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

Town Council Meeting/Public Hearing

July 15, 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. **APPOINTMENT OF COUNCIL MEMBER**

IV. **OATH OF OFFICE**

V. **PRESENTATION BY LUFF & ASSOCIATES**

A) Discussion and possible action on IRS Form 2848, POA to permit Accountant to discuss outstanding payments due to the IRS
B) Discussion and possible action on the reconciliation of Town accounts

VI. **APPROVAL OF MINUTES**

a) January 15, 2026, Special Meeting
b) January 16, 2026, Special Meeting
c) January 16, 2026, Executive Session
d) June 10, 2026, Town Council Meeting
e) June 10, 2026, Executive Session

VII. **POLICE REPORT**

VIII. **TOWN MANAGER REPORT**

IX. **OLD BUSINESS**

a) Discussion and possible action on Updating/revising the Town's Employee Handbook with Town Employment Attorney

X. **NEW BUSINESS**

a) Discussion and Possible Introduction of Ordinance A-26 regarding the height of private garages in the R-1 and R-2 Zoning Districts
b) Discussion and possible action on RFP for ERP software award

XI. **COUNCIL MEMBERS' COMMENTS**

XII. **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).

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

XIV. **ADJOURNMENT**

Agenda items may be considered out of sequence.

In accordance with 29 Del.C. §10004(e)(2), this Agenda was posted on 7/8/2026 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
Thursday, January 15, 2026, 8:30 a.m.
SPECIAL MEETING / PUBLIC HEARING
MINUTES

COUNCIL PRESENT:
Mayor Branden Cessna, Secretary Mike Moran, Councilor Donnie Donovan, Councilor Dan Nelson.
Absent: Vice Mayor Anthony Massey.

OFFICIALS and COUNSEL PRESENT:
Hearing Officer Aaron Shapiro; Court Reporter Diane Houlihan.
On Behalf of Town of Greenwood: Anthony Delcollo, Esq. and Roopa Sabesan, Esq.
On Behalf of Janet Todd: Ronald Poliquin, Esq.; Janet Todd, Greenwood Town Manager

WITNESSES:
John Campanella, Investigator; David Walton, Chief of Police, Town of Greenwood

CALL TO ORDER/PLEDGE OF ALLEGIANCE:
Mayor Cessna opened the meeting at 8:30 a.m. with the Pledge of Allegiance.

PUBLIC COMMENT:
None.

PUBLIC HEARING PURSUANT TO TOWN CHARTER SECTION 19(C)(2)(D):
Mayor Cessna introduced hearing officer Mr. Shapiro and turned the hearing over to him. Mr. Shapiro explained the hearing was to consider a challenge by Janet Todd to the Town's notice of intent to dismiss her. Under the Town's Charter, the decision rested with the Town Council. The purpose of the hearing was to develop a full record upon which the Council would make its decision. Members of the public were provided an opportunity to make a statement. Witnesses were sequestered and required to testify under oath.
Mr. Poliquin wanted to put in the record that his request for a change in venue was denied.
Mr. Delcollo wanted the record to reflect that he shut the doors to the acting Town Manager & clerk's office, and to the Council room. Mr. Shapiro confirmed that the room was sealed.

OPENING STATEMENTS:
Mr. Delcollo made opening statements on behalf of the Town. He stated that information would be presented that outlined independent, direct, non-hearsay basis to sustain each of the 9 allegations that were asserted in the Notice of Intent to Terminate, and there would be significant documentary support for each of the noted allegations.
Mr. Poliquin made opening statements on behalf of Mrs. Todd. He stated that the basis for the 9 charges is a flawed administrative investigative report. The investigator, a former police officer, talked about multiple witnesses and documentary records, but didn't state who he interviewed or what documents confirmed this. Mr. Poliquin said he thought that the evidence would show that a lot of the charges were trumped up, and that the investigator believed who he wanted to believe and ignored a lot of evidence.

TOWN PRESENTATION:
TESTIMONY OF JOHN CAMPANELLA:

The first witness, John Campanella, outlined his experience as an investigator. He stated that he has been self-employed as a consultant conducting workplace investigations for the past 8.5 years. Prior to that, he spent 32 years with the Delaware State Police, where he was engaged in investigative functions at many different levels, including external and internal investigations. He holds a senior certification in human resources management as well as a certification and badge to conduct workplace investigations. He estimated that he has conducted hundreds of investigations throughout his 2 careers.

Mr. Campanella explained how he generated his report. He identified and interviewed witnesses. He gathered documentation including videos, printed documents, and online documentation. He conducted his analysis, reached conclusions, and summarized them in a report. He testified that Mrs. Todd did not provide any documents, even though she had said during her interview that she had documentation she could provide and she was given Mr. Campanella's email address to send them to him. That evening after her interview, Mr. Campanella sent an email confirmation of the information she had agreed to send him, requesting her to submit documentation within a certain time frame. Receiving no reply, he reached out again the following week. When he sent a second email later that afternoon, it immediately kicked back with an error: email had been blocked.

Mr. Delcollo asked Mr. Campanella to outline what each allegation is, how he concluded that there was a relevant standard against which to make the allegation or where the standard was coming from that he thought might be an issue, and then explain how he gathered the evidence and what he considered.

Mr. Campanella testified that he interviewed all Town employees, including Mrs. Todd, and Councilmembers. He spoke with representatives from PKS, the Town's auditor. He reviewed the Town Charter, the Employee Handbook, time sheets, QuickBooks entries, meeting minutes, audio files, video files, and email communications. Through his investigation, he made the following determinations: (1) Mrs. Todd failed to have the required annual audits completed in a timely manner. Monthly reconciliations of accounts were also not completed. (2) Mrs. Todd failed to notify PKS and take care of other audit-related tasks as required by Council in June 2025. (3) Mrs. Todd failed to provide requested information to members of Council. There were information requests from other department heads that didn't get a response. In addition, emails from PKS showed that they would request documentation and extended periods of time would go by where they did not receive information. (4) As a salaried employee, Mrs. Todd improperly claimed and authorized overtime. (5) Mrs. Todd failed to maintain professional conduct. (6) Mrs. Todd demonstrated a lack of candor and misrepresentation to the council regarding the K9 program. (7) Mrs. Todd failed to act on critical information concerning police personnel. (8) Mrs. Todd sought special favors from developers regarding hunting access. (9) Mrs. Todd falsely claimed that she had been subjected to harassment and retaliation. Mr. Campanella said the claims seemed to be responsive to attempts by Council to seek information, to manage processes, and to hold her accountable for her job functions. Mrs. Todd presented emails to Mr. Campanella as signs of harassment, and Mr. Campanella read them to be requests for information that were aligned with her responsibilities. (10) Mrs. Todd removed town records. Though Mrs. Todd had remote access to her business email, Mr. Campanella discovered that she forwarded Town emails to her personal Yahoo email account - emails which included Town records, copies of budgets, financial records, bank records, emails noted confidential from Town attorneys, police budgets, records about the K9, and information about pending matters before the Town, in particular with some Town folk. The standard is these are confidential records, and not properly safeguarding these emails was a serious breach of administrative responsibility. When asked for his characterization or understanding of Mrs. Todd's testimony during the investigation, Mr. Campanella stated that throughout his interview with Mrs. Todd, her credibility started to slide, and after spending 3 hours with her, Mr. Campanella determined her credibility to be substantially diminished.

Exhibits were admitted, the hearing went off the record at noon, and Mr. Shapiro set the time to reconvene and begin Mr. Poliquin's cross-examination for 12:45.

Cross by Mr. Poliquin: Mr. Campanella conceded that Section 23 of the Charter states that the Mayor and Council are responsible for the audits of the Town. Mr. Campanella said he did not entirely agree with Mr. Poliquin's statement that Mrs. Todd shouldn't be held accountable for problems that happened prior to her becoming Town Manager in 2021, since Mrs. Todd had been hired as the financial clerk back in 2019.

For the record, *Delcollo objected to the introduction of Todd Exhibit 2 and stated he would object to all similar exhibits. Testimony was heard from the investigator, and a representation was made by Mrs. Todd's counsel regarding her possession of documents. The investigator reached out to Mrs. Todd after his interview with her to ask for the provision of anything that would be helpful to assess and determine, and nothing was provided. Mrs. Todd had stated that she didn't have documents that were confidential, sensitive Town documents in her possession, and she should be stopped from relying on such documents now, having made multiple representations through counsel and other sources that she doesn't have any documents like this.*

Mr. Poliquin stated that the Town Council has the documents, that there's no representation that they did not have these documents to provide to their independent investigator, and there's no representation that Mrs. Todd took documents that weren't already in the possession of the Town. Mr. Shapiro overruled it. A letter to the Town Council from Wigglesworth, Layton, Moyers & Chance dated 7/24/23 was entered as Todd Exhibit 2.

Mr. Poliquin presented that the auditors had hired another company to reconcile bank account statements from December 31, 2020, to 2024, but Mr. Campanella could not speak to that as he had been looking at the actions of Mrs. Todd. When pressed about issues delaying the auditing process prior to Mrs. Todd becoming Town Manager, Mr. Campanella said he looked at the previous 4 or 5 completed audits after being told by the auditors that the amount of time to complete an annual audit is 3-6 months. He looked for delays in the previous years by checking the submitted dates and found that they were all completed within that 6-month timeframe.

Regarding the overtime and wage theft report, Mr. Poliquin questioned who authored it and how it was drafted, who authorized putting it together and whether it had been presented to Council. Mr. Campanella testified that he did not know and his focus on it was whether she was entitled to overtime. He accepted it as accurate representation of her time records as time sheets contained Mrs. Todd signature and Mrs. Todd's own handwriting identified herself as a salaried employee on time sheets.

Addressing the failure to maintain professional conduct allegation, Mr. Poliquin stated that an incident on June 11, 2025, could not be verified by Cpl. Tucker, Lt. Thomas did not confirm the incident happened, Vice-Mayor Massey said it did not happen, and only the Chief said it happened. Mr. Campanella corrected him by stating that Mrs. Todd acknowledged she had a profanity-laced, angry discussion but claimed it was not about the Chief. The allegation was the conduct – the use of obscenities just after a meeting where employees and potentially constituents were present - which was confirmed by Mrs. Todd herself and Chief Walton. It was the language, the outburst, and it was about the appearance of professionalism, not necessarily who it was about.

