



TOWN OF CHEVERLY, MARYLAND  
MAYOR AND TOWN COUNCIL

WORK SESSION  
September 25, 2025  
7:30 PM

**AGENDA**

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Grant Request** - A representative from the Community Native Planting Project (CNPP) will present the grant request.
5. **Cheverly area EJ Partnership CAB/EJAT (Environmental Justice Action Team)** – Tad Aburn will provide an update to the Mayor & Council regarding Air Quality
6. **GIC Discussion** – The Mayor & Council will hold a broad conversation on the status of the Green Infrastructure Committee.
7. **Hospital Hill Info Request** – The Cheverly Planning Board will make a recommendation to the Mayor & Council to present to the Hospital Hill Development Team.
8. **Youth Town Council Nominations** - Mayor and Council will nominate Youth Town Council members based on applications submitted.
9. **Town Administrator Update** – Town Administrator Galloway will provide a report to the Mayor and Council.
10. **Update by CM Fry & Garces Regarding Cheverly Station Apartments** – Council members will provide updates/feedback from residents at Cheverly Station Apartments.
11. **Review of October Town Meeting Agenda and Future Requests** – The Mayor and Town Administrator will offer a forecast of the Mayor and Council Town Meeting agenda. The Mayor will seek Council input on agenda items for consideration for future meetings.
12. **Adjourn**

(\*) denotes an agenda item requiring action (typically expressed by a vote) of Mayor and Council.

*\*Resident input will be allowed as part of action items, presentations and discussion items on the agenda, residents seeking to speak will be recognized by the presiding officer. Residents may speak once, for no more than three minutes, on each eligible agenda item per the adopted Council*



*Meetings Rules & Procedures. Residents are also encouraged to submit input to the town clerk at [townclerk@cheverly-md.gov](mailto:townclerk@cheverly-md.gov) to be read at the meeting.*

***Please Note: Pursuant to the Annotated Code of Maryland, State Government Article Section 10-508(a), the Council by majority vote may retire to executive or closed session at any time during the meeting. Should the Council retire to executive or closed session; the mayor will announce the reasons and a report will be issued at a future meeting disclosing the reasons for such session.***

**Zoom Information:**

**Topic: Cheverly Mayor & Council Work session**

**Please click the link below to join the webinar:**

**<https://us02web.zoom.us/j/82551558763?pwd=SkU0MDI5TmNWYVBMNXIFVh8vNEp0UT09>**

**Webinar ID: 825 5155 8763**

**Passcode: 916656**

**Or One tap mobile :**

**US: +13017158592,,82551558763#**

**Or Telephone: US: +1 301 715 8592**

# Agenda Supplemental Material

- |                             |                |
|-----------------------------|----------------|
| 1. Grant Request            | Pages: 4 -6    |
| 2. Air Quality Presentation | Pages: 7 - 30  |
| 3. GIC Report               | Pages : 31- 64 |



Grant: # \_\_\_\_\_

## GRANT ACQUISITION AGREEMENT

All grants issued by the Mayor and Cheverly Town Council are from appropriated funds of the Town of Cheverly and must be accounted for to specified auditing standards.

**Organization:** Community Native Planting Project

**Name:** David Kneipp **Phone:** 301-772-3946

**Address:** 6215 Inwood Street **Email:** davek@communitynativeplantingproject.org  
Cheverly, MD 20785

- I hereby agree NOT to expend funds allocated to the designated organization for salaries, stipends, and/or personal income.
- As duly authorized by the above-named organization to accept this grant, I assume full responsibility for the proper expenditure of funds for the requested expenses and will report to the town staff on how the funds were spent.
- Receipts and a full accounting of all grant funds are required by the end of the given Fiscal Year ending June 30<sup>th</sup>.

I also understand that the funds provided are not for my personal use and that violating this agreement will result in the reimbursement to the Town of Cheverly of any/all funds spent outside the parameters as denoted in the grant application.

**Date:** August 15, 2025 David Kneipp  
*Signature of Grant Recipient*

PLEASE ATTACH THE FOLLOWING:

- THE PURPOSE OF THE GRANT REQUEST.
- A DETAILED DESCRIPTION OF THE PROJECT/PROGRAM YOU WISH TO EXECUTE WITH THE CHEVERLY GRANT PROGRAM FUNDING.
- A DETAILED ACCOUNTING OF AMOUNTS AND ACTIVITIES/ITEMS FOR WHICH THE GRANT FUNDS SHALL BE UTILIZED.
- A DETAILED TIMELINE FOR THE EXPENDITURE OF FUNDS.
- THE OVERALL BENEFIT TO THE COMMUNITY.

## Community Native Planting Project Grant Request

1. *The purpose of the grant request.* This grant is to fund the Directors and Officers Insurance policy and General Liability policy for the CNPP Board of Directors (estimated cost is \$1,200). Additional funds will be used for signage at the seven sites CNPP currently maintains in Cheverly – Hummingbird Hill behind the Town Park track, Cheverly Village Pollinator Plot on the southwest side of the Community Center, Cheverly Nature Park, American Legion meadow, Sweetgum Grove in the old 4<sup>th</sup> ward, Cheverly Community Center town sign garden. Any remaining funds will be used to print promotional fliers and purchase maintenance supplies needed.
2. *A detailed description of the project/program you wish to execute with the Cheverly Grant program funding.* The Director and Officers Insurance policy was recommended for the CNPP Board of Directors when they gained non-profit status. (A Directors and Officers liability insurance is insurance coverage intended to protect individuals from personal losses if they are sued because of serving as a director or an officer of a business or other type of organization. It can also cover the legal fees and other costs the organization may incur because of such a suit). The General Liability policy covers accidents that may occur when working at the public sites.  
The use of signage of the seven sites is intended to better explain the need for preserving native species, the effects of pollinators for insect and bird species, and the need to minimize non-native, invasive plant species.
3. *A detailed accounting of amounts and activities/items for which the grant funds shall be utilized.* The Community Native Planting Project will track the costs and materials for the above-mentioned items and submit a detailed report on costs. **The CNPP requests a grant of \$2,000 for these purchases.**
4. *A detailed timeline of the expenditure of funds.* Funds will be used to purchase the D&O Insurance policy, general liability policy, and signage by March 30, 2026. A detailed report on expenditures will be submitted to the Mayor and Council by January 31, 2026.
5. *The overall benefit to the community.* If the Community Native Planting Project Board of Directors obtains Director and Officers insurance, they would be able to continue the work of the non-profit without the worry of suffering personal losses in case of a lawsuit. Additional signage at the seven sites within Cheverly would help better communicate the need to preserve native plant species and would serve as points of communication regarding better uses of green spaces.

Submitted August 15, 2025

Dave Kneipp, Treasurer

Community Native Planting Project

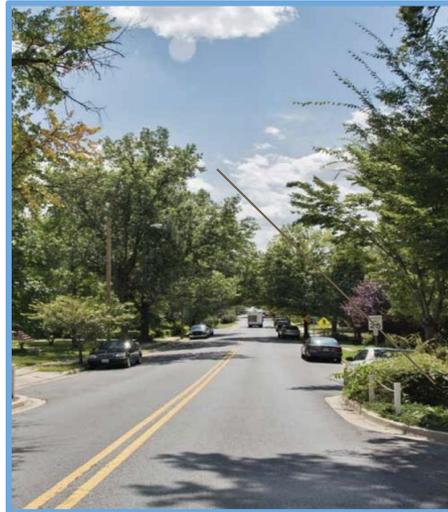
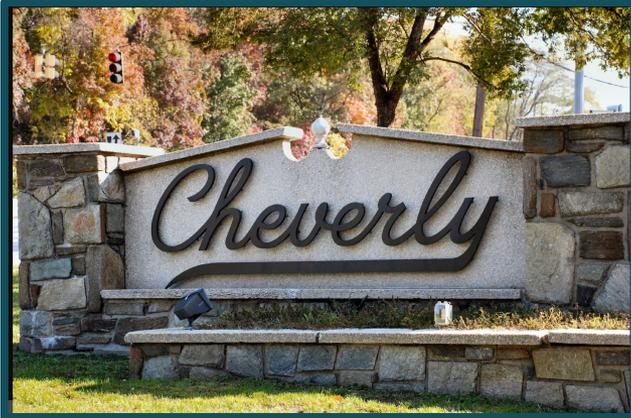
## Accounting for Community Native Planting Project FY 2025 Grant

6/4/2025	Directors & Officers Insurance – Griffin Owens	\$616.00
2/9/2025	D&O Policy Fee – Griffin Owens	\$35.00
2/12/2025	Liability insurance – The Hartford	\$530.00
4/23/2025	Liability Insurance – The Hartford	\$23.00
3/14/2025	Pack & Business Solutions – Yard Signs & Stakes	\$162.00
7/8/2024	Pack & Business Solutions – Cardstock	\$100.00
7/14/2025	Pack & Business Solutions – Poster	\$33.75
4/22/2025	Pack & Business Solutions	\$166.50
5/5/2025	Amazon – Sign Display Stand	\$39.21
4/29/2025	Amazon – Sign Sandwich Board	\$63.58
4/30/2025	Amazon - Sign Sandwich Board	\$84.78
5/8/2025	Amazon – 100-foot water hose	\$144.74
6/5/2025	Amazon – Plastic Nursery Tags	\$19.07
<b>Total</b>		<b>\$2,017.63</b>

# Efforts of the Environmental Justice Action Team (EJAT) to Clean the Air

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A Partnership Effort with the University of Maryland and the Maryland Department of the Environment



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**September 25, 2025 - Town Council Meeting - 7:30 PM**

Tad Aburn, Julia and Ray Mosley, Laila Riazi, Karen Moe  
Cheverly Area, Environmental Justice Action Team (EJAT)

# Outline of This Presentation

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- **Who is working in partnership to clean the air?**
- **How does it work?**
- **What has been accomplished?**
- **What are the big challenges?**
- **How can the Town help out?**



# Community Members Who Have Contributed Significantly to the Efforts of the Environmental Justice Action Team (EJAT)

- EJAT - through the The Cheverly area Clean Air Partnership - has been an initiative that is ... and continues to be ... a community driven effort
- The “Cheverly Area” includes the Cheverly-Fairmount Heights-Cedar Heights-Seat Pleasant communities
- Major Contributors from the Community include:
  - ❖ **Ray and Julia Mosley**, 50-year residents of Cheverly, lead the EJAT and host one of two super-sites with all 4 sensors. Ray is the retired Director of the Federal Register and monitors the sensors and shares the data and concerns with EJAT members, UMD, MDE and EPA. Julia served Cheverly as Mayor and Councilmember for 20 years.
  - ❖ **Thurman Jones** is a longtime EJ advocate in Cedar Heights and hosts the 2nd super-site.
  - ❖ **Tad Aburn**, now retired MDE Air Director, brought MDE into partnership with the Cheverly AQM project and offers deep knowledge of the law and people responsible for air quality regulation. Serves as EJAT Secretary.
  - ❖ **Karen Moe**, retired NASA engineer, served as Cheverly liaison to UMD to implement the hyper-local AQM network and is the Cheverly Community Partner advisor to the Air Quality Monitor for Communities EPA grant awarded MDE.
  - ❖ **Marverly Nettles-Simpson**, of Seat Pleasant and former Cheverly Council member,
  - ❖ **Sophia Riazi-Sekowski**, Cheverly, a Marine Chemistry PhD student at the Scripps Institution of Oceanography studying Ocean-Atmosphere Interface in the context of climate change and environmental justice. She has lived in Cheverly since birth and continues to actively contribute to EJAT.
  - ❖ **Laila Riazi**, former Cheverly Mayor and Council member, and Chair of the PGC Climate Action Plan Resident Advisory Group,
  - ❖ **Sheila Salo**, Chair of the Cheverly Green Infrastructure Committee, both bring deep experience in local environmental concerns and communities.
  - ❖ **Tovoa Bing-Young** of Seat Pleasant has worked with Dr. Sacoby Wilson. Her primary focus is to engage with underserved communities and to facilitate workshops on environmental justice issues.
  - ❖ **Alice Goldberg**, Cheverly, climate activist, event organizer, holds an M.P.P. from UMD. Narrated and helped produce the EJAT grant video.

