESTING PD	-41.00
BFMC INC				
	05/03/2026	2000 · Accounts Payable	4080.2 · WATER EXPENSE	-105.00
	05/07/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-515.15
Burke Equipment Co				
	05/27/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-780.78
Comcast Business				
	05/04/2026	2000 · Accounts Payable	5345.01 · Internet-Admin	-327.48
	05/27/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-327.48
CRYSTAL SPRINGS				
	05/13/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-16.06
Daves Uniforms LLC				

# TOWN OF GREENWOOD Transaction List by Vendor

May 2026

	Date	Account	Split	Amount
	05/11/2026	2000 · Accounts Payable	5040PG · UNIFORM GRANT REIMB	-523.00
	05/13/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-523.00
Davis, Bowen & Friedel Inc				
	05/15/2026	2000 · Accounts Payable	5195 · ENGINEERING	-300.62
	05/15/2026	2000 · Accounts Payable	5195 · ENGINEERING	-97.50
	05/15/2026	2000 · Accounts Payable	5195 · ENGINEERING	-3,063.74
	05/27/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-3,451.86
DELJIS				
	05/01/2026	2000 · Accounts Payable	5345.02 · Internet-PD	-261.62
	05/06/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-261.62
	05/29/2026	2000 · Accounts Payable	5345PG · Internet Grant reimb	-261.62
DELMARVA POWER				
	05/07/2026	2000 · Accounts Payable	5305A · ELECTRIC ADMIN	-2,176.72
	05/08/2026	2000 · Accounts Payable	5305A · ELECTRIC ADMIN	-40.73
	05/08/2026	2000 · Accounts Payable	5305A · ELECTRIC ADMIN	-71.30
	05/11/2026	2000 · Accounts Payable	5305A · ELECTRIC ADMIN	-139.83
	05/11/2026	2000 · Accounts Payable	5305A · ELECTRIC ADMIN	-295.47
	05/11/2026	2000 · Accounts Payable	5305A · ELECTRIC ADMIN	-536.56
	05/11/2026	2000 · Accounts Payable	5305A · ELECTRIC ADMIN	-581.10
	05/13/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-112.03
	05/13/2026	1150 · Community Bank MSAF	2000 · Accounts Payable	-2,176.72
	05/21/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-1,552.96
Dover Army-Navy Store, Inc.				
	05/13/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-6,077.65
DPERS				
	05/05/2026	2000 · Accounts Payable	5070P · PENSION PD	-172.77
	05/05/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-172.77
	05/15/2026	2000 · Accounts Payable	5070P · PENSION PD	-3,862.68
	05/16/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-3,862.68
	05/21/2026	2000 · Accounts Payable	5070P · PENSION PD	-3,862.62
	05/21/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-3,862.62
	05/27/2026	7017 · COMMUNITY BANK GENERAL	5070P · PENSION PD	-4,828.35

**TOWN OF GREENWOOD**  
**Transaction List by Vendor**

May 2026

	Date	Account	Split	Amount
drive ez MD				
	05/07/2026	2000 · Accounts Payable	5255.1 · CANINE EXPENSES	-24.00
	05/07/2026	2000 · Accounts Payable	5255.1 · CANINE EXPENSES	-30.00
	05/07/2026	COMMUNITY BANK K-9 FUNDS	2000 · Accounts Payable	-234.00
	05/13/2026	2000 · Accounts Payable	5255.1 · CANINE EXPENSES	-30.00
	05/18/2026	2000 · Accounts Payable	5255.1 · CANINE EXPENSES	-36.00
	05/21/2026	COMMUNITY BANK K-9 FUNDS	2000 · Accounts Payable	-30.00
	05/26/2026	2000 · Accounts Payable	5255.1 · CANINE EXPENSES	-36.00
Edward Jones - Seaford				
	05/11/2026	2000 · Accounts Payable	2100 · Payroll Liabilities	-1,563.64
EZ PASS				
	05/01/2026	2000 · Accounts Payable	5030.1P · DUES AND SUBSCRIPTIONS PD	-35.00
	05/01/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-35.00
FUELMAN				
	05/04/2026	2000 · Accounts Payable	-SPLIT-	-481.69
	05/06/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-978.83
	05/18/2026	2000 · Accounts Payable	-SPLIT-	-521.47
	05/21/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-521.47
	05/25/2026	2000 · Accounts Payable	5010P · Gasoline PD	-487.24
GREAT AMERICA FINANCIAL SVCS				
	05/06/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-113.42
HAWKINS, INC				
	05/26/2026	2000 · Accounts Payable	4080.2 · WATER EXPENSE	-925.00
Highmark Delaware				
	05/06/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-1,786.99
	05/15/2026	2000 · Accounts Payable	-SPLIT-	-4,833.99
	05/21/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-4,833.99
Hilyard's, Inc.				
	05/13/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-89.69
I.G. Burton of Milford				
	05/13/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-120.18
International Police Workdog Assioc				