Mr. Poliquin proposed that Mrs. Todd could have just been mistaken and not purposely made misrepresentations about the K9 when she expressed concerns to members of Council, and Mr. Campanella agreed that she could have been.

environment or retaliation, she described numerous emails coming at her with demands in a timeline she thought was unreasonable, and the Performance Improvement Plan. She said it was the way in which she was receiving requests from Council. There was nothing else pointed out, only her feelings that because of these emails, it was harassment, it was hostile.

Re-Cross by Mr. Poliquin: When asked by Mr. Poliquin if he thinks it's an appropriate action for an employer to remove a person via a suspension after that person complains about harassment and retaliation, Mr. Campanella responded that the context of Mrs. Todd's leave was not solely on the claim of harassment and retaliation. There were many other serious matters that the Council looked at, so he did not view it as an adverse action, but as an action to protect the integrity of the investigation.

TESTIMONY OF DAVID WALTON:

Chief Walton has been Chief of Police in the Town of Greenwood since December 2024 and has 24 years of prior law enforcement experience. He retired from Smyrna Police Department as a lieutenant, has served with the Camden Police Department, and was the Chief of Police for the Town of Frederica.

Chief Walton's testimony began with an overview of the K9 program, including the beginning discussions and financial planning decisions to try to ensure that there would be little cost to the Town. A kennel offered to donate a K9, and Mrs. Todd did not think that was a good idea. There was an executive session at the May Council meeting and the following morning, Councilman Massey came to the Police Department and said that they support the program but they're stopping it, and they don't want them to have this dog. The Chief said that Mr. Massey told him that they discussed it in Executive Session. The Chief was told that Mrs. Todd had made some comments and told them that the dog was sick and old. Chief provided Mr. Massey with some facts, and Mr. Massey asked him to come back to Council and give a presentation. Chief testified that at the June Council meeting, he gave his presentation to Council and they reversed their decision. Full medical records for the K9 were provided, and the decision was made to maintain the program and to continue with that specific dog. Chief said that the June meeting was tense; Mrs. Todd had an outburst at Councilman Nelson. After the meeting, Chief walked out of the Council chambers and heard Mrs. Todd state, "That two-faced motherfu**er! If he wants to play games, we'll fu**ing play games!". Chief said that she was in the office with Councilman Massey; the Lieutenant, who was directly behind the Chief, kind of hopscotched into there and said, "Look! I can play games!", in an apparent attempt to deescalate the situation. When Mr. Delcollo asked if anything transpired at the meeting that would have made Mrs. Todd upset, the Chief stated that it had been disclosed to Council that night that there were a lot of financial discrepancies, especially with the grants that were to be utilized to start the K9 program. That was brought to light publicly. The Chief described a couple other tense interactions. When he came in the next morning, the Chief's bin was filled with copious amounts of paperwork. He went to talk to Mrs. Todd about these papers that were dealing with management and things that he and Mrs. Todd had been working on together. Mr. Massey and Mrs. Todd were having a closed-door conversation, but Mr. Massey waved the Chief in. When the Chief asked Mrs. Todd why she had all that paperwork placed in his bin, she said her attorney advised her not to do anything that's not in her job description. When Chief asked Mr. Massey, who as a Councilmember is both of their boss, if he was okay with that, Massey shrugged. After this severing of cooperation and the unprofessionalism shown after the Council meeting the night before, the Chief knew that the working environment between them was going to be strained. He wanted to bring that to Council's attention, so he wrote a complaint to the Mayor. Chief also told of when he was looking at openly accessible old Council minutes, verifying Mrs. Todd was indeed responsible for financial transactions in 2021. When he came in to work the next day, Mrs. Todd had removed all the old Council minutes from sight.

Cross by Mr. Poliquin: Mr. Poliquin asked if the conflict between the Chief and Mrs. Todd was created when she found out that the police department had obtained a dog without Council approval. Chief's response was that he did not know when she decided there was conflict, but he didn't have conflict. The Chief also stated that his policies dictate that he can create and alter special units as he sees fit, as long as it doesn't require any other financial burden to the Town.
Re-direct by Delcollo: The Chief confirmed that Council does not have to approve everything he does in his capacity as the Chief of Police; he has policies and procedures that govern what he does as the Chief, and things like hiring, firing, and financials he would bring before the Council. No one had approached him to tell him he needed Council approval to accept the donated dog or anything to that effect.
Re-cross by Mr. Poliquin: Chief agreed that he got the dog, then Council had an executive session and said no dog, then a month later Council approved the dog.

The hearing record for the day concluded at 4:48 pm, and the time to reconvene was set for promptly 1:00 pm, the following day, January 16, 2026.

ADJOURNMENT:
Mr. Cessna stated they were bypassing numbers 3,4, and 5 on the agenda as they were unneeded. The hearing was set to continue the following day from 1:00 pm until 6:00 pm or later if needed to conclude the hearing.
Motion by Mr. Moran to adjourn the meeting at 4:55. Second, Mr. Donovan.
Nelson - Yes; Cessna – Yes; Moran – Yes; Donovan – Yes.

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Town Manager

TOWN OF GREENWOOD
TOWN COUNCIL MEETING
100 W. Market St; Greenwood, DE 19950
Friday, January 16, 2026, 1:00 p.m.
SPECIAL MEETING / PUBLIC HEARING
MINUTES

COUNCIL PRESENT:
Mayor Branden Cessna, Secretary Mike Moran, Councilor Donnie Donovan, Councilor Dan Nelson. Absent: Vice Mayor Anthony Massey.

OFFICIALS and COUNSEL PRESENT:
Hearing Officer Aaron Shapiro; Court Reporter Diane Houlihan
On Behalf of Town of Greenwood: Anthony Delcollo, Esq. and Roopa Sabesan, Esq.
On Behalf of Janet Todd: Ronald Poliquin, Esq.

WITNESSES:
Rhiannon Slater, Greenwood Acting Town Manager; Carolyn Chisenhall, Greenwood Town Clerk; Randy Willey, Greenwood Board of Adjustments; Michael Phillips, Greenwood Planning Commission; Kelli Nuwer, Greenwood Board of Adjustments; Kevin Eickman, former Greenwood Police Administrative Assistant; Janet Todd, Greenwood Town Manager.

CALL TO ORDER/PLEDGE OF ALLEGIANCE:
Mayor Cessna opened the meeting at 1:00pm with the Pledge of Allegiance.

PUBLIC COMMENT:
Kirk Willey spoke in support of Janet Todd.

CONTINUATION OF HEARING PURSUANT TO TOWN CHARTER SECTION 19(C)(2)(D):
Mayor Cessna turned the meeting over to Mr. Shapiro at 1:17 p.m. This was the second day of the hearing in the challenge by Mrs. Todd to the Town's Notice of Intent to remove her from the position of Town Manager. Witnesses were sequestered.

TOWN PRESENTATION CONTINUED:

TESTIMONY OF RHIANNON SLATER:
Rhiannon Slater, Acting Town Manager of Greenwood, summarized her approximately 20 years of experience involving municipal government in Wyoming, Camden, Harrington, Milford, and Millsboro. She testified as to her experience with municipal finances, including account reconciliations, maintaining QuickBooks, and grant reporting and application. She stated that she implemented some separation of duties within a week of her hire, as her understanding was that Mrs. Todd both entered and paid the bills, and that is not the proper way to do things; there needs to be checks and balances. Now Mrs. Slater enters the bills, and Mrs. Chisenhall pays them on a weekly basis. She stated that the Town's bank accounts had not been regularly reconciled, and there was an approximately $310,000 higher balance in QuickBooks than what the bank statements were showing. There were missing transactions, and multiple payments that went through the bank that weren't entered into QuickBooks. That's also what the auditors have found; one of the auditors made a statement in an online meeting at the end of September that if Mrs. Todd were still with the Town, they would not be conducting the '22 audit. Approximately 5 years' worth of vendor payable

information was encompassed in each vendor file, with years interspersed. Normal practice is to organize information by year, making it easier to sort through for audits. This situation has also caused issues with FOIA requests.

Cross by Mr. Poliquin: Mrs. Slater agreed that she couldn't testify that Mrs. Todd had any instances of noncompliance regarding the audits. Mr. Poliquin asked if Mrs. Slater was aware that the Wigglesworth CPA firm was hired to reconcile the general ledger for 2020, 2021, 2022, 2023, and 2024. Mrs. Slater replied that she was not, and that those reconciliations were not completed; if they were, they were not in QuickBooks. Mr. Poliquin showed Mrs. Slater Todd Exhibit 2, and Mrs. Slater pointed out that the Wigglesworth document stated that they *will* provide those services, not that they *did*. Mrs. Slater agreed that she was not here to testify regarding any noncompliance actions that Mrs. Todd did prior to Mrs. Slater becoming acting Town Manager.

Re-Direct by Mr. Delcollo: Mrs. Slater confirmed that she is responsible for the financial functions of the Town. When asked how the items outlined in her direct examination testimony could have arrived at the status she found them, she answered because they weren't being done. Mrs. Slater testified that she had not seen Todd Exhibit 2 before, and that the accounting firm, Luff & Associates, was hired in December to reconcile all the accounts from '21 through '25 because there had been such a long time between the last reconciliation and the current date.

Re-Cross by Mr. Poliquin: Mr. Poliquin again showed Mrs. Slater Todd Exhibit 2, which was addressed to the Town and dated 2023, 2 years before Luff & Associates was hired. Mrs. Slater agreed that if there's a problem in the records, it could screw up and extend the time of reconciliation in the future.