# Others Who Have Contributed Significantly to EJAT (continued)

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- Major EJAT contributors from the academic community, government ... and elsewhere include:
  - Dr. Russ Dickerson, Dr. Tim Canty, Tiberius Okanga, Ava Karina Puschnigg, and others from the UMCP Department of Atmospheric and Oceanic Sciences (AOSC),
  - Dr. Sacoby Wilson, Dr. Vivek Ravichandran, Blean Garma and others from UMCP EJ LAB
  - Chris Hoagland, Gabrielle Leach, Steve Lang, Noble Smith and others from the Maryland Department of the Environment (MDE)
  - The Cheverly Green Infrastructure Committee
- Other contributors to specific efforts (like water quality, asthma and communicating air quality data) include:
  - Tim Dye and Story Schwartz (TD Environmental)
  - Bob Hoyt and Dr. Bob Summers (Ecologix) - Previously the Deputy Secretary and Secretary at MDE
  - Dr. Janet Phoenix, George Washington University

*My name is Tad Aburn ... the Partnership was started while I was still the Air Director for the State of Maryland. In 2022 I retired, but have continued to work with Cheverly and several other communities to make progress on cleaning the air.*

# Why Are You Doing This?

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- **Unfinished business!!!**
- **During my 40 year career I was able to do a whole lot to clean up air pollution in general**
- **That's great ... but the most overlooked issue in my 40 years was the inequitable exposure to air pollution in many communities**
- **The data is now in. Many communities breathe much less healthy air than their regional neighbors that are located in areas with fewer air pollution sources**

## **2022 Maryland Clean Air Progress Report (Revised 8/11/2022)**

Maryland Department of the Environment Air and Radiation Administration  
April 28, 2022

# Why Cheverly and Neighboring Communities?

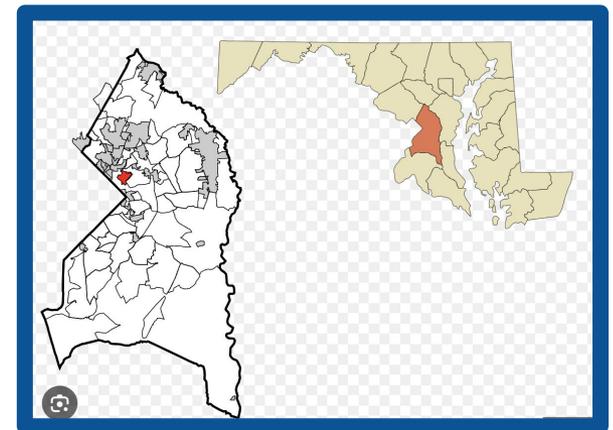
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- **The Cheverly-Fairmount Heights-Cedar Heights-Seat Pleasant area is one of a limited number of areas in MD that is overburdened by many, many air pollution sources ...**
  - **Hundreds of stationary, area and mobile sources**
  - **Probably thousands of different criteria and toxic air pollutants**
  - **Lots of kids and older folks ... All breathing an urban soup of air pollution**
    - **Maybe 2 orders of magnitude worse than the air others breathe**
    - **You can literally smell, feel and taste the air in these communities**
- **Similar areas include Curtis Bay & Turners Station in MD & Ivy City in DC**
- **Air pollution is generally regulated one pollutant at a time ... This does not work in the Cheverly area**
- **Hundreds of air pollutants being breathed (called cumulative air pollution exposure) ... and high risks driven by many, many sources**

# The Basic Background on the EJ Partnership

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- In the 2017 to 2018 time frame, Town leadership worked with the University Maryland to begin a partnership to build a community-based, hyper-local air monitoring network in and around the area.
- The Maryland Department of the Environment (MDE) joined this partnership and in 2021
- Since then ... Prince George's County and the U.S. Environmental Protection Agency (EPA) have also become partners
- The Partnership includes other Neighboring communities



# Basic Background ... Continued

## The MDE Emission Reduction Effort

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- When MDE joined this partnership and in 2021 they conducted a “targeted inspection” pilot program ... A very big effort
  - The effort used the community air monitoring data and wind data to target inspections at multiple stationary and mobile sources
- MDE provided the community with a 2021 report on this effort.\* The report included 10 recommendations on how MDE and the community could work together to improve air quality in the area
- Many of those recommendations are now being implemented
  - Some success ... emissions are being reduced ... some air pollution levels are going down ... some of the communities greatest concerns (like explosions) have improved
  - Some major challenges ... getting the word out to the broader community ... EPA ... illegal diesel idling ... some air pollutants are getting worse ... high emissions growth



# So ... Is it Working?

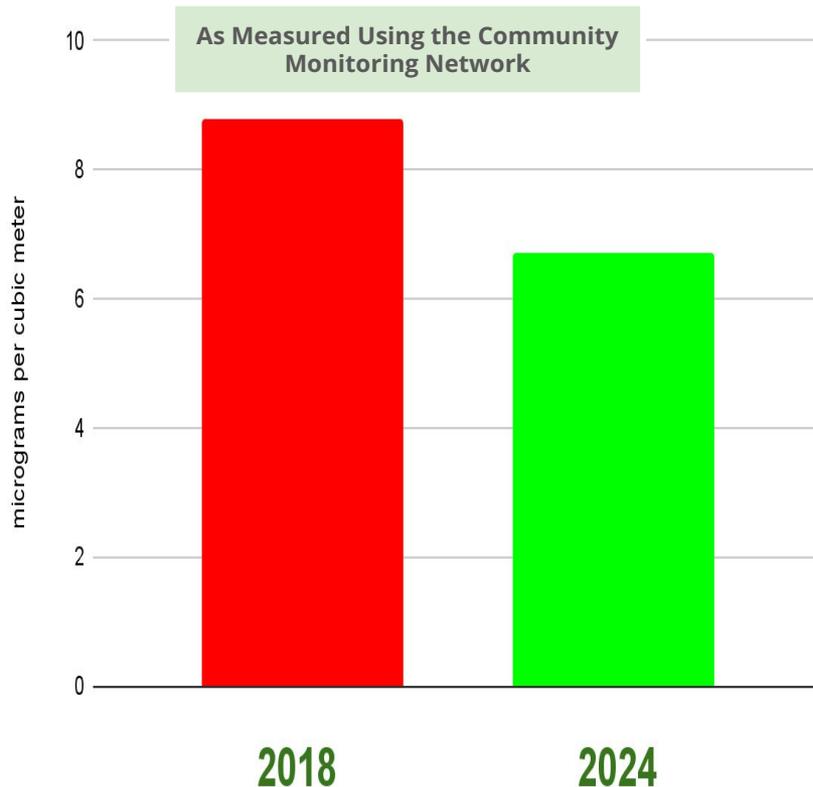
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- **Some of the most important air pollutants that are being measured ... are now at lower levels ... compared to levels in 2019.**
- **The Good - The air is getting cleaner & will continue to get cleaner over the next 10 years**
- **The Bad - Some air pollutants are probably getting worse**
- **EJAT ... which drove a lot of the changes that have cleaned the air ... should feel very good about this ... That said, there are new problems and still much more to do**
- **Clean air is a central focus, but there are other accomplishments that are, in many cases, equally important to the community**

# Some of the Good News ...

## Air Pollution Reductions in Cheverly

Average Fine Particle Levels 2018 to 2024



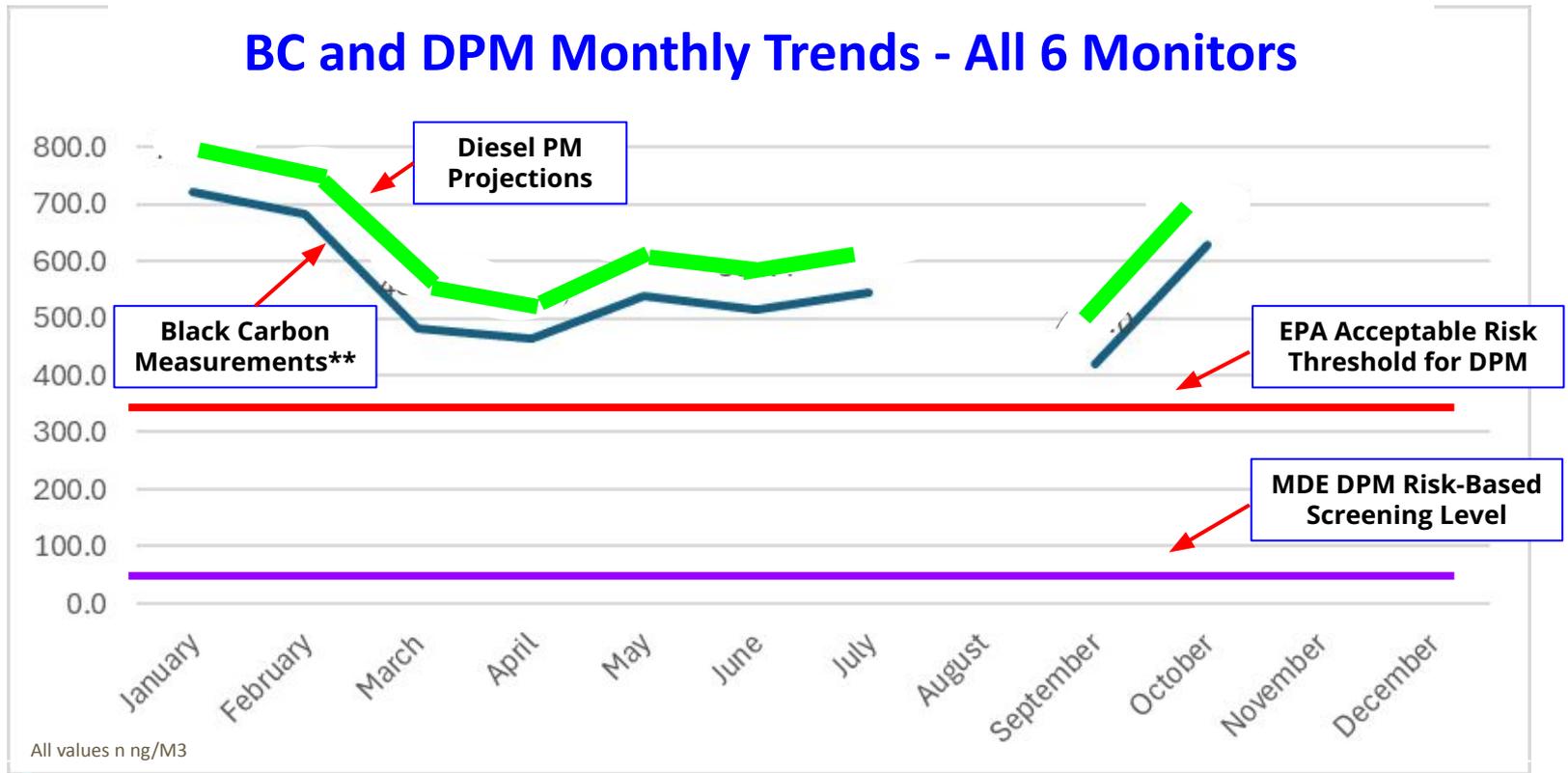
- Fine particulate (also called PM 2.5) and ozone levels are going down across the State
  - This is good, but certain local sites in the area - including several schools - record inequitably high levels of PM 2.5
- Both pollutants are directly covered under the Clean Air Act (CAA)
- PM 2.5 is linked to serious health risks
- Both have been high priorities for MDE for decades