# TOWN OF GREENWOOD Transaction List by Vendor

May 2026

	Date	Account	Split	Amount
	05/06/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-60.00
	05/07/2026	2000 · Accounts Payable	5255.1 · CANINE EXPENSES	-60.00
<b>JASONS COMPUTERS</b>				
	05/13/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-1,500.00
	05/14/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-1,112.50
	05/17/2026	2000 · Accounts Payable	5020.1 · IT Support	-465.00
<b>Luff &amp; Associates</b>				
	05/12/2026	2000 · Accounts Payable	5190A · AUDITING/ACCOUNTING	-2,137.00
	05/13/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-2,137.00
	05/22/2026	2000 · Accounts Payable	5190A · AUDITING/ACCOUNTING	-2,140.00
	05/22/2026	2000 · Accounts Payable	5190A · AUDITING/ACCOUNTING	-3,105.00
	05/27/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-5,245.00
<b>Moore &amp; Rutt P.A.</b>				
	05/19/2026	2000 · Accounts Payable	-SPLIT-	-9,320.00
<b>MORNING STAR PUBLICATIONS</b>				
	05/28/2026	2000 · Accounts Payable	-SPLIT-	-188.72
<b>NPCA</b>				
	05/05/2026	2000 · Accounts Payable	5255.1 · CANINE EXPENSES	-50.00
	05/06/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-50.00
<b>Safari Land</b>				
	05/05/2026	2000 · Accounts Payable	5255.1 · CANINE EXPENSES	-313.00
	05/06/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-313.00
<b>SAFEHOUSE, LLC</b>				
	05/15/2026	2000 · Accounts Payable	5215 · MONITORING SERVICES	-34.99
	05/21/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-34.99
<b>Soil Service</b>				
	05/20/2026	2000 · Accounts Payable	5245 · STREETS	-236.00
	05/27/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-236.00
<b>Speed Pro</b>				
	05/07/2026	2000 · Accounts Payable	5255.1 · CANINE EXPENSES	-595.00
	05/07/2026	COMMUNITY BANK K-9 FUNDS	2000 · Accounts Payable	-910.00
<b>Start to Finish Collision &amp; Auto Center</b>				

**TOWN OF GREENWOOD**  
**Transaction List by Vendor**

May 2026

	Date	Account	Split	Amount
	05/06/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-900.11
	05/07/2026	2000 · Accounts Payable	5015P · AUTO REPAIRS EXPENSE PD	-900.11
<b>SUSSEX COUNTY</b>				
	05/01/2026	2000 · Accounts Payable	4000.1P · Sewer Utilities	-88.00
	05/01/2026	2000 · Accounts Payable	4000.1P · Sewer Utilities	-88.00
	05/01/2026	2000 · Accounts Payable	4000.1P · Sewer Utilities	-88.00
	05/01/2026	2000 · Accounts Payable	4000.1P · Sewer Utilities	-88.00
	05/01/2026	2000 · Accounts Payable	4000.1P · Sewer Utilities	-117.04
<b>TRAVELERS</b>				
	05/22/2026	2000 · Accounts Payable	5080A · INSURANCE ADMIN	-15,833.75
<b>USable Life</b>				
	05/14/2026	2000 · Accounts Payable	5060 · LIFE INSURANCE	-189.00
	05/14/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-189.00
<b>USPS</b>				
	05/18/2026	2000 · Accounts Payable	5135 · POSTAGE	-10.48
	05/19/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-10.48
	05/29/2026	2000 · Accounts Payable	-SPLIT-	-405.60
	05/29/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-405.60
<b>VERIZON - DE (Albany)</b>				
	05/06/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-434.91
	05/11/2026	2000 · Accounts Payable	5345A · TELEPHONE	-441.76
	05/11/2026	2000 · Accounts Payable	5345P · Telephone PD	-287.06
	05/21/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-441.76
<b>Verizon (Newark)</b>				
	05/04/2026	2000 · Accounts Payable	5346PA · PD MIFI EXPENSE	-310.13
	05/13/2026	7017 · COMMUNITY BANK GENERAL	2000 · Accounts Payable	-310.13