TESTIMONY OF CAROLYN CHISENHALL:

Carolyn Chisenhall, Town Clerk, stated that she was hired in July 2021. She attends meetings, prepares minutes, handles water billing, and processes payments for water, taxes, licenses and permits, and makes those bank deposits. She stated that when she was hired, the Town was gathering information for auditors and she did scan some bank statements to send, but that's about the only contact she's had with the auditors. There are 2 employees on the Town's administrative side but there were 3 when she was hired. She stated that Mrs. Todd did not ask for her assistance involving reconciling accounts, locating material for auditors, or addressing the status of the Town's finances in any way. She stated that things got heated at the June or July Council meeting when Mrs. Todd hadn't gotten quotes from the insurance company for the K9, and Mrs. Todd got upset - a little loud, a little flustered. She also told of an instance at the June or July Council meeting where Mrs. Todd barked back sarcastically at Mayor Cessna during a tense interaction over paying the Police Department from paper time sheets. Mrs. Todd gathered her things and left that meeting as soon as she was done needing to speak, in the middle of the ongoing meeting, even though she typically stayed until the end of every meeting. Even if Mrs. Todd went out for Executive Session, she typically stayed until we came back. That was the only meeting that Mrs. Todd left before the conclusion of the meeting, and the August meeting she didn't stay until the end of Executive Session. Mrs. Chisenhall stated that after Mrs. Todd's suspension, she received an email to Mrs. Todd from a developer. He didn't want there to be conflict with Mrs. Todd's husband and another hunter on his property. Mrs. Chisenhall informed him that there is no hunting allowed within Town limits. Mrs. Chisenhall testified that she hadn't observed any harassment or mistreatment or rudeness towards Mrs. Todd from Chief Walton or members of Council. She stated that she's shared an office with the Town Manager since she's been employee, and that there wasn't much talk of audits except when the Council would ask about the audits. Mrs. Todd's answer was normally that they're working on it, they should be done in a couple of months. Mrs. Chisenhall testified that the day after Mrs. Todd was suspended, she saw that the Town cell phone, which had been there the night before, was missing. The Rolodex of vendor contacts was gone, and though she didn't know specifically what else was missing, she noted that one big file-sized desk drawer was completely empty. Mrs. Todd had been promoted to Town Manager before Mrs. Chisenhall was hired, and Mrs. Chisenhall recalled Mr. Donovan speaking to Mrs. Todd in January 2022 about Mrs. Todd being salary. When Mr. Delcollo asked Mrs. Chisenhall if she would ever send something from a formal Town email asking for a privilege of a family member, she responded that it would be inappropriate to use your job to gain a favor from someone that you wouldn't have any contact with outside.

Cross by Mr. Poliquin: Mrs. Chisenhall confirmed that she had not been following these proceedings; there is a TV in the office where the Facebook feed has been playing, but there is no audio. Mrs. Slater put it on the screen in case it went black so she could alert that the live stream was off. Mrs. Chisenhall confirmed that she never asked a vendor of the Town for a favor. When asked if she asked a paving company for free millings, she replied no, that Roger had asked what the paving company was going to do with some millings and Mrs. Chisenhall said that she could probably use some; Roger said they had to be dumped somewhere. Regarding the hunting situation, Mrs. Chisenhall agreed that she did not have firsthand knowledge of Mrs. Todd's or her husband's relationship with the developer; however, she did state that she knows you're not allowed to hunt in Town. When asked if she had filed a grievance report, Mrs. Chisenhall stated that she did not – it is a 2-person office, there's quite a bit of employee turnover and if Mrs. Todd had been reprimanded, it would have been a miserable workplace. When Mr. Poliquin asked if she was aware that Mrs. Todd was having medical issues when she walked out of the July Council meeting, she said that she was aware that Mrs. Todd had a brain tumor, but she had been seeing a doctor about the same situation for years. When Mr. Poliquin asked if she remembered PKS recommending the Town hire more individuals to handle or outsource the accounting, she replied yes and stated that at the April meeting, the Mayor said PKS had made the suggestion that someone else come in on a regular basis and reconcile the books monthly, and Mrs. Todd stated that she reconciles the books monthly herself. When Mr. Poliquin asked Mrs. Chisenhall if she heard about Wigglesworth at a Council meeting, she said she believed it was at the May meeting when Mrs. Todd said that they would be coming the next month. She also said that she remembered accountants being here the better part of a week and as far as she knew, Mrs. Todd was cooperating with those individuals. She didn't know when those audit issues began or if they were caused prior to Mrs. Todd becoming Town Manager, but she stated that the audits had been done prior to Mrs. Todd becoming Town Manager; there was a 2019 audit done. She stated she knew Mrs. Todd had medical issues and Mrs. Todd never communicated that that could affect her ability to function at times.

Re-Direct by Mr. Delcollo: Mr. Delcollo had Mrs. Chisenhall clarify that millings were a waste or side product of a project that needed to be discarded somewhere, there was no cost to the Town, and Mrs. Todd was also offering them to a business owner in Town. Nothing else was ever said about the status of the millings, their disposition, or that there was a problem with the Town's waste products being discarded somewhere. Mr. Delcollo asked if Mrs. Todd had ever approached Mrs. Chisenhall about that, since it seems that it's now being proffered as some sort of ethical breach, to which Mrs. Chisenhall replied, no. When asked, she also stated that the Town Manager, who is the HR head of the Town, did not review the employee handbook with her.

Re-Cross by Mr. Poliquin: Mrs. Chisenhall confirmed the Town had a solicitor that she could have gone to if she had an issue, and that she got millings because she was an employee of the Town.

The Town had no further witnesses. A fifteen-minute recess was taken. The hearing reconvened at 2:45 pm with Mrs. Todd's opportunity to present her case.

MRS. TODD PRESENTATION:

TESTIMONY OF RANDY WILLEY:

Mr. Willey stated that he has lived in Greenwood for over 50 years. He served on the Town Council for about 12 years. He is currently on the Board of Adjustment, has been the Chairman of the Board of Elections, and is now running for Town Council. He's known Mrs. Todd for 6 years. He testified that his dealings with Mrs. Todd were sporadic, but he'd never had any issues. She was very helpful and he was treated very well. He had not had any experience where she was unprofessional or non-responsive. When Mr. Poliquin asked what his opinion was as far as the Town's position to try to remove Mrs. Todd, he said he didn't see whatever they saw – he didn't see any reason for her to have to go – but he didn't deal with her as much as most of the other people, and he didn't understand what was going on.

No Cross by Mr. Delcollo

TESTIMONY OF MICHAEL PHILLIPS:

Mr. Phillips is the current chair of the Planning & Zoning Commission, having served since February 2023. He testified that he's always had good rapport with Mrs. Todd, has worked with her with events, and she always provided the Commission with any information needed for their review. Any documents he ever requested were provided on a timely basis, and he never had any question about her professionalism. He said there has been a notable contempt of the Town Manager from Council. He stated his belief that Mrs. Todd found irregularities in prior records and when an effort was made to clean those things up, a lot of people got upset. A couple properties are affiliated with some Council members, and Mr. Phillips believed there was a personal vendetta. He said one property was owned by Mr. Donovan's daughter, Jamie Webb, and Mrs. Webb was very vocal against Mrs. Todd and accused her of harassing her. He's never had any problems with Mrs. Todd's performance. If information was needed in the middle of a meeting, it was provided quickly.

Cross by Mr. Delcollo: Mr. Delcollo had Mr. Phillips state that he understood he was under oath and what that meant. Mr. Phillips testified he had not seen any members of Council engage in any sort of harassment towards Mrs. Todd, nor had he observed any members of Council berate, yell at, or otherwise mistreat Mrs. Todd.

Re-Direct by Mr. Poliquin: Mr. Poliquin had Mr. Phillips confirm that he sees a conflict of interest between Mrs. Webb's application regarding her property and the fact that her father is a Town Council member. He thinks bias could affect Mr. Donovan's participating against Mrs. Todd.

Re-Cross by Mr. Delcollo: Mr. Phillips stated he had not ever observed any sort of bias from Mr. Donovan; no harassment, no mistreatment, nothing like that. When Mr. Delcollo asked Mr. Phillips if his testimony today is that because there is a land enforcement issue involving Mrs. Webb's property, then that must therefore mean that Mr. Donovan has an axe to grind against Mrs. Todd, Mr. Phillips answered, not in those words, but yes.

Council: Mr. Donovan asked Mr. Phillips was he (Mr. Donovan) not asked to leave Council chambers when anything about her (his daughter's) daycare was discussed, and when the vote was taken by Council wasn't he (Mr. Donovan) told that he had to physically leave the room? Mr. Phillips replied that he was not present at that meeting.

Jessica Lederer was called as a witness but was not available at that time.

TESTIMONY OF KELLI NUWER:

Ms. Nuwer serves as Vice-Chair on the Board of Adjustment, was previously on Planning & Zoning, is a member of the Police Accountability Commission, and has helped with community events. She worked closely with Mrs. Todd on the parade, farmers market, and Greenwood Day and had a positive experience. Events were always outside of business hours, and though not a Greenwood resident, Mrs. Todd would participate and work on those events. She stated that Mrs. Todd answered any questions that were asked of her at Council meetings, and if she didn't have information, she invited Council to come to the office to discuss at later times. When asked about conflicts between the Council and Mrs. Todd, Ms. Nuwer stated Council meetings had gotten tense – tensions rise, tones get stern, feelings get hurt. She said she did not perceive that Mrs. Todd behaved in an improper manner; as far as being professional, she felt that Mrs. Todd did the best she could considering the situation. She doesn't think this was handled properly. There were no write-ups or conversations; Mrs. Todd was immediately suspended and the investigation started. The charges against Mrs. Todd do not reflect the Mrs. Todd that she worked with.

Cross by Mr. Delcollo: Ms. Nuwer shared some prior work experience and stated that her testimony comes from the perspective of somebody who was a manager and worked closely with HR in documenting issues. She agreed that someone should know in the workplace that they shouldn't use expletives and that use of expletives in the workplace is unprofessional. She keeps in touch with Mrs. Todd, speaking a couple of times a week. They last spoke a couple of days ago, and she said she did not speak with Mrs. Todd about her testimony.

Re-Direct by Mr. Poliquin: Mr. Poliquin had Ms. Nuwer read aloud from the Town Charter, Section 23, which pertains to the annual audit. That section does not mention the Town Manager.

TESTIMONY OF KEVIN EICKMAN:

Mr. Eickman was the Police Department administrative assistant from April 2024 until March or April 2025. He, along with Chief Walton, Lieutenant Thomas, and Mrs. Todd, was part of the working group that met to discuss what needed to be done to begin the K9 program. The group was going to do more research and look into funding options. Within a couple weeks, a veterinarian bill came and he passed it on to Mrs. Todd for payment. He said Mrs. Todd said she wasn't aware that we had a K9, so she could not pay the bill. He stated that he did not believe the questions from the first meeting had all been answered prior to receiving the vet bill; he believed that the money was in place, but as for having a program and policy established, he did not know if that was accomplished. His task was to find funding, and he reviewed grants to see where they could pull money from and how much.

No Cross from Mr. Delcollo

Anthony Massey was called as the next witness and sworn in. Mr. Delcollo stated that the matter of how Mr. Massey ended up being able to get here and the nature of how Mr. Massey was advised to attend needed to be addressed, as it could implicate certain concerns involving communications with representative parties. He stated that either on or off the record, a brief colloquy was appropriate. They went off the record; Mr. Shapiro and the counselors left the room. Upon returning, Mr. Poliquin withdrew his witness and asked for it to be stricken from the record that Mr. Massey was called as a witness. Mr. Shapiro repeated for clarity that they would like to strike from the record that Mr. Massey was called and offered as a witness, and Mr. Delcollo advised Mr. Poliquin that he could look at the errata afterward if needed.