Community network data QA'd and adjusted using EPA approved correction factors. About a 25% Reduction over 6 years. Community initiatives are part of why these reductions have occurred, but MDE regulatory programs and weather are also important.

# Some of the Not So Good News

## Unhealthy Levels of Black Carbon and Diesel Particulate Matter (DPM)

- **2024 DPM levels\*** have consistently been well above the the EPA threshold for elevated cancer risk and the MDE allowable, de minimis risk increment (called the Risk-Based Screening Level)
  - ❖ These pollutants are also linked to asthma, other respiratory problems and dementia. Neither as been an MDE CAA priority



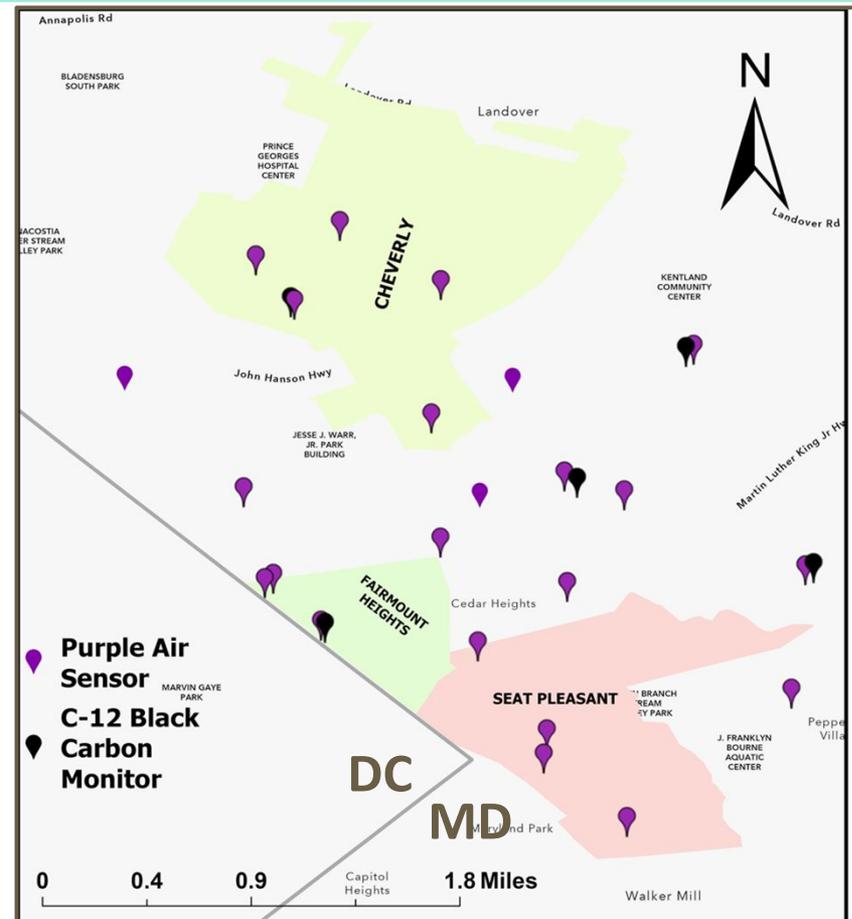
\* DPM levels are projected from the BC measurements. Data from CA indicating that 60-70% of DPM is BC. <https://ww2.arb.ca.gov/resources/overview-diesel-exhaust-and-health>

\*\* Black carbon measurements calibrated at MDE FRMs

# The Community-Based Air Monitoring Network - A Huge Accomplishment

- Very good, somewhat sophisticated, but still simple to use network in the Cheverly area- Seat Pleasant - Focus on “Cumulative Exposure” ... Over 30 monitors ... Multiple pollutants ... Mostly at peoples homes ... not real expensive
- Community Network continues to be enhanced ... Now includes PM, PM10, PM 1, ozone, benzene and other specific toxic VOCs, black carbon, meteorology and more
- Major effort ... right now ... to get the data out in a simple to understand format to the broader community
  - Shows that the area has poor to very bad air quality on most days
- Absolute need for a shout-out to Karen Moe

## Key Sensors in the Cheverly Area Air Monitoring Network



# Some Other Huge Community Concerns Are Better Now

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- Explosions have been a major concern to the community for over 35 years
- For the past 2 to 3 years, many residents increased reporting of these explosions, vibrations, grinding, odors and noises to the MDE and Prince George's County ... MDE dramatically increased their investigations
- On April 8th, 2024 ... many, many residents reported a major explosion
  - MDE investigated this explosion very aggressively
  - Around this same time, the community began to meet with senior management from the Company - initially a communication success - 2025 challenges
- Since that time, the explosions, vibrations and other nighttime nuisances have been much less frequent ... a very clear improvement ... Thanks to the community, the company leadership and to the MDE !!!
- There are other concerns related to this company, including MDE's failure to renew the companies permit for over 10 years and a pending enforcement action by the U.S. EPA

# The Community is Working with MDE to Implement a “Cheverly Focused” Emission Reduction Program

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## *The Key Emission Reduction Activities That are Already Underway \**

- All of these actions are now being implemented and reducing emissions
- MDE plays a critical role in these emission reduction efforts, but so does the community!!!
- The five initiatives that are now well underway are:
  - Targeted & enhanced inspection of stationary sources (things like aggregate plants, metal recycling, etc.)
  - Reducing diesel truck emissions
  - Minimizing emissions of toxic fugitive dust
  - Building and using a community-based monitoring network
  - Ensuring that large new emission sources ... business and transportation sources ... do not make air quality problems ever worse than they are right now



\* A briefing by the community at the December 4, 2024 meeting of the Air and Waste Management Association provides significant additional detail on the emission reduction efforts and has been provided to the Town

# So What's Next - There Must be Some Big Challenges Ahead?

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- **Yes ... It's not all good news ... There are some huge challenges**
- **For some of those challenges, it would be great to work with the Town to resolve them and help drive more progress**
- **Some air pollutants like fine particulate and ozone are improving regionally ... that said, local data indicates that schools like the Robert Grey Elementary and the Fairmont Heights High School still see inequitably high levels.**
  - **Others like black carbon and diesel particulate matter are not ... and they drive very unhealthy levels of air pollution in Cheverly that are not found in other areas**
  - **The issue of breathing many air pollutants at the same time is another very high risk, challenging issue in the Cheverly area**
- **Three areas of focus for the next year:**
  - **Get the word about bad air quality out ... and enlist more community members and volunteers**
  - **Increase efforts to reduce emissions**
  - <sup>21</sup> **Make sure that the overall effort can be sustained**

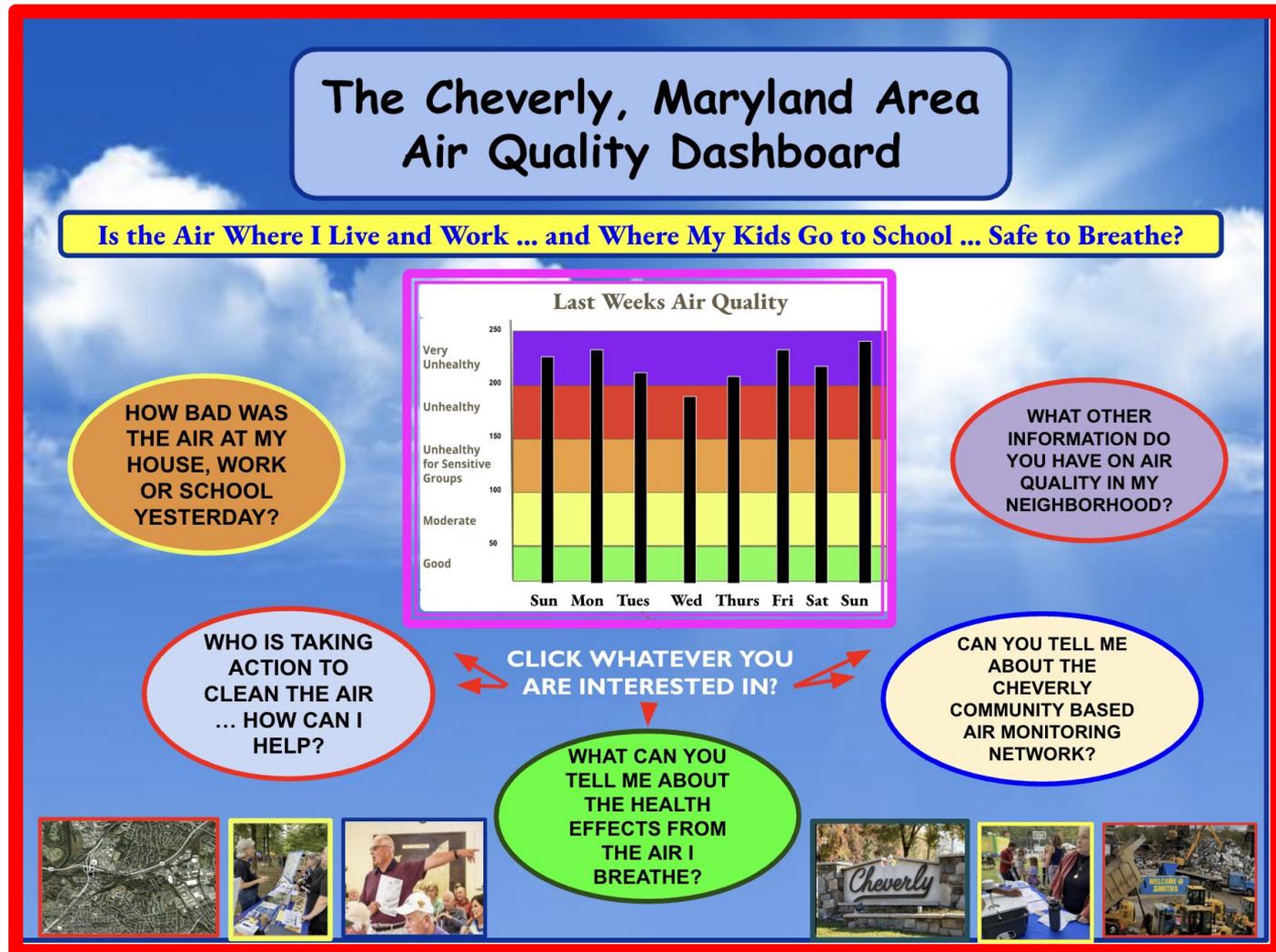


# Getting the Word Out - Enlisting New Community Members to Help Clean the Air

- The data is now in ... the air in the area is unhealthy ... Not enough people know this!!