Plann. Comm. Review: \_\_\_\_\_  
Public Hearing Posted: \_\_\_\_\_  
Public Hearing Published: \_\_\_\_\_  
Public Hearing: \_\_\_\_\_  
Adopted: \_\_\_\_\_

**ORDINANCE NO. A-25**

**AN ORDINANCE AMENDING ORDINANCE A-1 (“ZONING ORDINANCE”) TO  
AMEND THE ZONING ORDINANCE PERTAINING TO ACCESSORY USES,  
BUILDINGS, AND STRUCTURES**

WHEREAS, the Town of Greenwood is authorized to enact zoning regulations pursuant to 22 Del. C. Chapter 3 and Section 29(a)(1) and (43) of the Town Charter;

WHEREAS, the Town Council of the Town of Greenwood (“the Town Council”) has reviewed the list of accessory uses in the Town’s zoning districts and has reviewed the requirements in each district for accessory uses, buildings, and structures;

WHEREAS, in the opinion of the Town Council, it is in the best interest of the public health, safety, and welfare to further amend the Zoning Ordinance to expand the amend the Zoning Ordinance pertaining to accessory uses, buildings, and structures as set forth herein;

NOW THEREFORE, BE IT HEREBY ENACTED by the Town Council of the Town of Greenwood, a majority thereof concurring in Council duly met, that the Zoning Ordinance of the Town of Greenwood be amended as follows:

**Section 1.** Amend Section 6.4 (“Downtown Commercial District”) to add the following underlined language:

“6.4.5 Accessory Uses, Buildings, Structures. The following are permitted provided that they are subordinate and accessory to the principal building or use in existence or under construction on the same lot and incidental thereto:

(a) Garages not exceeding 1,000 square feet of ground space;

(b) Storage sheds or related outbuildings not exceeding 250 feet of ground space.”

**Section 2.** Amend Section 6.4.4(4) (“Dimensional Regulations”) in the Downtown Commercial (“DC”) District to add the following underlined language:

“(4) Height of principal buildings shall not exceed two and one-half stories or 35 feet, whichever is greater. Height of accessory buildings, other than garages, shall not exceed 15 feet in height. Garages shall not exceed a height of 20 feet and have a roof pitch of not less than 8/12.”

**Section 3.** Amend Section 6.1.3(a) (“Accessory Uses”) in the R-1 Single-Family Residential District (“R-1 District”) by inserting the underlined language and deleting the strikethrough language as follows:

“(a) Private residential garages not exceeding ~~750~~ 1,000 square feet of ground space.”

**Section 4.** Amend Section 6.1.3(b) (“Accessory Uses”) in the R-1 District by inserting the underlined language and deleting the strikethrough language as follows:

“(b) Private storage sheds or related outbuildings ~~shall not exceed 150~~ not exceeding 250 square feet of ground space.”

**Section 5.** Amend Section 6.3 (“R-3 Garden Apartment and Townhouse District”) by inserting the underlined language as follows:

“6.3.4 Accessory Uses, Buildings, Structures. The following are permitted provided that they are subordinate and accessory to the principal building or use in existence or under construction on the same lot and incidental thereto:

(a) Garages not exceeding 1,000 square feet of ground space;

(b) Storage sheds or related outbuildings not exceeding 250 feet of ground space.”

**Section 6.** Amend Section 6.3.2(2)(b) (“Permitted Uses – Garden or low-rise apartments or two family semi-detached”) in the R-3 Garden Apartment and Townhouse District (“R-3 District”) to add the following underlined language:

“(b) Lot coverage shall be a maximum of 60% for any lot developed for garden apartments or low-rise apartments. Lot coverage shall be a maximum of 45% for any lot developed with two family, semi-detached dwellings.”