TESTIMONY OF JANET TODD:

Mrs. Todd is the suspended Town Manager of Greenwood. She's worked for the Town since August 13, 2019. She has read the charges against her. (1) The initial charge was failure to discharge her duty to maintain accurate financial records and ensure timely completion of audits. Mrs. Todd testified that Lank, Johnson & Tull had done an audit in 2019, but while she was out for surgery, they deleted several pages of checks and invoices and therefore the audit had to be redone. She said that an RFP for new auditors was put out in January 2021, and PKS was engaged in February 2021. She became acting Town Manager in March 2021. Mr. Poliquin presented Todd Exhibit 2, which she said was a document from Wigglesworth for them to do all the bank reconciliations. She said they were hired to put back the entries that had been deleted and then they were going to reconcile all the bank statements. When asked if that had been completed, she stated that when she was suspended, it wasn't done but they were working on it. She said she presented Council with a letter from PKS stating that the audits were delayed because of that. She testified she worked well with the auditors and that the problems predated her time as Town Manager. When asked how she maintained accurate financial records, Mrs. Todd stated that everything was entered into QuickBooks. Invoices were filed several years together because there wasn't room or filing cabinets, but just before her suspension, she started the process of splitting the files out into separate new filing cabinets. (2) The second charge was failure to carry out audit-related tasks. She said that when the Council wanted PKS to come and give an update, the auditors had a previous engagement. They could rearrange if it was urgent, but it would cost $1000.00. Mrs. Todd said Mr. Massey told her to cancel PKS because of the money and because they said they didn't really have an update, they were just still working on that year. Mrs. Todd recalled that when PKS presented the audit at the May 2025 Council meeting, they stated that there were no instances of non-compliance and PKS did not state at that meeting that Mrs. Todd was not providing documents. She did not issue an RFP to PKS for years 2021-2024 because they had already been contracted to do those years when Marshall Kemp was Mayor. When asked if she failed to provide monthly written audit status updates to Council, she stated that the Council had financials in their packets every month, and they had the ability to ask any questions they would like. (3) As for failure to comply with Council directives and administrative requirements, Mrs. Todd stated that she never denied Council members access to financial files. (4) For the charge of improperly claiming and authorizing overtime, Mrs. Todd said that she was hired hourly and there were no further discussions as to how she was being paid. She then said that she had a discussion with Mr. Donovan where he said she should be salary because it would save the Town money, but it was never voted on by the Council. (5) Mr. Poliquin asked Mrs. Todd to respond to the allegation that she failed to maintain professional conduct and was combative with the Mayor during a Town Council meeting. She said that the Mayor came at her very unprofessionally, and she came back stern. She stated that she did not perceive that as unprofessional, but rather as defending herself. Regarding Chief Walton's accusation, Mrs. Todd said the Council meeting was over and she and Mr. Massey went into her office. She said she didn't remember the Chief walking by or what she and Mr. Massey were talking about, but she said it wasn't related to the meeting or an employee or work, and she wasn't loud and she wasn't cursing. She then stated that she may have said a curse word, but she wasn't cursing. (6) Mrs. Todd stated that when a workgroup was formed for the K9 program, it was agreed to try to wait to find finances and things, but when she came back from vacation in May, there was a dog. She had been given a vet bill to pay and she reached out to the Chief, who gave her a copy of a contract showing they had taken custody of a dog on May 1. Regarding the lack of candor and misrepresentation to Council about the K9 program, Mrs. Todd testified that all the information she had had been relayed to her from Councilwoman Dee Jones, who said she got information from Corporal Brooke Tucker about the dog: the dog's name was Emma, it had been donated from a kennel, it was seven or eight years old, and it had been rescued from an abusive situation. Mrs. Todd presented the vet bill and asked Council where they wanted to get the money to pay it, and they decided that they were not going to pay it at that time. Mrs. Todd said that she didn't know then that some of that information was false: the dog did not come from an abusive situation, according to the kennel lady that came to the next meeting. Mrs. Todd stated that she was initially supportive of the program, but she didn't like how it was handled. (7) When asked about the allegation that she failed to act on information regarding a police officer, Mrs. Todd testified that she received an email complaint about an officer's personal behavior, but she showed it to Councilwoman Jones who did not take it as a serious complaint. Mrs. Todd said she emailed the complainant at the Councilwoman's request and asked for a phone number so they could discuss it, but there was no further response. Mrs. Todd stated that she asked the officer that the complaint was about if he was familiar with the complainant, to which he replied that he had arrested that person many times. Mrs. Todd said the email said that the officer was up for Chief of Police so he should be investigated, but he was not up for Chief of Police, and we had no Police Chief at the time. (8) When asked if she used her position to get special hunting access for her husband, Mrs. Todd testified that she knew Mr. Kenton of DEStorage before he submitted anything, and that her husband hunted on Mrs. Morelli's property before Mr. Kenton bought it. She said she cannot give developers favors because she has no influence over their projects. (10) When Mrs. Todd came to work August 13, she saw that the door had been zip tied, assumed she had been fired, loaded her things up, and left. She tried to call the Mayor but got no answer. She called and woke Vice-Mayor Massey, who said he didn't know what was going on because he wasn't in the executive session the night before. Mr. Massey then came to Town Hall and helped her. When asked if she removed any Town property that day, she said she took a small white binder that belonged to her and contained her employee handbook; she said everything else she took – snacks and flowers - belonged to her. According to Mrs. Todd, her work phone and keys were in her purse and when she got home, she turned around and came back with witnesses to turn them in. (9) In regard to the accusation that Mrs. Todd falsely claimed she had been subjected to harassment and retaliation, Mr. Poliquin presented findings for a complaint against Donald Donovan filed through the Public Integrity Commission. The conclusion was that Mr. Donovan had a conflict of interest and, in the future, he must recuse himself from making decisions about his relatives. Mr. Poliquin then presented documents from Mrs. Todd's attorneys to the Town's attorney, accusing that the relationship between Mrs. Todd and her employer had gotten increasingly toxic, personal, and vicious because Councilors Donald Donovan, Brenda Tallent, and Marshall Kemp made the workplace hostile and uncomfortable. Mrs. Todd stated that in any interaction she had with those 3 people, they were not professional. The documents also stated Mrs. Todd's demand that any meeting of the Council to discuss Mrs. Todd or her performance be held in public, in an open Council meeting, and that future litigation was being contemplated. Mrs. Todd said that other than this hearing and a vote to do away with the performance improvement plan, there haven't been any open meetings discussing her personnel matters. Mr. Poliquin presented an email exchange of grievances from Mrs. Todd to Mr. Massey, in which she said that Chief Walton was disrespectful to her and did not follow the payroll policy; Mayor Cessna made no attempt to take that matter to Council or mediate with Chief Walton; Dan Nelson was disrespectful and aggressive towards her at the May, June, and July Council meetings; and she felt discriminated against for a disability. Audit related emails from accountants, auditors, Mr. Nelson, and Mr. Kemp were entered as exhibits, as well as a veterinary bill, health evaluation report, and emails regarding insurance for the K9. A letter from Councilwoman Jones, notarized 1/14/26, was also entered.

Cross by Mr. Delcollo: Mrs. Todd confirmed that the grievances she filed against Mr. Walton, Mr. Cessna, and Mr. Nelson were not sent to her supervisor, which is the Town Council as a whole, but only to Mr. Massey. She did not follow up with Mr. Massey to ask if there would be a public forum to discuss her grievances. Though she had sent the document to her attorney before sending it to Mr. Massey, she said that the grievances weren't a litigation tactic but a last effort to solve the problem. When asked by Mr. Delcollo if she believed that communications such as those referencing request for proposal, interactions with auditors, letters directly from PKS, and bank statements – items related to Town business that she came into possession of in the course and scope of her role as Town Manager of the Town of Greenwood - were her property or Town of Greenwood property, Mrs. Todd stated that they are her personal property. She then testified that even though she had remote access to Town systems from home and from her cell phone, she emailed a bunch of Town materials and documents to her personal Yahoo email account. Regarding the Chief's accusation, she agreed that she was using profanity but said it wasn't about the Chief. Mrs. Todd testified that she had a personal relationship with developer Casey Kenton, and that her husband started hunting there while she was Town Manager, 3 or 4 years ago. She agreed she was emailing Mr. Kenton during normal working hours addressing hunting in addition to conditional use permits, and she had issued a similar hunting request from her Town Manager email to Mr. Kroll, another developer who was not a personal friend. Mrs. Todd confirmed that she reviewed and approved the overtime of her subordinates, but she paid herself overtime without the approval of Council. Regarding PKS's non-