- EJAT will soon finalize a website that will show how bad the air quality is each day using easy to understand communication tools

- The “Dashboard” for the website will look something like this



# Getting the Word Out - Town Support?

- This is how the Town could help
- Help get the word out ...
  - Link on the Town Web Page?
  - Town Newsletter?
  - Continued discussions at meetings?
  - Social media posts?
  - Other common sense ways to help?



- Why is getting the word out important?
  - Kids and the elderly are most affected by air pollution
    - There are common sense actions people can take ... or help their kids take ... to avoid unhealthy air when they know about it !!!
  - A small army is needed to identify problems and to assist MDE to reduce emissions from the contributors to Cheverly's bad air quality
    - Illegal diesel idling
    - Illegal release of fugitive dust
    - Poorly controlled releases of emissions, dust and smoke from many, many sources
    - MDE has about 20 inspectors for 10,000 sources ... community assistance in identifying potential problems can be critical

# Encouraging MDE Actions to Reduce Emissions and Clean the Air

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- **EJAT and Town Leadership have met with MDE leadership numerous times over the past five years.**
- **As follow up to a very important meeting on June 16, 2025 between MDE Deputy Secretary Adam Ortiz, the Mayor and EJAT, MDE made several decisions:**
  - **That MDE unfortunately did not have resources in its 2025 budget to support a new State-run, Federal Reference Monitor (FRM) for the Cheverly Area ... however ...**
  - **MDE also agreed to strengthen its efforts on illegal truck idling, illegal fugitive dust, and enhanced inspections and enforcement at stationary sources to further reduce emissions and improve air quality, and**
  - **MDE also agreed to continue its support for the communities air monitoring network and to reconsider the communities request for an FRM in 2026**
- **EJAT urges the Town to continue to work with MDE to ensure that these critical actions are taken**

# Opportunities for Town Action to Help Clean the Air

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- One of the most important efforts to clean up the unhealthy air in Cheverly involves reducing diesel truck emissions
- Right now, the community, MDE and the MD State Police are involved
  - The community helps MDE by reporting areas where illegal diesel truck idling is taking place
  - MDE coordinates with the MD State Police to conduct illegal truck idling sweeps
  - The MDE State Police conduct sweeps, issue violation notices
- There are several ways that the Town could help



*There is also an opportunity to obtain funding to clean up Town-owned diesel fleets - Happy to talk*

# Taking Action - Diesel Truck Emissions

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- **A minimum level of involvement by Town and County police departments could be very helpful**
- **MDE already discussing this with the County**
  - **Issues like authority and resources being discussed - Maybe the Town could join?**
- **A minimum effort could involve:**
  - **Helping with sweeps**
  - **Creating a presence and helping change behavior**
- **Many truckers don't even know that certain idling practices are illegal**
- **Political support from local elected officials for the MDE/MSP effort is also important**

# Sustaining the Effort - Some Major Concerns Surfaced in 2025

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- **In late 2024 and 2025, the federal government changed its policies and overall approach for supporting efforts like the highly successful effort in the Cheverly area**
  - EPA, who was an active partner, is no longer involved at all
  - Grant funding has also been eliminated
  - These are major problems as EPA had earlier committed to the long-term (and less expensive) efforts needed to maintain the community-based air monitoring systems that they helped fund and set up
- **MDE has funding to support the effort into the future:**
  - Maybe for the next year or two
- **That said, finding ways to maintain the monitoring network and sustain the overall effort are very high priorities**
- **Are there ways that the Town could help?**

# Even Tougher, Longer-Term Issues Needing Serious Discussion

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- **Historical Land-Use Planning and Zoning Policies**
  - The issue that has created the problems in areas like the Cheverly area
  - Local governments in leadership areas like California and New York are considering changes to these policies
  - A potential area for the Town to begin discussions with the County and State
- **Not Requiring New, Large Emitting Sources to Ensure that they will not make things worse**
  - The issue that has, in essence, created the problems in areas like Cheverly
  - Model updated policies in NJ and in proposed 2025 MD legislation
  - Current local example ... the potential concrete batching plant on Claybrick Rd ... Is it still under consideration? ... Has it been dropped?
- **Long-term support for community monitoring & emission reduction plans**
  - Discussion with State, EPA, the County and the Town need to identify the best approach for maintaining the effort in the Cheverly area and other similar areas
  - Other leadership areas have support from the municipal level, the County level, the State and the Federal Government

# Summary of Recommendations that EJAT is Respectfully Asking the Mayor and the Council to Consider

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- **Simple Updates and Enhanced Communications:**
  - What is the status of the Maryland Stone concrete batching plant?
  - Is there anything new on the inactive bus maintenance facility original proposed by the District of Columbia?
  - Could the Town use existing Town systems (like newsletters, websites and social media) to:
    - Help publicize the new “Air Quality Dashboard”?
    - Post the MDE hotline phone number and the MDE email address for reporting air pollution and other community environmental concerns?
- **More Difficult Policy Issues (Could EJAT Help?)**
  - Consider encouraging Town and County police to join the MDE efforts to eliminate illegal idling
  - Actively and visibly support EJAT efforts to ensure that Commitments from MDE Deputy Secretary Adam Ortiz to strengthen ongoing MDE efforts on illegal idling, illegal fugitive dust and enhanced inspections and enforcement at stationary sources are fully implemented
  - Support community efforts to have MDE place a Federal Reference Monitor or FRM in the Cheverly area in 2026/2027
  - Begin discussions with County on fixing inequitable zoning policies
  - Work with MDE and the County to purchase new sensors and to support the UMD efforts to support and manage the community air monitoring network
  - Consider a Town effort to make sure new large emission sources do not make air quality worse. Options could include a moratorium, guidance on what sources need to do to demonstrate no damage to air quality or other options.



# QUESTIONS? DISCUSSION?

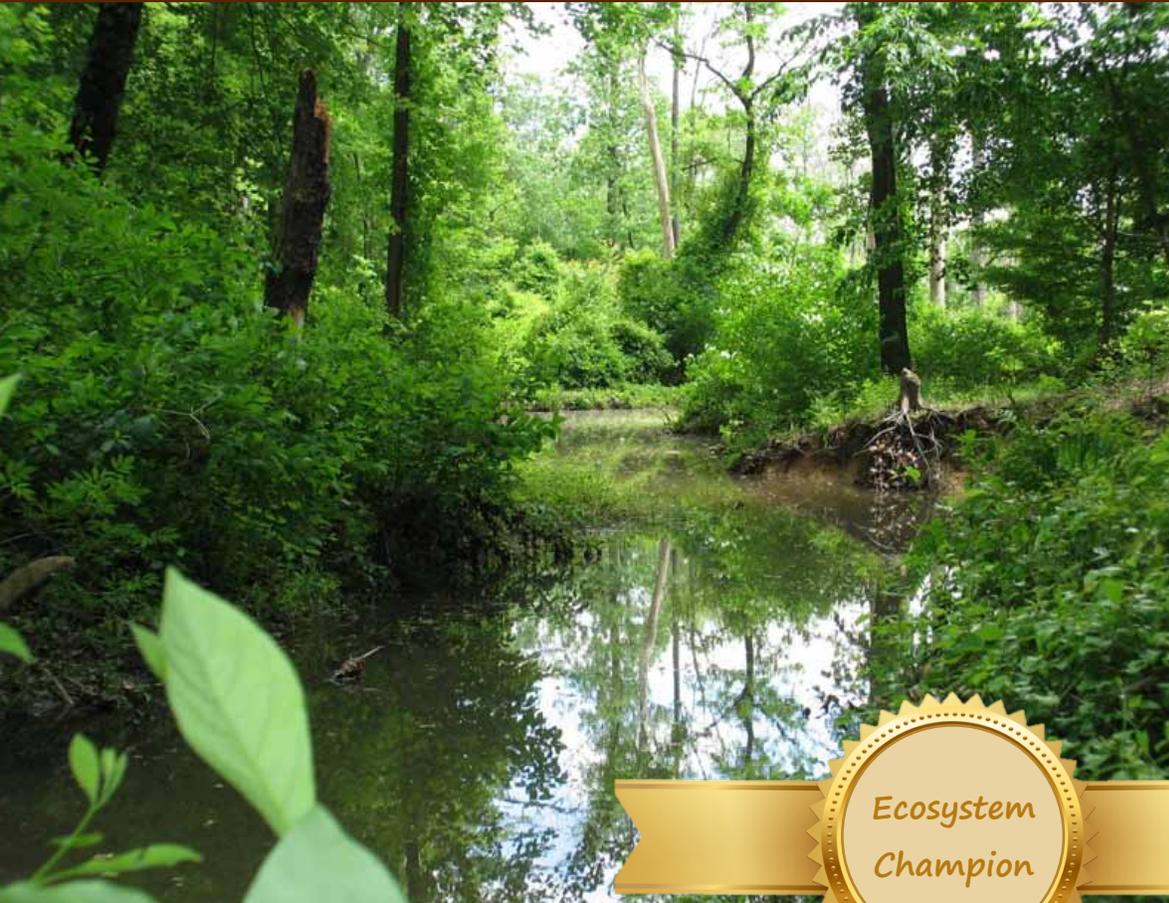
***EJAT will continue to send meeting summaries to Town leadership***

***Also open to additional discussions with the Council or individual members***

*For Additional Information Contact:*

# For a Green and Healthy Cheverly

A Report of the Cheverly Green Infrastructure Committee  
September 25, 2025



*Continued health and prosperity of the Cheverly community are inseparably intertwined with the health and sustainability of the local environment.*  
—Bylaws  
Cheverly GIC



## Questions?

[www.greencheverly.org](http://www.greencheverly.org)

FB Cheverly green connect

[greencheverly@gmail.com](mailto:greencheverly@gmail.com)

*serving community since 2011*

Cheverly Green Infrastructure Committee

## — Our Mission —

to preserve, restore and sustain the natural environment of Cheverly and surrounding areas as intact and healthy ecosystems, help implement the Cheverly Green Infrastructure Plan adopted by the Town Council, and to advise the Mayor and Council on matters of development, redevelopment, <sup>31</sup>land preservation, woodland conservation, and other green practices.