**Section 7.** Amend Section 6.3.2(2)(k) (“Permitted Uses – Garden or low-rise apartments or two family semi-detached”) in the R-3 District to add the following underlined language and to remove the following strikethrough language:

“(k) Height of principal buildings shall not exceed two and half 2-½-stories or 35 feet, whichever is greater. Height of accessory buildings, other than garages, shall not exceed 15 feet in height. Garages shall not exceed a height of 20 feet and have a roof pitch of not less than 8/12. Accessory buildings, other than private garages, shall not exceed 10 feet in height.”

**Section 8.** Amend Section 6.3.2(3)(h) (“Permitted Uses – Townhouses or row dwellings”) in the R-3 District to add the following underlined language and to remove the following strikethrough language:

“(h) Height of principal buildings shall not exceed two and one-half stories or 35 feet, whichever is greater. Height of accessory buildings, other than garages, shall not exceed 15 feet in height. Garages shall not exceed a height of 20 feet and have a roof pitch of not less than 8/12. Accessory buildings, other than private garages, shall not exceed 10 feet in height.”

**Section 9.** Amend Section 6.5 (“Highway Commercial District”) to add the following underlined language:

“6.5.5 Accessory Uses, Buildings, Structures. The following are permitted provided that they are subordinate and accessory to the principal building or use in existence or under construction on the same lot and incidental thereto and that there shall be no more than 5 accessory buildings on a lot:

- (a) Garages;
- (b) Storage sheds or related outbuildings.”

**Section 10.** Amend Section 6.5.4 (“Highway Commercial District – Dimensional Regulations”) to add the following underlined language:

“(8) No accessory building or structure shall be closer to the front yard property line than the principal building on the same lot.”

**Section 11.** Amend Section 6.6 (“Manufacturing & Light Industrial District”) to add the following underlined language:

“6.6.7 Accessory Uses, Buildings, Structures. The following are permitted provided that they are subordinate and accessory to the principal building or use in existence or under construction on the same lot and incidental thereto and that there shall be no more than 5 accessory buildings on a lot:

- (a) Garages;
- (b) Storage sheds or related outbuildings.”

**Section 12.** Amend Section 6.6.6 (“Manufacturing and Light Industrial District – Dimensional Regulations”) to add the following underlined language and removing the following strikethrough language:

~~“(9) Accessory structures shall occupy no more than 10% of the lot area.~~

(10) Accessory structures shall be located in the rear yard / lot area. No accessory building or structure shall be closer to the front yard property line than the principal building on the same lot

(11) Accessory structures shall be located at least 45 feet from the rear lot line.”

**Section 13.** Amend Section 5.3.2 (“Accessory uses, Buildings, and Structures”) to add the following underlined language and removing the following strikethrough language:

“No more than ~~two~~ five accessory buildings shall be permitted on any lot, including a detached garage.”

**Section 14. Effective Date.**

This Ordinance shall take effect immediately upon its adoption by the Town Council.

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**Synopsis**

This ordinance adds an accessory use section in the DC District and allows garages and storage sheds in the DC District. This ordinance increases the permitted size of garages and storage sheds in the R-1 and R-2 Districts. The change to the R-1 District language carries over to the R-2 District. This ordinance adds an accessory use section in the R-3 District and allows garages and storage sheds in the R-3 District. This ordinance adds a lot coverage requirement for low-rise apartments and two-family, semi-detached dwellings. This ordinance sets and amends the height limit for garages and accessory buildings in the R-3 District. This ordinance adds an accessory use section in the HC District and sets limitations on the number and location of accessory buildings in the HC District. This ordinance adds an accessory use section in the M/LI District and sets limitations on the number and location of accessory buildings in the M/LI District. This ordinance raises the number of permitted accessory buildings on a lot from 2 to 5.

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This shall certify that this is a true and correct copy of the ordinance duly adopted by the Town Council of the Town of Greenwood at a duly noticed and convened meeting at which a

quorum was present on \_\_\_\_\_, 202\_\_.

Attest: \_\_\_\_\_

So Certifies: \_\_\_\_\_