attendance at the July 2025 Council meeting after the Town Council voted in June to have them be there, Mrs. Todd said she told them not to come because Mr. Massey advised her to tell them that since they had a prior engagement and it would cost the Town $1000. She didn't reach out to PKS until the week prior to the July Council meeting, and she acknowledged that Mr. Massey did not have the authority to overrule the vote of the Town Council. When asked about the email complaint she received about an officer, she stated she showed it to Councilwoman Jones, who said it was irrelevant. When asked if aside from that one Council member had she shared it with anybody else, Mrs. Todd stated she did not share it with any other Council people that she's aware of. She testified she didn't remember if she ever did anything like take a photo of the email and give it to the officer in question. Regarding Police Department financials, she believed it was auditor Erika that told her that the Homeland Security seizure money could stay in the general account, and Mrs. Todd said there was an invoice for water pumps that was mistakenly applied to the wrong line item and charged against the Police Department. She stated that though involved by entering payments and doing bank deposits, Mrs. Chisenhall didn't have much responsibility over the Town's finances and had limited oversight. Mrs. Todd didn't disagree that she herself had responsibility for the audits, but it was not her sole responsibility. She agreed that no other employee would be responsible for making sure that the audits mandated in the Charter were moving expeditiously.
Re-Direct by Mr. Poliquin: Mrs. Todd agreed that she emailed her grievances to Mr. Massey because he was one of the few individuals that she wasn't grieving against. She agreed that PKS had a prior engagement, they told her they were extremely busy, and they could come when they had something worth bringing to update. Mrs. Todd testified that Mr. Torbert and Councilwoman Jones were aware that she took overtime. Mrs. Todd agreed that the Charter says that every year the Council has to issue a request for an annual audit to an independent auditor, and they did not do that at any time during her time here.
Re-Cross by Mr. Delcollo: Mrs. Todd said Durene Jones' affidavit dated January 14, 2026, did not say that she authorized Mrs. Todd's overtime. When asked by Mr. Delcollo for a specific example of the harassment she felt she was subjected to, Mrs. Todd said one day she received an email at 8 or 8:30 in the morning from a Councilperson who requested copies of all the bank statements by 1:00. Mrs. Todd responded that she needed a little bit of time; Carolyn was off that day. Mrs. Todd said, "It became an email exchange of I told you I want them, blah, blah, blah... and they were in their mailbox for them the very next morning at 7:30. They never picked them up." Mrs. Todd said she was given demands she could not meet and then chastised for it; the information requests weren't the issue, it was the time frames that she could not meet. That person is no longer on the Council, but she said she had the same issue with Mr. Nelson. When Mr. Delcollo asked if it was her view that requests in email for documents pertinent to matters that Council is considering are harassment, she said no – the way it was handled got to be too much. It became harassment. It was hostile. It was toxic. It was the tone. She said they would come to pick up their packet and speak to Carolyn but walk right by Mrs. Todd. The harassment was the constant badgering, and the behavior in here was toxic. She agreed with Mr. Delcollo's clarification that when someone doesn't say hello to her, that's toxic. Mr. Delcollo asked for other examples of harassment aside from the requests for information and not greeting her at times, and Mrs. Todd said that in the Council meetings, it was "the constant disrespect, the constant tone of voice. It was just, it was always a come at Janet, come at Janet, come at Janet." She said they (Council) would ask a question, but she wasn't allowed to answer it and that became a regular thing.
Council: Mr. Moran asked Mrs. Todd about her time sheet that said begin salary discussed with Mayor. She responded that Mr. Donovan told her she was salary, but it did not go to Council. Mr. Moran said according to several pages, it said salary for months. He then asked at what point did she start going back and paying herself the overtime? Mrs. Todd responded that all the dates and

times are in QuickBooks on the notes under her name. She said she wrote salary on there if it was just a standard week; she never said she was salary for 40 hours, and if she worked 20 still got 40. Mr. Donovan asked why it took 3 years to get books reconciled for the audit and Mrs. Todd replied that PKS started out doing the reconciliations for the audit, but they recommended the town hire a CPA firm to fix all that.

Mr. Nelson had Mrs. Todd confirm that an August 2025 paystub of hers for $1201.60 gross was correct, that she oversees Roger Breeding and Carolyn Chisenhall, and that hers is the highest position in the Town.

CLOSING STATEMENTS:

TOWN: Mr. Delcollo stated the conclusion can be drawn from the evidence presented that the items in the Notice of Intent to Terminate transpired. Every one of the items outlined in the Notice has been demonstrated by far more than a preponderance of the evidence. He directed Council to Mrs. Todd's own testimony, stating that she herself has admitted to numerous transgressions. He added that records were not maintained, records were not reconciled, and the Town is left out of legal compliance because the Town Manager would like to simply point the finger at others and not accept responsibility for her clear obligations.

MRS. TODD: Mr. Poliquin stated that the investigative report is garbage; it doesn't have any citations to any sources. It says, "multiple witnesses said", and "multiple documents said". No citations, no sources, no attributes to any quotes equals no credibility. Mrs. Todd is entitled to know her accusers. There's no meat. There's a lot of sizzle, not a lot of steak. The report stinks. The investigator didn't hold up, and you can't fire Mrs. Todd over nothing.

TOWN: Mr. Delcollo stated his astonishment at Mr. Poliquin's description that there's not sufficient basis to process a termination when Mrs. Todd herself admitted to essentially all the allegations issued. He said there's a mountain of credible, significant evidence that Mrs. Todd was engaging in numerous things and behaving in a manner as if she was the only one who had the authority, and Council and Council's authorization only mattered when Mrs. Todd cared. He said, "It's quite telling to me that none of the exculpatory information that Mrs. Todd took from the Town was ever offered to Campanella despite multiple proddings, and so that's why we have the price tag that was paid today. Instead of engaging in the investigation, we have what was displayed."

Mr. Shapiro thanked party counsel. The record for the factual hearing was closed.

EXECUTIVE SESSION:

Motion by Mr. Moran to go into Executive Session at 8:53 pm. Second, Mr. Donovan.

Donovan – Yes; Moran – Yes; Cessna – Yes; Nelson – Yes. 4-0, Motion CARRIED.

RETURN TO OPEN SESSION:

Motion by Mr. Nelson to come out of Executive Session at 10:20 pm. Second, Mr. Donovan.

Nelson – Yes; Cessna – Yes; Moran – Yes; Donovan – Yes. 4-0, Motion CARRIED.

Mr. Nelson, having considered all evidence and testimony presented in the Town of Greenwood's hearings held on January 15th and 16th, 2026, made a motion to move forward with the termination of Janet Todd's employment with the Town of Greenwood. Second, Mr. Moran.

Donovan – Yes, Moran – Yes, Cessna – Yes, Nelson – Yes. 4-0, Motion CARRIED.

ADJOURNMENT:

Adjourned at 10:23 p.m. with a motion by Mr. Donovan. Second, Mr. Moran. Unanimous.

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Town Manager

TOWN OF GREENWOOD
TOWN COUNCIL MEETING / PUBLIC HEARING
100 W. Market St; Greenwood, DE 19950
Wednesday, June 10, 2026, 6:30 p.m.
MINUTES

COUNCIL and STAFF PRESENT:

Vice Mayor Donald Donovan, Secretary Daniel Nelson, Councilor Randy Willey, Councilor Anthony Massey, Town Manager Rhiannon Slater, Clerk Carolyn Chisenhall, Police Chief David Walton, Town Solicitor Jamie Sharp, Town Engineer Sharon Cruz, Employment Attorney Anthony Delcollo

CALL TO ORDER:

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

PUBLIC COMMENT:

None.

RESIGNATION OF COUNCIL MEMBER:

Mr. Donovan stated that Mayor Branden Cessna has moved out of town and can no longer serve. In his resignation, Mr. Cessna wrote that serving the Town of Greenwood has been one of the greatest honors of his life.

APPOINTMENT OF COUNCIL MEMBER:

Three people submitted letters of interest on filling the Council vacancy. Mr. Nelson motioned for Mike Moran to fill the position. No second. Mr. Massey motioned for Dale Patterson to fill the position. No second. Mr. Willey motioned for Wendy Deardorff to fill the position. No second. No appointment was made.

RE-ORGANIZATION OF COUNCIL:

Mr. Nelson nominated Donnie Donovan for Mayor. There were no other nominations.
Massey – Yes; Willey – Yes; Nelson – Yes. CARRIED.
Mr. Nelson nominated Randy Willey for Vice-Mayor. There were no other nominations.
Massey – Yes; Nelson – Yes; Donovan – Yes. CARRIED.
Mr. Willey motioned for Mr. Nelson to remain Secretary. Second, Mr. Massey.
Willey – Yes; Massey – Yes; Donovan – Yes. CARRIED.

APPROVAL OF MINUTES:

a) Motion to table January 15, 2026, Special Meeting minutes by Mr. Massey. Second, Mr. Nelson.
Nelson – Yes; Massey – Yes; Donovan – Yes; Willey – Recused. CARRIED.
b) Motion to table January 16, 2026, Special Meeting minutes and Executive Session minutes by Mr. Massey. Second, Mr. Nelson.
Nelson – Yes; Massey – Yes; Donovan – Yes; Willey – Recused. CARRIED.
c) Motion to approve May 13, 2026, Town Council minutes by Mr. Massey. Second, Mr. Willey.
Nelson – Yes; Willey – Yes; Massey – Yes; Donovan – Yes. CARRIED.

d) Motion to approve May 13, 2026, Executive Session minutes by Mr. Willey. Second, Mr. Nelson.
Willey – Yes; Nelson – Yes; Donovan – Yes; Massey – Recused. CARRIED.

POLICE REPORT:

Chief Walton reported that the Police Department continues to prepare for and are looking for donors and vendors for National Night Out, which will be held at the firehouse on August 11 from 6-8 pm. Their whole Department has now completed the ALERT active shooter training. Corporal Tucker and K9 Storm received their National Police Canine Association certification at Delaware State Police headquarters. They attended advanced training with Anne Arundel County Police Department and earned their International Police Work Dog Association certification. K9 Storm is now actively deployed and serving the Greenwood Police Department.

TOWN MANAGER REPORT:

The Town has received approval for the 2 grants for stormwater mapping. Notice was recently received from the IRS that the Town owes over $40,000.00 in back payroll taxes and penalties for years 2020, 2023, and 2024. Vendor spaces are full for this weekend's event, and the Town yard sale has been advertised. Mrs. Slater attended a meeting with other towns to discuss AI uses and applications in municipal government; this will be a monthly roundtable discussion. Greenwood Day is scheduled for September 25. The Christmas Parade will take place December 11 with the theme: Stars, Stripes, and Christmas Lights - 250 Years of Faith, Freedom, and Community.

For the 2022 audit, Luff & Associates is researching grants & accounts payable records to gather information for the auditors. In the office, we have been tasked with classifying numerous debit card transactions that were not entered into QuickBooks, which requires locating receipts so the transactions can be categorized correctly. This has been challenging as a number of these receipts are missing. Mrs. Slater stated she has a 9-page spreadsheet of transactions that need to be researched, and so far, has been unable to located ¾ of those receipts. The accountant expects to meet with the auditors in the next 2 weeks to finalize audit worksheets and make the list of transactions that we are required to get for them. For the current year's accounting, we've been working on the implementation of deposit SOPs, and all account reconciliations are current.

The business & rental license lines on the budget have increased due to payments being pulled forward from when they were received in 2025. We are looking into assessing late fees for utilities and taxes. These haven't been collected for quite some time, and there are some issues that must be cleaned up before those penalties can be added. One proposal has been received for the ERP; it is from Edmunds & Associates. The cost would be $48,350 for the first year of services, conversion, and implementation; years 2 & 3 will be $22,650 each. The schedule describes full implementation and go live of April 2028 of all modules if a contract is signed by August 1.Mrs. Slater gave a brief explanation of this bookkeeping system.

PUBLIC HEARING:

ORDINANCE A-25: AN ORDINANCE AMENDING ORDINACE 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.

Mr. Sharp read the synopsis, gave some background, and summarized the previous night's Planning Commission public hearing on this ordinance. They proposed some updated terminology and consistency in the language, increasing the proposed size of storage sheds and related outbuildings from 250 square feet to 300 square feet, and increasing the height of garages from 20' to 25'.