## Maintaining a Green Cheverly in an Increasingly Grey World

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**Cheverly is known as a green oasis in an ever-urbanizing world**, a small-town refuge with tree-lined streets to which people gravitate to get away from the heat, noise, and congestion of big city life. **Cheverly is also part of a highly developed metropolitan area** that has suffered environmental degradation that impacts quality of life, property values, and equitable access to environmental benefits.

**Navigating this reality is both incredibly complex and absolutely critical** to our community's continued health and prosperity. **Our community faces escalating impacts** of extreme heat, severe weather, stormwater/flooding, and pervasive air and water pollution **on our environmental and public health**, and shared impacts on our neighboring communities.

Thankfully, **Cheverly can continue to draw upon the Cheverly Green Infrastructure Committee (GIC), for the work ahead.** Formed from a robust, environmentally grounded, volunteer-governed resource tradition, the Cheverly GIC is **entering its 15th year.** **The Cheverly GIC connects its forty (40) members to** the Green Infrastructure Plan's call to **preserve, protect, and restore natural areas** within our community.

## Drafting a Community Plan — Green, Healthy, and Sustainable

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**Fifty plus (50+) years of community action and organization** to address local environmental issues **grew into a grassroots legacy of environmental leadership in Cheverly.**

**Almost 20 years ago, a team of environmentally and civically minded community leaders** began meeting to discuss **how best to offer environmental guidance, specific to local community needs.** They garnered the support of Town leadership and, as a steering committee, advisory committee, and working groups, **invested three years of environmental research and preparation.**

This effort **culminated in a local living guide for environmental decision and action— known as the Cheverly Green Infrastructure Plan (Plan).** Green Infrastructure is an interconnected network of waterways, wetlands, grasslands, woodlands, and other natural areas that support native plant and animal diversity; maintain natural ecological processes; sustain soil, air and water resources; stabilize our climate; and contribute to the health and quality of life for our community and region.

Through its September 8, 2011, adoption of the Plan, our Town government committed to environmental policies and practices that center **preserving a thriving, healthy environment for a sustainable community.** The resident-driven three-year planning process, **led the Town to recognize the continued value of volunteer-governed, independent, researched-based, environmental guidance and recommendation** to sound municipal environmental and sustainability decision-making and policy formation. The volunteer Cheverly GIC had offered environmental guidance since 2008, and the Town valued continued collaboration.

## The Cheverly Green Infrastructure Committee

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Today's Cheverly Green Infrastructure Committee (GIC) organically evolved from the resident-led Cheverly Green Infrastructure Plan Steering Committee. The Committee's participatory draft process, publication, and Town adoption of the Plan earned lasting support.

- GIC efforts are focused on **sustaining and improving the green environment** of Cheverly and surrounding areas.
- The GIC supports **environmental action across all levels** of Town and community.
- To support the Town's environmental commitment, the **Cheverly GIC alerts, researches, offers guidance, and makes recommendations to Mayor and Council, regarding green infrastructure and environmental planning matters.**

Since 2008, the all-volunteer Green Infrastructure Committee has worked constructively and successfully with Mayors and Councils. With the adoption of the Cheverly Green Infrastructure Plan in 2011, the Town sought to recognize the value of the Cheverly Green Infrastructure Committee to continued environmental planning and stewardship by enacting an ordinance to formalize the relationship.

- **In 2011 the Town recognized the volunteer GIC Committee by ordinance.**
- **Following Committee recognition in 2011, the same Mayor and Council** found enacting a formal appointment of Committee members both unnecessary and limiting.
- Mayor and Council actively **embraced cooperation and collaboration with an independent, resident-led, research-driven volunteer committee.**

Since 2011, the Cheverly GIC continues to actively collaborate with the Town for **environmental stewardship**, accepts assignments and offers **environmental recommendations** to the Mayor and Council, reaches out to **community at events, invites and engages individual environmental organizations in GIC meetings and research**, supports **grant partnerships** within Cheverly and with neighboring communities, and **informs its growing membership** on local environmental matters.

## Cheverly GIC and Sustainable Maryland Certified — a Green Linkage

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**Sustainable Maryland Certified (SMC)** is a program aiming to increase municipalities' awareness of sustainability issues. The program launched in 2011.

**Wholly volunteer Green Teams, such as the Cheverly GIC, are fully welcomed by SMC.**

- The GIC has served as the Town's Green Team for SMC since adoption of R-1-11 in 2011.
- The GIC attended the first training and recommended that the town register for the program.
- GIC shepherded initial certification (2014) and has been deeply involved in recertifications.
- Cheverly GIC activities are fundamental to Cheverly's continued sustainability status.
- The Cheverly Green Infrastructure Plan serves as the mandatory Green Team Action Plan.
- The GIC website, [www.greencheverly.org](http://www.greencheverly.org), serves as the sustainability resource center.

## Since 2011 — The Cheverly GIC, by the Numbers

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**Seven hundred plus (700+) open meetings** — regularly scheduled for the first Monday of the month, in person until the pandemic and now via Zoom, the Cheverly GIC has published meeting schedules, agendas, minutes, and Zoom invites, via the Town newsletter, and community listservs, as well as on [www.greencheverly.org](http://www.greencheverly.org).

**Six hundred plus (600+) Committee Announcements and Environmental Updates** — over its fourteen (14) years, the Cheverly GIC rarely missed Committee Announcements until the opportunity to speak as a committee was removed. Since then, Cheverly GIC has continued to inform the community on environmental matters and offer its recommendations to the Mayor and Council via the three-minute Resident Input period of the Town Meeting agenda.

**Forty-one (41) presentations** — (Appx. C) the Cheverly GIC has engaged and hosted forty-one presentations on environmental matters from individual environmental stewardship to green infrastructure, stormwater management, and environmental evaluation of area development.

**Eight (8) long-standing and recent *Open Case* issues** — (Appx. A) the Cheverly GIC has informed awareness and suggested guidance on long-standing and recent *Open Case* issues related to green space or other environmental topics that the Green Infrastructure Committee has previously brought to the attention of the Mayor and Council and the Town Administration.

**Twenty-Nine (29) formal recommendations** — (Appx. B) the Cheverly GIC accepts environmental planning/development matters and, green infrastructure, land, and water, and stewardship matters for research and recommendation from the Town, as well as elects to independently offer environmental guidance on community matters to Mayors and Councils.

**Fourteen (14) Studies and Reports** — (Appx. B) the Cheverly GIC has researched and reported on environmental matters, including the Landover rail yard, Boyd Park study, LED streetlights study, 5701 Landover Road study/tree inventory, and Pepco meadow planning.

**Twelve (12) Collaborations with Mayor and Council and Town Departments** — (Appx. B) the Cheverly GIC has collaborated, attended meetings, participated in discussions, evaluated, investigated, and responded to environmental matters, including B-W Parkway widening, Kilmer Street Park and Arboretum and pedestrian path, Smith and Sons, and Bike path.

**Forty (40) Members and Welcoming of All** — Cheverly GIC membership isn't dependent upon monthly meeting attendance. For some, membership is outreach or project based. For others it is contributing subject matter expertise. While many join to learn and stay informed.

**One (1) “Green Cheverly” Website and “Cheverly Green Connect” Facebook Page** — the independently owned and maintained Cheverly GIC website is an incredible environmental resource to community, including information on current environmental initiatives, how to act locally, Cheverly spaces and wild neighbors, along with a depository of committee materials.

## Why Does Cheverly Need a Green Infrastructure Committee?

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**Cheverly GIC’s value lies in the full component of what it offers the Town, and in the role the Committee serves in our Cheverly community.**

### Services to M&C, Town staff, and the Larger Community

**The Cheverly GIC analyzes development proposals through an environmental lens.**

The GIC brings together a group with hundreds of years of collective experience in how the natural environment supports the community and vice versa—and offers this expertise to the Town. It complements the work of staff and elected leaders, providing continuity of focus, knowledge sharing, and collective memory across time and community geography. This focus and continuity are appropriate and necessary for sustained environmental impact and healing.

### A Community Lens

**The Cheverly GIC provides advance notice, well-researched information, and local environmental context, to support community in raising questions to make sure state and county plans and regulations are applied in ways appropriate to our town.**

- Environmental issues are addressed by state and county plans and regulations.
- Typically, the agencies charged with evaluating development projects judge how well the projects align with set regulations, rather than set forth a broader vision.

### Low Cost, Apolitical, and Passionate

**Neither town staff nor elected officials can be expected to put in the time or labor or cultivate the knowledge and “memory” that a dedicated volunteer committee does.**

- A small town like ours benefits from the willingness of volunteers to take on the necessary research independently and tap into resources, unencumbered by political considerations.
- A volunteer committee is budget-friendly, we work dirt-cheap.
- A resident committee can bring hyper-local knowledge and passion, to the task.

### Valuable Support to Other Green-focused Town Entities

**GIC is a ready partner and resource and for other environmental groups in Cheverly.**

- The Cheverly GIC has served as a catalyst and umbrella organization for other environmental groups in Cheverly, such as Friends of Kilmer Street Park and Arboretum, the Community Native Planting Project, and the Environmental Justice Action Team.
- GIC connects and supports environmental contributions of fellow environmental orgs, inviting orgs to collaborate on research, offer updates at GIC meetings, hosting material on [greencheverly.org](http://greencheverly.org), and sharing other org activities via Facebook and announcements.

## Looking Ahead — Recognizing Independence, Inviting Collaboration

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**The Cheverly GIC seeks to continue as a cooperative and collaborative partner with the town as it has in the past.** The Committee seeks to continue in its role as an independent body whose overall purpose is to preserve, restore and sustain the natural environment of Cheverly and surrounding areas as intact and healthy ecosystems, and to help implement the Cheverly Green Infrastructure Plan adopted by the Town Council on September 8, 2011.

- **This independent, volunteer model has been adopted by several Maryland municipalities and was mutually understood by the Town and GIC from inception.**

**If the Town is seeking structure, how can we move forward?**

- Our research identified **Consultative Status as a framework** that is **most reflective of the cooperative and collaborative relationship established between the Cheverly Green Infrastructure Committee and the Town of Cheverly** on matters involving the environment of Cheverly and surrounding areas over these past fourteen (14) years.