PUBLIC COMMENT:

None.

Motion by Mr. Massey to adopt Ordinance A-25 with amendments proffered by Planning Commission. Second, Mr. Willey.

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

Motion by Mr. Massey to have Mr. Sharp draft the amendment to increase the permitted garage height from 20' to 25' in the R1 and R-2 Districts. Second, Mr. Willey

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

OLD BUSINESS:

a) Employee PTO was deferred until the Employee Handbook discussion.
b) The possible sale of the Town's dump truck was discussed. Mr. Massey stated that he'd like to see the truck listed on an online government site.
   Motion by Mr. Massey to sell the dump truck. Second, Mr. Nelson.
   Massey – Yes; Willey – Yes; Nelson – Yes; Donovan – Yes. CARRIED.

NEW BUSINESS:

a) Motion to table the Resolution to Update the Zoning Map made by Mr. Massey. Second, Mr. Nelson.
   Willey – Yes; Nelson – Yes; Massey – Yes; Donovan – Yes. CARRIED.
   Motion by Mr. Massey to take a recess at 7:16 pm. Second, Mr. Willey.
   Willey – Yes; Nelson – Yes; Massey- Yes; Donovan – Yes. CARRIED.
   Meeting reconvened at 7:30 pm.
b) Mr. Delcollo recommended that he work with the Town Manager and Police Chief to update and present the Employee Handbook. He thinks he can have it ready for the next meeting.
   Motion by Mr. Nelson for Mr. Delcollo to continue with updating the Handbook. Second, Mr. Massey.
   Willey – Yes; Nelson – Yes; Massey – Yes; Donovan – Yes. CARRIED.
c) 2022 audit status was given during the Town Manager's report.
d) Mr. Delcollo explained that the Police Chief is a working Chief and his duties are not just administrative. He has been being paid appropriately, but his contract should reflect his classification under the Fair Labor Standards Act (FLSA). Chief agreed that they have been operating under that umbrella as it is, and that the document needs to match the operation in which they are proceeding.
   Motion by Mr. Nelson to accept the addendum to the Police Chief's contract. Second, Mr. Massey.
   Willey – Yes; Nelson – Yes; Massey – Yes; Donovan – Yes. CARRIED.

COUNCIL MEMBERS' COMMENTS:

Mr. Willey mentioned the house on the corner of Snider that has metal posts sticking out at the road. Mrs. Slater will send them a letter. He also said that some people walking their dogs are not cleaning up after them. Mr. Donovan suggested putting the poop and scoop ordinance on Facebook or the LED sign to ensure that folks know about it. Mr. Willey thanked Mrs. Slater for getting the ditches mowed.

Mr. Nelson thanked Branden Cessna for his service and for leading the Town through a tough time. Mr. Willey agreed and stated that he was sorry to see him go, also.

Mr. Massey thanked everyone for their patience in dealing with his work schedule and said he was about to leave.

Mr. Donovan asked Mrs. Slater to draft a letter of appreciation to Mr. Cessna for all he's done. He stated that Mr. Cessna had a rough time, but Mr. Donovan was pleased with how he handled it.

EXECUTIVE SESSION:

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

Mr. Massey left for work as Council moved into Executive Session.

POSSIBLE ACTION ON EXECUTIVE SESSION ITEMS:

Return to Open Session at 8:40 pm with a motion by Mr. Willey, Second, Mr. Nelson. Willey – Yes; Nelson – Yes; Donovan – Yes, CARRIED.

No action taken.

ADJOURNMENT:

Adjourned at 8:41 pm with a motion from Mr. Willey. Second, Mr. Nelson. Unanimous.

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Town Manager

"A Nice Place To Live."

July 2026

Monthly Council Report

Respectfully Submitted by:

Chief David J. Walton

CALLS FOR SERVICE AND STATISTICS

2026 Stats

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Complaints Handled	77	74	96	74	74	106							501
Accidents	4	6	3	2	3	6							24
Alarms	0	1	0	1	1	0							3
Assault/Offensive Touching/Terrorist Threatening	0	1	0	0	1	1							3
Assist Other Agency	2	4	6	3	7	9							31
Burglary	0	0	0	0	2	0							2
Check on Welfare	4	1	0	0	0	2							7
Criminal Mischief	0	0	0	0	1	0							1
Criminal Trespass	0	0	0	0	0	0							0
Disorderly Conduct	1	0	1	2	0	0							4
Domestic	1	0	2	1	0	2							6
Drug	0	0	0	1	0	1							2
DUI	2	0	1	0	0	1							4
Fraud	1	0	1	0	0	1							3
Fugitive	0	0	1	0	0	1							2
Harrassments	0	0	0	0	1	0							1
Death Investigation	1	0	0	0	0	0							1
Psychiatric Incidents	1	0	0	0	0	0							1
Pursuit & Related Offenses	0	0	0	0	0	0							0
Resisting	0	0	0	0	0	0							0
Robbery	0	0	0	0	0	0							0
Theft over $1500	0	1	1	0	0	1							3
Theft Under $1500/Shoplifting	0	0	1	0	1	0							2
Unauthorized Use of Motor Vehicle/Stolen MV	0	0	0	0	0	0							0
Warrants	0	0	0	0	0	0							0
Criminal Arrests	0	0	1	0	1	6							8
Regular Duty Traffic Arrests	150	204	199	210	200	220							1183
SEU Traffic Arrests	0	7	39	0	0	9							55
OHS Traffic Arrests	31	0	24	30	15	20							120
Warnings	5	26	19	7	7	17							81
													0
													0
													0
													0
													0
													0
													0
Total	267	318	383	323	301	385	0	0	0	0	0	0	1977

Bank account balances as of 7/13/26

All Accounts

Account name	Number		Balance
EIDE	•••8014	$3,272.00	$3,272.00
Events	•••3017	$6,560.12	$6,560.12
Expense Account	•••3010	$79,569.37	$79,569.37
General	•••7017	$462,047.71	$461,821.79
K-9	•••2028	$4,108.78	$4,090.78
MSA	•••2010	$16,527.38	$16,527.38
Realty Transfer	•••5010	$403,164.22	$403,164.22
SALLE	•••9014	$2,990.00	$2,990.00
V. Crime	•••0014	$24,602.98	$24,602.98
Water Imp	•••4010	$36,590.48	$36,590.48

TOWN OF GREENWOOD
Profit & Loss Budget Performance
June 2026

	Jul 26	Jan - Jul 26	Annual Budget
Ordinary Income/Expense			
Income			
Building Permit			
Annexation			
Total Building Permit			
4000.1 · Utility Fees		381.64	
4000D0 · Reimbursements			
4000.01 · Billed legal fees		688.33	3,000.00
4000.02 · Billed engineering fees		3,690.87	3,000.00
4000D0 · Reimbursements - Other	80.00	142.79	
Total 4000D0 · Reimbursements	80.00	4,521.99	6,000.00
4003.SP · SITE PLAN APPLICATION		3,150.00	500.00
4004.1P · Special Community Event Donated			
4004.2 · Parade Donations			
4004.1P · Special Community Event Donated - Other		3,500.00	2,000.00
Total 4004.1P · Special Community Event Donated		3,500.00	2,000.00
4005 · Real Estate Taxes		263,813.12	273,072.83
4007 · TRANSFER TAX		12,444.29	20,000.00
4010 · BANKING INTEREST		5,065.64	10,200.00
4012A · Late Fees/Penalties			500.00
4014 · Penalty Fee - TAXES			
4019 · DONATIONS TO PD			3,000.00
4019.1 · CANINE PROGRAM	700.00	1,486.00	2,675.00
4020 · STATE GRANTS	3,513.78	3,513.78	
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 · Police Fines			
4050.2 · Criminial Justice Council		19,750.74	
4050.6 · CCP	263.00	31,954.53	
4050.7 · JP Court Fines	11,635.08	24,131.28	
4050 · Police Fines - Other			120,000.00
Total 4050 · Police Fines	11,898.08	75,836.55	120,000.00
4050.1 · Police Accident Rep/Finger	25.00	675.00	400.00
4070 · POLICE GRANTS			
4070.01 · CRIMINAL JUSTICE			3,000.00
4070.03 · MID-DEL			
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	

TOWN OF GREENWOOD
Profit & Loss Budget Performance
June 2026

	Jul 26	Jan - Jul 26	Annual Budget
4070 · POLICE GRANTS - Other			
Total 4070 · POLICE GRANTS		5,485.87	54,000.00
4075 · STATE PENSION GRANT POLICE		13,617.61	10,000.00
4080 · WATER	4,485.04	119,974.50	315,000.00
4100 · TRASH	1,660.28	49,633.93	150,000.00
4250PD · Gain of Sale of Equipment			100.00
4444 · INCOME			
4000 · METERS AND MXU BREAKAGE			3,000.00
4001 · Sewer & Water Impact Fees			5,000.00
4002 · Rental Income	1,200.00	8,401.00	14,400.00
4003 · License Fees			
4003.1 · Building, Sewer, CofO permits	125.00	3,775.00	
4003.2 · Rental Licenses		4,300.00	15,500.00
4003.3 · Business Licenses		13,725.00	18,000.00
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		50.00	
4003 · License Fees - Other		300.00	25.00
Total 4003 · License Fees	125.00	23,500.00	39,875.00
4004 · Additional Income			
4004.1 · PFAS Settlemet		59,886.82	
4444 · INCOME - Other			
Total 4444 · INCOME	1,325.00	91,787.82	62,275.00
5400P · MISC POLICE INCOME	315.00	315.00	
6000 · Water/Sewer Billing		16,044.84	315,000.00
7001 · Forced Mowing of Property		500.00	
Total Income	24,002.18	971,747.58	1,655,922.83
Expense			
4000.1P · Sewer Utilities		469.04	1,466.14
4080.2 · WATER EXPENSE	2,254.90	16,894.32	7,000.00
5005 · ADVERTISING			
5005.1 · Advertising-Admin		617.95	
5005 · ADVERTISING - Other			1,000.00
Total 5005 · ADVERTISING		617.95	1,000.00
5005P · Advertising PD			
5009 · AUTO & TRUCK			
5010 · GAS			
5010A · Gasoline T Hall		1,428.50	3,000.00
5010P · Gasoline PD		7,045.75	13,200.00
Total 5010 · GAS		8,474.25	16,200.00

TOWN OF GREENWOOD
Profit & Loss Budget Performance
June 2026

	Jul 26	Jan - Jul 26	Annual Budget
5015A · VEHICLE REPAIR EXPENSE ADMIN		6,000.22	2,000.00
5015P · AUTO REPAIRS EXPENSE PD		5,006.03	10,000.00
5025P · VEHICLE PURCHASE			
Total 5009 · AUTO & TRUCK		19,480.50	28,200.00
5015PG · Vehicle Repair Police Grant			
5030 · DUES & SUBSCRIPTIONS			
5030.1A · DUES AND SUBSCRIPTIONS		25.00	5,000.00
5030.1P · DUES AND SUBSCRIPTIONS PD			
5030PG · Dues and Subscriptions Grant Re		2,924.64	
5030.1P · DUES AND SUBSCRIPTIONS PD - Other		7,781.50	10,000.00
Total 5030.1P · DUES AND SUBSCRIPTIONS PD		10,706.14	10,000.00
Total 5030 · DUES & SUBSCRIPTIONS		10,731.14	15,000.00
5031 · Special Community Events			
5031.2 · Christmas Parade			739.13
5031.3 · Easter		465.22	
5031 · Special Community Events - Other		3,282.00	4,500.00
Total 5031 · Special Community Events		3,747.22	5,239.13
5031.1 · Greenwood Day Expenses			
5032P · POLICE GENERAL EXPENSES			
5032.1P · POLICE EQUIPMENT EXPENSE			
5032.1G · PD EQUIP GRNT		31,983.41	40,000.00
5032.1P · POLICE EQUIPMENT EXPENSE - Other			2,000.00
Total 5032.1P · POLICE EQUIPMENT EXPENSE		31,983.41	42,000.00
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
Total 5032P · POLICE GENERAL EXPENSES		32,124.57	43,820.00
5032PG · PD MEDICAL TESTING GRANT			38.00
5035 · EDUCATION & TRAINING		150.00	750.00
5040 · EMPLOYEE BENEFITS			
5040.3P · UNIFORMS			
5040PG · UNIFORM GRANT REIMB		7,923.54	
5040.3P · UNIFORMS - Other			500.00
Total 5040.3P · UNIFORMS		7,923.54	500.00
5050 · DENTAL INSURANCE			
5050A · DENTAL INSURANCE ADMIN		744.75	1,191.60
5050P · DENTAL INSURANCE PD		993.00	1,787.00
5055 · DISABILITY INSURANCE			
5040P · DISABILITY AFLAC		2,795.00	
Total 5055 · DISABILITY INSURANCE		2,795.00	
5060 · LIFE INSURANCE		432.00	2,268.00

TOWN OF GREENWOOD
Profit & Loss Budget Performance
June 2026

	Jul 26	Jan - Jul 26	Annual Budget
5060A · LIFE INSURANCE ADMIN			
5060P · LIFE INSURANCE PD			
5065 · MEDICAL INSURANCE			
5065A · MEDICAL ADMIN		22,633.28	36,896.00
5065P · MEDICAL INSURANCE PD		9,795.76	18,133.00
5070 · PENSION			
5070A · PENSION ADMIN		6,613.82	18,349.00
5070P · PENSION PD		24,928.41	34,381.00
Total 5070 · PENSION		31,542.23	52,730.00
Total 5040 · EMPLOYEE BENEFITS		76,859.56	113,505.60
5080 · INSURANCE			
5080A · INSURANCE ADMIN		31,667.50	60,565.00
5080P · INSURANCE POLICE			
5110 · WORKERS COMP			
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
Total 5080 · INSURANCE		32,085.88	73,575.97
5091.1 · Public Relations			
5112 · State Revolving Fund Loan Pmts	24,380.55	24,380.55	
5116 · Bank Service Charges		20.00	
5120 · OFFICE SUPPLIES			
5020.1 · IT Support		6,297.04	8,520.00
5120P · OFFICE SUPPLIES POLICE		199.95	
5125A · COMPUTER SUPPLIES Admin		1,244.00	5,000.00
5129A · WATER COOLER		33.81	45.89
5129P · WATER COOLER RENTAL PD		33.80	48.36
5130 · COPIER LEASE		656.79	1,480.43
5135 · POSTAGE		1,636.52	2,829.31
5135P · Postage PD		6.08	84.84
5137A · JANITORIAL SUPPLIES		44.65	
5137P · JANITORIAL SUPPLIES PD		123.72	
5138A · OFFICE SUPPLIES-ADMIN		1,246.71	1,454.79
5120 · OFFICE SUPPLIES - Other			512.10
Total 5120 · OFFICE SUPPLIES		11,523.07	19,975.72
5120.1 · IT REPAIRS			220.00
5125.1 · COMPUTER I.T EXPENSE			
5130P · Copier Lease PD		358.76	1,186.78
5145 · PAYROLL			
5146 · Payroll Fees		2,270.42	
5155 · OFFICERS			
5160 · OVERTIME			

TOWN OF GREENWOOD

Profit & Loss Budget Performance

June 2026

	Jul 26	Jan - Jul 26	Annual Budget
5160PG · GRANT EXP OT	975.00	6,149.32	5,000.00
5160 · OVERTIME - Other	200.00	5,559.71	1,500.00
Total 5160 · OVERTIME	1,175.00	11,709.03	6,500.00
5165 · REGULAR	3,360.74	115,675.34	229,381.00
5155 · OFFICERS - Other			
Total 5155 · OFFICERS	4,535.74	127,384.37	235,881.00
5170 · GENERAL GOVERNMENT STAFF			
5175 · OVERTIME		3,617.03	
5180 · REGULAR	2,726.61	173,624.17	180,960.00
Total 5170 · GENERAL GOVERNMENT STAFF	2,726.61	177,241.20	180,960.00
Total 5145 · PAYROLL	7,262.35	306,895.99	416,841.00
5185 · PROFESSIONAL SERVICES			
5185PD · LEGAL SERVICES PD			
5190A · AUDITING/ACCOUNTING		58,179.00	40,000.00
5195 · ENGINEERING		35,943.88	15,000.00
5200 · LEGAL		187,156.74	48,144.00
5210 · TESTING			
5032.3P · MEDICAL TESTING PD		79.00	76.00
5210 · TESTING - Other		69.00	1,353.00
Total 5210 · TESTING		148.00	1,429.00
5215 · MONITORING SERVICES			
5215A · MONITORING SERVICES ADMIN		36.72	196.37
5215P · MONITORING SERVICES PD		209.94	314.91
5215 · MONITORING SERVICES - Other			
Total 5215 · MONITORING SERVICES		246.66	511.28
5185 · PROFESSIONAL SERVICES - Other			
Total 5185 · PROFESSIONAL SERVICES		281,674.28	105,084.28
5216P · Honorium PD			
5220 · RENT			
5223 · EQUIPMENT			3,000.00
5225 · REPAIRS & MAINTENANCE			
5230 · BUILDING			
5230A · BUILDING REPAIRS AND MAINT ADMI		410.00	3,023.79
5230P · Building Repairs and Maint PD		670.00	2,734.11
5230 · BUILDING - Other			316.50
Total 5230 · BUILDING		1,080.00	6,074.40
5235 · Equipment Repairs Admin			8,763.29
5240 · MOWING & LAWN CARE		780.78	-250.00
5245 · STREETS		563.60	51,672.01
Total 5225 · REPAIRS & MAINTENANCE		2,424.38	66,259.70
5235P · EQUIP REPAIRS AND MAINT PD			331.00
5250 · SEWAGE EXPENSES		469.04	378.04

TOWN OF GREENWOOD
Profit & Loss Budget Performance
June 2026

	Jul 26	Jan - Jul 26	Annual Budget
5255 · SUPPLIES			
5255A · SUPPLIES ADMIN			1,539.61
5255AWF · WATER SUPPLIES ADMIN		100.00	100.00
5255P · SUPPLIES POLICE DEPT			
5255PG · SUPPLIES PD GRANT			58.78
5255P · SUPPLIES POLICE DEPT - Other		187.69	309.19
Total 5255P · SUPPLIES POLICE DEPT		187.69	367.97
5255 · SUPPLIES - Other			22.95
Total 5255 · SUPPLIES		287.69	2,030.53
5255.1 · CANINE EXPENSES		4,471.68	2,239.02
5260 · TAXES			
5260.1 · DITCH TAX			1,861.23
5265 · PAYROLL TAXES		93,309.56	34,202.81
Total 5260 · TAXES		93,309.56	36,064.04
5295 · TRASH COLLECTION		43,981.86	99,967.42
5300 · UTILITIES			
5305 · ELECTRIC			
5305A · ELECTRIC ADMIN		26,779.22	47,386.57
5305P · ELECTRIC PD			2,738.01
5305 · ELECTRIC - Other			4,533.26
Total 5305 · ELECTRIC		26,779.22	54,657.84
5306 · Internet			327.48
5335 · FUEL OIL		1,026.02	490.12
5335P · FUEL OIL PD		1,517.61	2,161.36
5340 · PROPANE GAS			463.50
5345A · TELEPHONE			
5345.01 · Internet-Admin		3,031.67	
5345.02 · Internet-PD		1,326.55	
5345A · TELEPHONE - Other		2,229.45	5,921.29
Total 5345A · TELEPHONE		6,587.67	5,921.29
5300 · UTILITIES - Other		434.91	4,079.56
Total 5300 · UTILITIES		36,345.43	68,101.15
5345P · Telephone PD		1,819.64	4,452.15
5345PG · Internet Grant reimb		523.24	579.36
5346PA · PD MIFI EXPENSE		1,491.14	3,339.06
5371 · Election Fees		187.50	
7000 · Mowing Admin Fee			-3,508.00
Total Expense	33,897.80	1,003,323.99	1,116,136.09