**Consultative status is a model used by the UN's Economic and Social Council (ECOSOC).**

- **This status offers a progressive, embracing way** to enable government and independent bodies to work together, **a mutual collaborative agreement** between two bodies.
- **This status supports productive, participatory work with government** in support of green infrastructure, community involvement, well-researched recommendations, and independent work.
- This status may be appropriate for **adoption by other Cheverly committees** as well.

**Consultative Status recognizes that independent community organizations have specialized competence, hands-on experience, and flexibility that is of great value** to the Town.

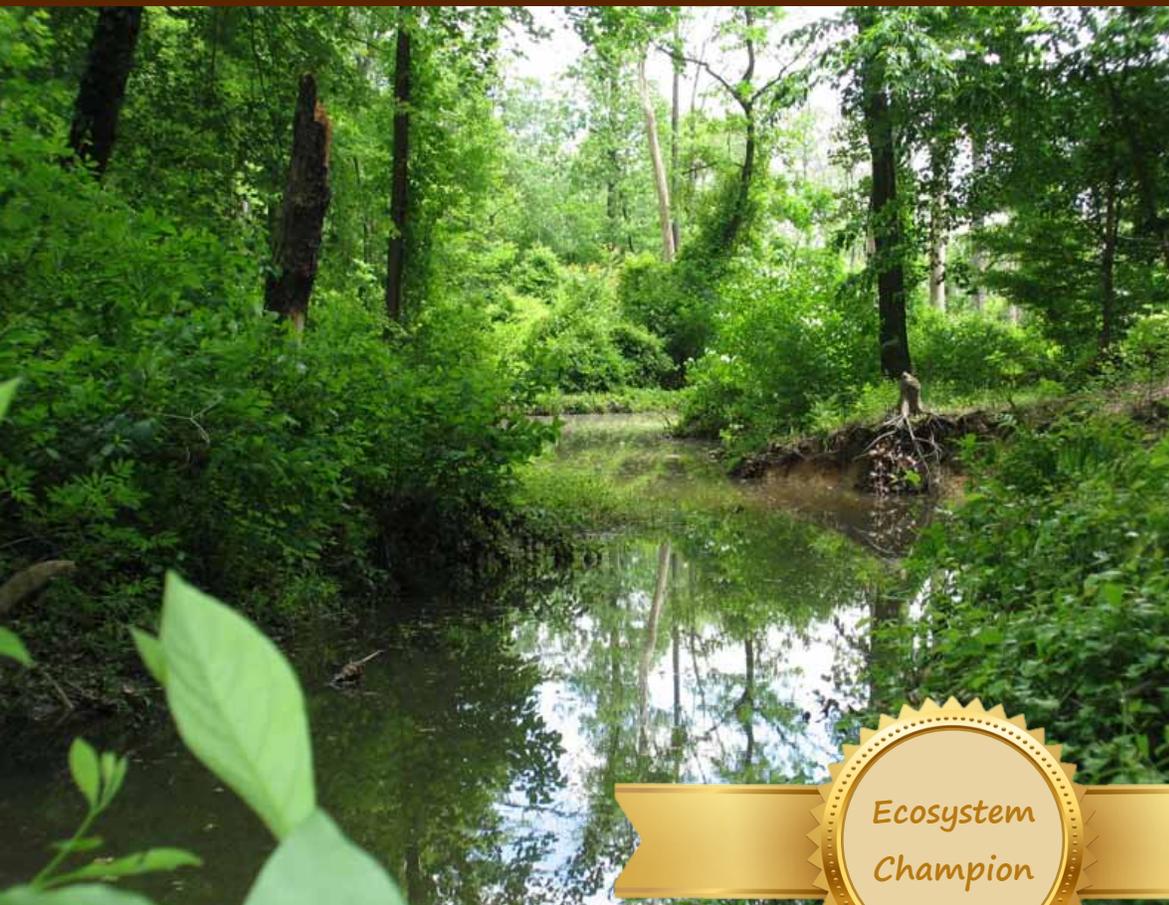
**Through Consultative Status, the Cheverly Green Infrastructure Committee will:**

- Provide informed analysis on environmental matters directly from the committee members' experience in the field.
- Serve as an early warning agent on matters concerning the environment of Cheverly and surrounding areas.
- Play a major role in advancing the goals and objectives of the Cheverly Green Infrastructure Plan.
- Engage in education and outreach to community, government bodies, and private organizations to both teach and learn more about our local environment and related emerging concerns.
- Encourage action on environmental sustainability and green practices on individual, community, and municipal levels.
- Report and contribute essential environmental information and green practices at Town and organization events.

**Appendix F is a draft resolution adopting Consultative Status** as the relationship linking the Cheverly Green Infrastructure Committee and the Town.

# For a Green and Healthy Cheverly

## Appendices (A-H)



### Questions?

[www.greencheverly.org](http://www.greencheverly.org)

FB Cheverly green connect

[greencheverly@gmail.com](mailto:greencheverly@gmail.com)

*serving community since 2011*

Cheverly Green Infrastructure Committee

## **Appendices (A thru H) — Cheverly Green Infrastructure Committee**

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The following report and appendices (A thru H) provide basic information on our structure, membership, concerns, and successes. Our efforts are focused on sustaining and improving the green environment of Cheverly and surrounding areas. Our aim is to answer any questions and address any concerns the Mayor and Council may have.

**Since 2008, the all-volunteer Cheverly Green Infrastructure Committee has worked constructively and successfully with multiple Mayors and Councils.**

**Cheverly GIC strives to continue this cooperative partnership.**

**Toward that end, in this document we have included:**

Appendix A — Open Cases

Appendix B — Recommendations, Studies, Reports, Collaborations

Appendix C — Presentations to the Cheverly GIC

Appendix D — What is the Cheverly Green Infrastructure Plan?

Appendix E — What is the Cheverly Green Infrastructure Committee?

Appendix F — R-x-2025 DRAFT, Consultative Status

Appendix G — Committee Analysis, 2025

Appendix H — Committee Analysis, 2003

**It is our sincere goal that Cheverly's Mayor and Council and the GIC agree to embrace Consultative Status as a structure that supports our continued respect and collaboration.**

- The Cheverly GIC offers its knowledge, experience, research skillset, and time to inform and guide our Town on environmental matters.
- If the Cheverly Mayor and Council do not draw from this experience, the GIC would continue to serve as an advocate and umbrella organization for the exchange of information between residents engaged in a wide variety of related activities in town in the surrounding areas.
- As a dedicated environmental community-based and resident-led organization, Cheverly GIC would continue to collect and report out information to interested community members.

**Outside of partnership with the Town, however, the GIC would be hobbled in its mission to support Town government through the kind of recommendations, studies, reports, and collaborations listed in Appendix B.**

## Appendix A — Open Cases

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The Cheverly Green Infrastructure Committee is respectfully providing a list of *Open Case* issues related to green space or other environmental topics that the Green Infrastructure Committee has brought to the attention of the Mayor and Council and the Town Administration. Some are long-standing and several more recent. Please understand that this is not intended to be a "gotcha" list but an updated listing of outstanding issues the M&C and the Town Administration may want to address or request the committee to update or answer questions. We understand that progress may have occurred on some of these issues that the committee has not been informed of by the Town or, in the case of land acquisition, can't be informed of. These issues have required a great deal of time-consuming research and effort by committee members, time and effort neither elected officials nor Town staff can be expected to put in. We can help.

### ***(1) Responsibility for woodland conservation maintenance on Outlot B.***

Outlot B is the strip of land south of Old Ward 4 which was the subject of an agreement with Bilo, an agreement which carried over to Prologis. With the acquisition of the land by Cheverly it was unclear who was responsible for maintenance of the reforestation. In June 2023, Mr. Galloway intended to schedule a meeting with Mr. Haller for Prologis and the town attorney as well as himself and Sheila Salo. That meeting did not take place. We believe that the original maintenance period has passed. If that is the case, the town must now maintain the plantings. In March 2022 the GIC submitted a recommendation for annexation of this property.

### ***(2) County-owned land surplus request***

County-owned land north of route 50 had been among the lots involved in the 2017 development proposal of First Oxford which was forcefully and successfully opposed by the community. In 2018 the town conveyed to the county its interest in acquiring the county-owned lots. As by 2021 the lots had not appeared on the published lists of surplus real estate, Sheila spoke to the manager of the Division of Land Acquisition and Real Property. He was unaware that Cheverly had initiated consideration of these properties as surplus. In consequence, Sheila alerted the town administrator on October 1, 2021, with details of the issue. On January 24, 2022, the response arrived: "We have contacted the county several times regarding this matter. Attorney Pounds is assisting the town with the county real estate surplus. We have nothing to report on yet." We are unaware of any further movement on this issue.

### ***(3) Wayne Street lots***

These are the six privately-owned lots involved in the 2017 development proposal of First Oxford. The town began looking into purchasing the lots in February 2022. In May 2024 it became known that two of the lots were being sold for unpaid taxes; Green Infrastructure Committee member Gabriel Horchler has purchased them with the intention that the town acquire them. It is now time to resume the effort to acquire the remaining four lots and to purchase Mr. Horchler's lots. \$10,000 is available for this purpose (recommendation, 2023)

### ***(4) 1301 Claybrick Road Concrete Batching Plant***

This is a revival of a 2007 project which was, ultimately unsuccessfully, opposed by the town. The GIC provided a report to Mr. Galloway in April 2024. In May 2024 Mr. Galloway indicated that the town attorney was to meet with Mr. Haller, attorney for the developer. We are aware of no further report.

EJAT and committee members have been in constant contact with MDE on the status of this permit and have no additional information at this time. It is a topic that EJAT brings to MDE's attention on a regular basis, emphasizing that the community is very concerned about the environmental impact should this project resurface. Thus far MDE has no permit applications for the project.

***(5) Nature Park lots 1065-1066***

These lots remain zoned residential after all the Nature Park property and other parkland in Cheverly was converted to R-O-S with the zoning rewrite. The GIC communicated with Scott Rowe of the county planning department, who looked into seeking the rezoning through a minor amendment. In February 2024 the GIC recommended the rezoning to the town. The latest communication from Mr. Rowe was in April 2024. He believes there is no immediate practical issue with the current zoning. However, R-O-S zoning would provide more protection to the land.

***(6) 2300 Craftsman Circle***

As of March 2023, a walk-through of this property was to have been scheduled, to include representatives of the Cheverly Planning Board and Cheverly Green Infrastructure Committee. We have had no further report.

***(7) Washington Gateway Outlot A***

What is the status of the agreement with Prologis by which Outlot A of the Liberty property on Columbia Park Road was to be reforested and deeded to the Town of Cheverly after five years? If the agreement was 2020, the five-year period should be up.