TOWN OF GREENWOOD
Transaction List by Vendor
June 2026

		Type	Date	Amount	
5.11					
		Bill Pmt -Check	06/04/2026	-390.00	Police Uniforms
ADP INC					
		Check	06/03/2026	-7,126.85	
		Check	06/03/2026	-2,910.59	
		Check	06/05/2026	-78.41	
		Check	06/09/2026	-6,914.93	
		Check	06/09/2026	-2,769.00	
		Check	06/12/2026	-78.41	
		Check	06/16/2026	-7,028.70	
		Check	06/16/2026	-2,792.62	
		Check	06/22/2026	-78.41	
		Check	06/23/2026	-7,181.76	
		Check	06/23/2026	-2,948.44	
		Check	06/26/2026	-78.41	
		Check	06/30/2026	-3,000.47	
		Check	06/30/2026	-7,343.38	
AFLAC					
		Bill	06/15/2026	-447.20	
		Bill	06/25/2026	-447.20	
		Bill Pmt -Check	06/25/2026	-447.20	
AMAZON					
		Bill	06/03/2026	-36.98	
		Bill	06/04/2026	-9.76	
		Bill	06/05/2026	-123.76	
		Bill	06/09/2026	-39.00	
		Bill Pmt -Check	06/10/2026	-9.76	
		Bill Pmt -Check	06/10/2026	-123.76	
		Bill Pmt -Check	06/11/2026	-36.98	
		Bill Pmt -Check	06/17/2026	-39.00	
		Bill Pmt -Check	06/24/2026	-207.98	
		Bill	06/24/2026	-28.04	
Amazon Marketplace					
		Bill Pmt -Check	06/04/2026	-285.62	
amber dalious					
		Bill	06/02/2026	-2,300.00	Shirts for NNO
		Bill Pmt -Check	06/10/2026	-2,300.00	
AT&T					
		Bill Pmt -Check	06/04/2026	-86.07	
BAYHEALTH OCCUPATIONAL HEALTH					
		Bill Pmt -Check	06/04/2026	-41.00	
BFMC INC					
		Bill Pmt -Check	06/04/2026	-200.00	

TOWN OF GREENWOOD
Transaction List by Vendor
June 2026

		Type	Date	Amount
		Bill	06/05/2026	-105.00
		Bill Pmt -Check	06/10/2026	-105.00
Casella				
		Bill	06/01/2026	-8,716.36
		Bill	06/01/2026	-8,701.36
		Bill Pmt -Check	06/10/2026	-8,716.36
		Bill Pmt -Check	06/24/2026	-8,701.36
Comcast Business				
		Bill	06/04/2026	-327.48
		Bill Pmt -Check	06/24/2026	-327.48
COYNE CHEMICAL				
		Bill	06/03/2026	-697.45
		Bill	06/03/2026	-1,454.90
		Bill Pmt -Check	06/10/2026	-697.45
		Bill Pmt -Check	06/11/2026	-1,454.90
		Bill Pmt -Check	06/24/2026	-963.20
CRYSTAL SPRINGS				
		Bill Pmt -Check	06/10/2026	-15.50
DAVE SMITH EXTERMINATING, INC				
		Bill	06/04/2026	-140.00
		Bill Pmt -Check	06/10/2026	-140.00
Davis, Bowen & Friedel Inc				
		Bill	06/15/2026	-1,280.62
		Bill	06/15/2026	-2,269.00
		Bill	06/15/2026	-7,970.00
		Bill Pmt -Check	06/17/2026	-11,519.62
DELJIS				
		Bill Pmt -Check	06/04/2026	-261.62
		Bill	06/25/2026	-261.62
DELMARVA AUTO REPAIR				
		Bill	06/08/2026	-200.00
DELMARVA POWER				
		Bill	06/05/2026	-2,189.76
		Bill	06/08/2026	-40.35
		Bill	06/08/2026	-21.24
		Bill	06/08/2026	-84.95
		Bill	06/09/2026	-372.54
		Bill Pmt -Check	06/10/2026	-2,189.76
		Bill	06/10/2026	-606.18
		Bill Pmt -Check	06/17/2026	-499.08
		Bill Pmt -Check	06/24/2026	-606.18
Dover Army-Navy Store, Inc.				
		Bill	06/05/2026	-450.80

TOWN OF GREENWOOD
Transaction List by Vendor
June 2026

		Type	Date	Amount	
		Bill	06/05/2026	-88.00	
		Bill Pmt -Check	06/17/2026	-538.80	
DPERS					
		Bill	06/18/2026	-3,862.68	
		Bill Pmt -Check	06/18/2026	-3,862.68	
drive ez MD					
		Bill	06/03/2026	-12.00	
		Bill Pmt -Check	06/04/2026	-45.00	
		Bill Pmt -Check	06/10/2026	-12.00	
		Bill Pmt -Check	06/24/2026	-18.00	
		Bill	06/25/2026	-18.00	
Edward Jones - Seaford					
		Bill	06/18/2026	-1,427.20	
		Bill Pmt -Check	06/24/2026	-1,427.20	
EZ PASS					
		Bill	06/03/2026	-25.00	
		Bill Pmt -Check	06/08/2026	-25.00	
FUELMAN					
		Bill	06/01/2026	-371.39	
		Bill Pmt -Check	06/04/2026	-487.24	
		Bill	06/08/2026	-377.68	
		Bill	06/15/2026	-164.92	
		Bill	06/22/2026	-397.62	
		Bill Pmt -Check	06/24/2026	-397.62	
		Bill	06/29/2026	-334.64	
George J Petronis ENT					
		Bill	06/17/2026	-576.29	Equipment paid by Grant
		Bill Pmt -Check	06/24/2026	-576.29	
GREAT AMERICA FINANCIAL SVCS					
		Bill Pmt -Check	06/04/2026	-113.42	
		Bill	06/18/2026	-113.42	
HAWKINS, INC					
		Bill Pmt -Check	06/17/2026	-835.00	
Highmark Delaware					
		Bill	06/12/2026	-4,833.99	
		Bill Pmt -Check	06/17/2026	-4,833.99	
Hilyard's, Inc.					
		Bill Pmt -Check	06/10/2026	-89.69	
I.G. Burton of Milford					
		Bill	06/01/2026	-120.18	
		Bill	06/04/2026	-554.08	
		Bill Pmt -Check	06/10/2026	-120.18	
		Bill Pmt -Check	06/17/2026	-554.08	

TOWN OF GREENWOOD
Transaction List by Vendor
June 2026

		Type	Date	Amount	
		Bill	06/29/2026	-196.62	
INDEPENDENT NEWSMEDIA, INC.					
		Bill Pmt -Check	06/10/2026	-45.97	
Innovative Driven					
		Bill Pmt -Check	06/09/2026	-1,625.00	
JASONS COMPUTERS					
		Bill Pmt -Check	06/04/2026	-465.00	
		Bill	06/17/2026	-465.00	
		Bill Pmt -Check	06/17/2026	-465.00	
Laser Print Plus					
		Bill	06/04/2026	-1,500.00	Postage for Utility bills
Luff & Assiocates					
		Bill	06/09/2026	-2,295.00	
		Bill Pmt -Check	06/17/2026	-2,295.00	
		Bill	06/17/2026	-2,700.00	
		Bill Pmt -Check	06/24/2026	-2,700.00	
		Bill Pmt -Check	06/24/2026	-1,755.00	
		Bill	06/25/2026	-1,755.00	
Moore & Rutt P.A.					
		Bill Pmt -Check	06/04/2026	-9,320.00	
MORNING STAR PUBLICATIONS					
		Bill Pmt -Check	06/10/2026	-188.72	
Offit Kurman					
		Bill Pmt -Check	06/11/2026	-11,716.23	
Positive Promotions					
		Bill	06/02/2026	-821.26	NNO Items
		Bill Pmt -Check	06/10/2026	-821.26	
SAFEHOUSE, LLC					
		Bill	06/15/2026	-34.99	
		Bill Pmt -Check	06/17/2026	-34.99	
STAPLES					
		Check	06/08/2026	-29.46	
		Bill	06/25/2026	-31.75	
		Bill Pmt -Check	06/29/2026	-31.75	
		Bill	06/30/2026	-26.66	
TRAVELERS					
		Bill Pmt -Check	06/04/2026	-15,833.75	Insurance payment
USPS					
		Bill	06/05/2026	-106.00	
		Check	06/08/2026	-106.00	
		Bill	06/12/2026	-10.48	
		Bill Pmt -Check	06/15/2026	-10.48	
		Bill Pmt -Check	06/17/2026	-106.00	

TOWN OF GREENWOOD
Transaction List by Vendor
June 2026

		Type	Date	Amount	
		Bill	06/25/2026	-234.00	
		Bill Pmt -Check	06/29/2026	-234.00	
VERIZON - DE (Albany)					
		Bill Pmt -Check	06/04/2026	-287.06	
		Bill	06/11/2026	-448.60	
		Bill	06/11/2026	-287.06	
		Bill Pmt -Check	06/24/2026	-448.60	
Verizon (Newark)					
		Bill	06/02/2026	-38.16	
		Bill	06/04/2026	-310.13	
		Bill Pmt -Check	06/10/2026	-38.16	
		Bill Pmt -Check	06/24/2026	-310.13	
wb mason					
		Bill	06/17/2026	-36.75	
		Bill Pmt -Check	06/17/2026	-36.75	
ZEFFY.COM					
		Check	06/12/2026	-137.95	DLLG tickets, Donovan, Willey, Slater - reimb by attendees

Bank account balances as of 7/13/26

All Accounts

Account name	Number		Balance
EIDE	•••8014	$3,272.00	$3,272.00
Events	•••3017	$6,550.12	$6,550.12
Expense Account	•••3010	$79,559.37	$79,559.37
General	•••7017	$462,047.71	$461,821.79
K-9	•••2028	$4,108.78	$4,090.78
MSA	•••2010	$16,527.38	$16,527.38
Realty Transfer	•••5010	$403,164.22	$403,164.22
SALLE	•••9014	$2,990.00	$2,990.00
V. Crime	•••0014	$24,602.98	$24,602.98
Water Imp	•••4010	$36,590.48	$36,590.48

Plann. Comm. Review: ________
Public Hearing Posted: ________
Public Hearing Published: _______
Public Hearing: _______________
Adopted: ____________________

ORDINANCE NO. A-26

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, the Town Council passed Ordinance A-25 which amended the Zoning Ordinance regarding accessory uses, buildings, and structures but, during the process of amending the Zoning Code, the Town Council discovered that one section of the Zoning Code was inadvertently excluded from the amendments and that section of the Zoning Code could not be amended via Ordinance A-25;

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 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 6.1.5(4) ("Dimensional Regulations") in the R-1 Single-Family Residential District ("R-1 District") by inserting the underlined language and deleting the strikethrough language as follows:

"(4) Height of principal buildings shall not exceed two and one-half stories or 35 feet, whichever is greater. Accessory buildings, other than private garages, shall not exceed 15 feet in height. ~~Private garages may have a height of 20 feet provided that they have a roof pitch of not less than 8/12.~~ Private garages shall not exceed a height of 25 feet and have a roof pitch of not less than 8/12."

Section 2. Effective Date.

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

Synopsis

This ordinance increases the permitted height of private garages in the R-1 and R-2 Districts. The change to the R-1 District language carries over to the R-2 District.

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:_________________________