PPS 4-19048, approved by resolution 2020-14 of the Prince George's County Planning Board, calls for:

“After completion of all woodland reforestation and afforestation of Outlot 1, but prior to the release of any bonds posted in association with the reforestation, the applicant, its successor and assigns, shall convey Outlot 1 to the Town of Cheverly if agreed to by the Town. If the Town of Cheverly does not accept conveyance, ownership shall be retained by the owner of Parcel 1. This requirement shall be noted on the final plat.” That plat is ME-255-80, approved December 11, 2020, where Outlot 1 is designated Outlot A. No time period is indicated. Is there a separate agreement which indicates the 5-year deadline? Is that included in the future engagements memo referred to in the resolution, as follows:

“Planning Board Hearing—At the Planning Board hearing on July 16, 2020, the applicant’s attorney, Tom Haller, entered five items into the record. The Town of Cheverly Mayor, Laila Riazi, also entered five items into the record. The applicant’s exhibits included an aerial photo, vehicles and circulation diagram, **Town of Cheverly and Prologis future engagements memo**, trip comparison analysis memo, and proposed revisions to the conditions. The Town of Cheverly’s exhibits included two videos showing localized flooding, timeline of industrial area development, Town of Cheverly official testimony memo, and proposed recommendations and conditions in support of the project.”

From the staff report, July 7, 2020:

“Prior to the approval of the final plat of subdivision, the applicant shall submit a copy of an executed deed of conveyance (signed by all parties) of Outlot 1 to the property owner of Parcel A, along with the final plat, and shall submit a recorded deed of the conveyance prior to the approval of a grading permit. If Outlot 1 is to be retained by the owner of Parcel 1 of this subdivision, the applicant shall submit a copy of an executed covenant, ensuring the conveyance and ownership of Outlot 1 in perpetuity with Parcel 1, and shall submit the recorded covenant prior to the approval of a grading permit.”

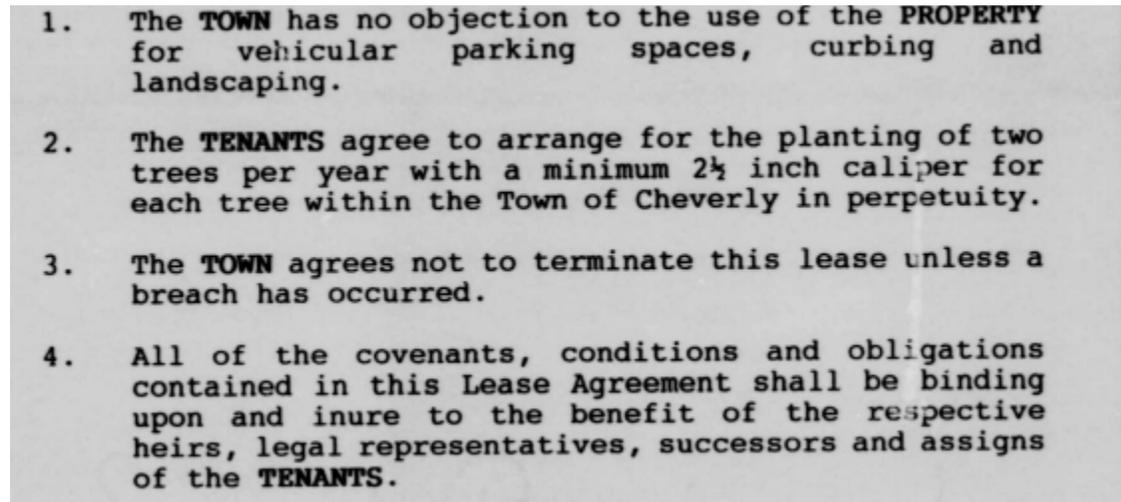
From Tom Haller, Prologis attorney, Mary 31, 2021:

- They agreed to donate a 1.3-acre parcel of land (Outlot A) to the Town during the preliminary plan of subdivision process (my emphasis). This property lies between the new Master Plan Road and Cabin Branch along the western property boundary with Boyd Park and will be afforested as part of their TCP;

It looks like the staff proposed conveyance of Outlot A to the Town of Cheverly prior to a grading permit, but the resolution allowed that conveyance to take place following reforestation. Has that reforestation been completed? Was there in fact a 5-year deadline?

**(8) 4849 Lydell Road**

This is lot 10, Block B, in the Kenilworth Industrial Park, owned since 2011 by All Saints Church. There is a 1993 lease (Deed book 8952, page 139 and 9055:740), to permit extending a parking lot onto Town of Cheverly property in return for planting 2 trees per year with a minimum of 2 ½ caliper per tree in perpetuity. If I read correctly, the lease should pertain to the current owners as successors of the original tenants. Are the owners continuing to plant these trees?



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**End of Appendix A**

## **Appendix B — Recommendations, Studies, Reports, Collaborations**

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### **Formal Recommendations**

Monroe Gardens, 2011  
CIP budget items, 2012, 2013  
Corvias Tributary 3 Proposal, 2016  
Craftsman property, 2017  
Dog Park, 2017  
Electric Vehicles, 2017  
Town Flower and Tree, 2018  
Cheverly Avenue Bumpout plantings, 2018  
Riparian forest buffer, 2018  
6301 Kilmer Landscape Proposal, 2019  
Town Hall plantings, 2019  
Washington Gateway, 2020  
Prologis MDE Permit, 2020  
Zoning Map Amendment - Parks (with Cheverly Planning Board), 2020  
"All Things Water" letter of support, August 4, 2020  
Kilmer-Belleview Alley, 2020  
Hospital Site Redevelopment, 2021  
Boyd Park Pathway, 2021  
6301 Kilmer Final Concept Plan, 2021  
Outlot B Annexation, 2022  
"Cheverly Stream Restoration" (Red Maple Run), 2023  
PacTrust Cabin Branch, 2023  
Wayne Street Lots, 2023  
4601 Lydell Road, 2023  
Nature Park lots 1065-1066 rezoning, 2024  
Acquisition, 2024  
Plastic Bag bill, 2024  
5600 Newton: Analysis and Recommendations, 2025

## **Studies and Reports**

MTACSX study, 2012  
Boyd Park study, 2013  
Trent Street study, 2013  
Landover rail yard study, 2014  
Pinkey's Park, 2015  
WSSC ESA report, 2016  
Pepco meadow planning, 2017  
Solar energy inventory, 2017  
5701 Landover Road study/tree inventory, 2017  
LED streetlights study, 2019  
Grass policy study, 2021  
Greenleaf Road Bioswale and Tributary 1, 2021  
Deer report, 2022  
Tributary 4 Stream Restoration Considerations, 2023

## **Collaborations with Mayor and Council, Town Departments**

Monroe Gardens, 2012  
Bike path, 2015, 2017  
Greater Cheverly Sector Plan, 2016  
B-W Parkway widening, 2017  
First Oxford proposal, letter to county council, 2017  
Kilmer Street Park and Arboretum,  
Town Park restoration, 2020  
Trailhead rain garden, 2021  
Pope Funeral Home, 2021  
Smith and Sons, 2021  
Addison Row, 2022  
1201 Claybrick, 2022  
Bladensburg Annexation Response 2024-2025

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## **End Appendix B**

## Appendix C — Presentations to the Cheverly GIC

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Presentations by outside entities were arranged by the Cheverly Green Infrastructure Committee and shared with the community. Summaries of presentations are included with committee meeting minutes. When permission is given by the presenters, slides of presentations or video recordings are also made available.

2012

- Tree inventory system, Taylor Keen
- Offer of aid, Branches Tree Experts

2013

- WSSC Environmentally Sensitive Areas projects, WSSC, Arcadis
- GreeNEwit, commercial endeavor

2014

- Plant and Grass propagation project, American Grasslands

2016

- Tributary 3 stream restoration, Clean Water Partnership
- Greater Cheverly Sector Plan, environmental issues team

2017

- Environmental programs in the area, M-NCPPC park ranger

2018

- Meadow Management, Pepco

2019

- Pepco vegetation management, Pepco
- Zoning rewrite, county Planning Department
- Veoride bikeshare, Teresa Williams

2020

- Town Park design, LIDC
- All Things Water, LIDC

2021

- Craftsman site redevelopment, ATAPCO atty
- Town Park rain garden, LIDC
- 6301 Kilmer Park, NDC
- WSSC Sewer rehabilitation, WSSC rep
- Hospital site redevelopment, RDA
- Pepco reliability project, Pepco
- Rainplan financing

2022

- Eley Building, stormwater management concept plan, KCI
- Water Quality project sites, LIDC
- Hospital site redevelopment, environmental aspects, Urban Atlantic/Home Team 5
- Air Quality, MDE air and radiation administration
- American Robin research, doctoral candidate
- Town tree program, town arborist
- Tree Equity Score Analyzer, American Forests

2023

- Red Maple Run stream restoration, Clean Water Partnership
- On The Air curriculum, Clean Water Partners
- Conservation Landscaping rain check rebate practice, DoE

2024

- Sustainable Maryland Certified, director
- Cheverly Kids Outside, director
- Maryland Bottle Bill, Sierra Club
- Anacostia Watershed Society, director

2025

- Program Open Space, DNR rep
- 4711 Lydell, site development plan, developers
- Legislative Session overview, MDE rep
- Cheverly East Park, invasives removal project, LIDC, CISolutions
- Invasive vine removal program, Chesapeake Climate Action Network
- GoPrinceGeorge's

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**End Appendix C**

## Appendix D — What is the Cheverly Green Infrastructure Plan?

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**Green Infrastructure is an interconnected network of waterways, wetlands, grasslands, woodlands and other natural areas that:**

- support native plant and animal diversity;
- maintain natural ecological processes;
- sustain soil, air and water resources;
- stabilize our climate;
- and contribute to the health and quality of life for our community and region.

Green infrastructure functions can also be **supplemented by green roofs, rain gardens and urban tree cover** that provide ecosystem services in the built environment. By contrast, the roads, buildings, water systems, sewers, schools, rails, and other physically engineered underpinnings of modern life are called gray infrastructure.

**The basic building blocks of a green infrastructure network are hubs and corridors.**

- Hubs are ecologically significant natural areas that provide habitat for plant and animal life.
- Corridors are the linear features connecting hubs to help animals and plant material move between the hubs.

### **A History of the Plan Process**

Concerned about the loss of natural habitat and deteriorating environment, **residents urged the Cheverly Town Council to convene a committee to develop a green infrastructure plan supported by the best available scientific information, guided by green infrastructure principles and practices, and informed by community input.** The idea for a plan grew organically out of community concerns. In 2004 Friends of Lower Beaverdam Creek was formed. In 2005 the Town received a grant for a trail from Parkway to Magruder Spring, a project shelved but later implemented by FLBC volunteers. In 2006 the town worked to acquire land to add to Nature Park. In 2007 Progressive Cheverly certified the first green home in town. In the same year, moved by the Town's concerns about tree clearing on a lot in Kenilworth Industrial Park without Town notification, several residents spoke up, recommending a comprehensive environmental plan and committee. Also in 2007, the Cheverly Planning Board proposed applying for a grant for a comprehensive trail master plan; a resolution supporting this application passed in 2008.

- The Council convened the Green Infrastructure Plan Steering Committee in May 2008.
- The committee's organization and structure were informal.
- Its members were not appointed by vote of the council, and there were no officers.

Members were recruited from:

- Friends of Lower Beaverdam Creek,
- Cheverly Planning Board,
- Progressive Cheverly Environmental Committee,
- Cheverly Garden Club,

- Cheverly Tree Commission,
- Fourth Ward Civic Association,
- and the business world.

The Mayor and Town Council members participated.

The committee began by establishing working groups to research and address key issues to create a comprehensive green plan, map, and implementation recommendations.

- Working groups reviewed existing information on Cheverly’s natural areas and resources,
- Collected additional data,
- Assessed the health of Cheverly’s environment, and
- Gathered resident perspectives on the kinds of problems a green plan could address.



CATHY SMITH

**A 2008 grant from the National Park Service provided a facilitator to the Steering Committee.** Resolution R-3-08 supported Friends of Lower Beaverdam Creek’s application for that grant, noting that the Mayor and Town Council “support the creation of a document and map that will help guide future development, redevelopment and investment policy decisions in a proactive and sustainable manner within and around the town of Cheverly.”

**Assistance in laying out the concepts and planning** was provided in meetings with representatives of the **Environmental Finance Center, the U.S. Forest Service, and the Prince George’s County Green Infrastructure Plan.**

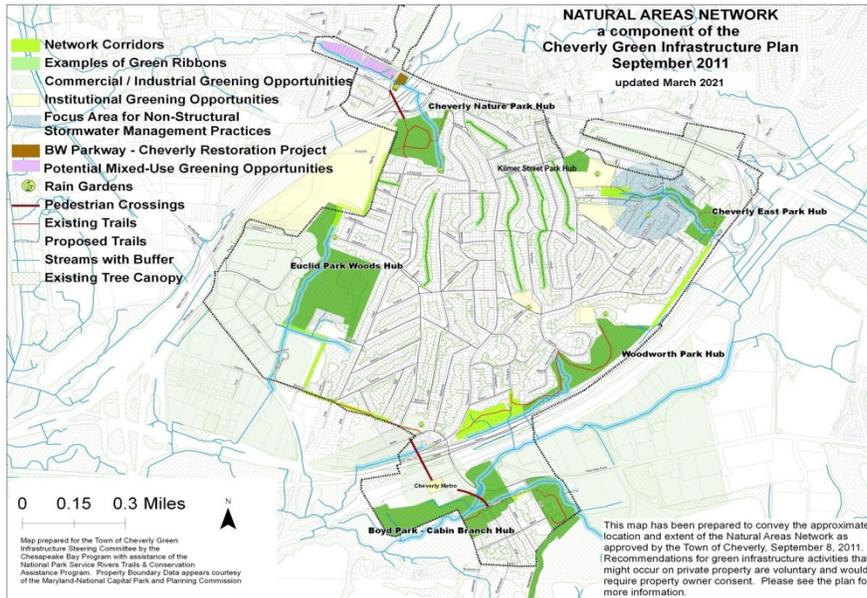
**The plan itself is intended to be *comprehensive*,** considering the town as a whole and recommending actions accordingly. The Plan:

- designates a *network* of natural areas connected by network corridors.
- follows *principles* to be implemented through its recommendations.
- prioritizes ecological function, a preference for native plants, keeping rainwater onsite, and the application of scientific findings to planning decisions.

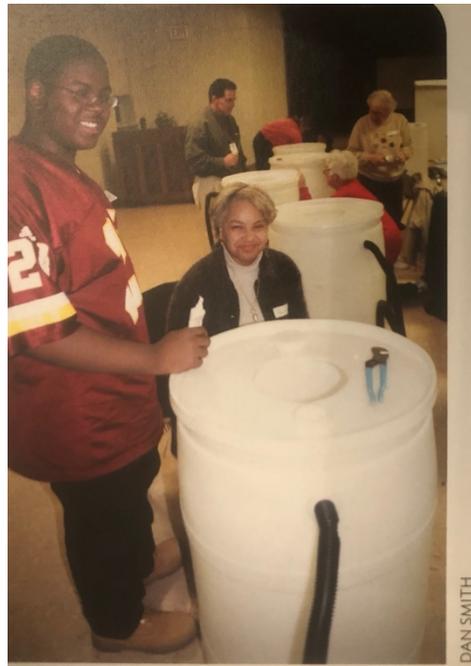
**The network was enlarged in 2020** to include Kilmer Park and Arboretum and Outlot B adjacent to Boyd Park.

**The plan includes a framework for managing the natural area network.**

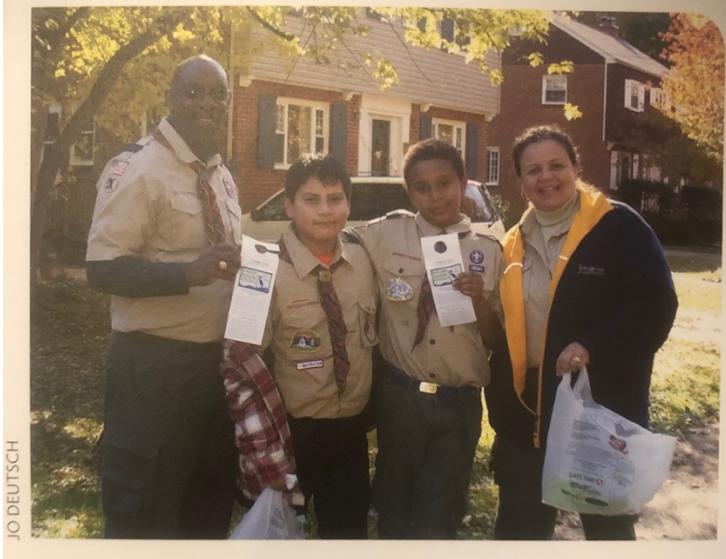
- Its recommendations include long and short-term projects, and
- Actions to be implemented by the Town, by the Cheverly GIC, by community groups, by individual residents, by businesses or institutions, and by other agencies.
- Recommendations cover soil, trees, other vegetation, animal life, land use and built environment.



**With the aid of grants from the Chesapeake Bay Trust, the committee mounted a robust outreach and education program.** The website was created in 2008. Informational tables at Cheverly Day and community markets took the message to the community. Trees were planted at Spellman school in 2010 and 2011. Further activities included storm water retention (rainbarrel) workshops, a native planting campaign, invasive plant removal, and stream cleanup.



The outreach highlight was “Cheverly – Our Bay Starts Here” in November 2010, which included community participation in placement of the decals marking stormwater drains which you still see around town. The storm drain decal project was awarded the Keep Prince George’s Beautiful award in 2012.



The Mayor and Town Council adopted the recommendations of the [Cheverly Green Infrastructure Plan](#) as Town policy by Resolution R-6-11 on September 8, 2011.

The mission of the Plan is to preserve, restore and sustain the natural environment of Cheverly and surrounding areas as intact and healthy ecosystems, through a community participatory process, balancing the fulfillment of human needs and protection of the natural environment.

Through Resolution R-6-11, the Town Administration and Council uses the Plan to guide future development, redevelopment, and investment policy decisions in a proactive and sustainable manner within and around the Town of Cheverly.

Establishing a Cheverly Green Infrastructure Committee fulfills a Plan recommendation.

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End Appendix D

## Appendix E — What is the Cheverly Green Infrastructure Committee?

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Along with the Cheverly Planning Board, the Cheverly Green Infrastructure Committee is one of Cheverly's volunteer planning bodies. While the Cheverly Green Infrastructure Committee was established in response to community wishes, the Cheverly Planning Board was established (1996) in response to a state granting requirement.

### **Tasks**

Sometimes the Council brings issues to the Green Infrastructure Committee, and sometimes the committee alerts the Council. The committee's task is to research the issues -- it acts as a fact-finding body. As with any research the worth lies not so much in the answers arrived at, but in the questions asked. The committee then makes recommendations to the Mayor and Council. These recommendations might agree with the Council's position or might offer different perspectives. The committee's most important value to the community and the Council lies in its independence. At their best the Mayor and Council work with the Green Infrastructure Committee by supporting that independence.

The resolution (R-8-11) establishing the committee outlined its tasks thus:

*To advise the Mayor and Town Council on matters of development, redevelopment, land preservation, woodland conservation, green practices, etc., and To develop strategies for the implementation of the Green Infrastructure Plan and make recommendations to the Mayor and Town Council for the Town of Cheverly that will ensure the continued performance of the Green Infrastructure Plan and submit updates and recommendations to the Mayor and Council to keep the plan current.*

The committee's by-laws expand on the resolution's wording.

*The Cheverly Green Infrastructure Committee is a resident-initiated, resident-led, independent body established as a Cheverly town committee by resolution R-8-11 of the Town Council on October 13, 2011. The Committee's overall purpose is to preserve, restore and sustain the natural environment of Cheverly and surrounding areas as intact and healthy ecosystems, help implement the Cheverly Green Infrastructure Plan adopted by the Town Council, and to advise the Mayor and Council on matters of development, redevelopment, land preservation, woodland conservation, and other green practices.*

*The all-volunteer Cheverly Green Infrastructure Committee fulfills its core tasks along five main lines of effort:*

- *aids implementation of the Green Infrastructure Plan;*
- *engages in advocacy, education and outreach to community, government bodies and private organizations to both teach and learn more about our local environment;*
- *initiates collaborative projects to protect and improve our environment;*
- *gathers environmental information and research; and*
- *provides independent and informed advice, opinions, and recommendations on environmental matters for the Cheverly Mayor and Town Council.*

Resolution R-8-17 places the efforts of the Cheverly Green Infrastructure Plan and the Cheverly Green Infrastructure Committee within the more global context of climate change.

### **Accomplishments**

*Education and Learning.* The Cheverly Green Infrastructure Committee has continued to provide information about the environment at community events. Its meetings, open to the public, often feature presentations by experts to educate both the committee and the community (see Appendix C). Minutes and agenda are posted on the committee’s website. The committee reports monthly to the Mayor and Council at town meetings. It publishes meeting announcements and useful information in the Cheverly Newsletter. It continues to maintain [www.greencheverly.org](http://www.greencheverly.org) as a resource for the community. Nature and bird hikes continue to highlight our natural areas. In 2011 an event held to inaugurate the committee featured a tour of environmental features in Town Park and “Ask the Arborist.” In 2012 a lecture by entomologist Dr. Douglas Tallamy on the benefits of native plants drew a large crowd; the event included distribution of oak seedlings. A Bioblitz was held in 2012, and a Biodiversity Day in 2015. A contest in 2012 identified Cheverly’s biggest trees, and photo contests from 2015 through 2017 encouraged photographers young and old to examine nature in Cheverly. Rain barrel workshops were held in 2011 and 2014, and the Water Woes event of 2016 included sales of rain barrels and composters. Hands-on projects included a cleanup along Tributary 4 (Red Maple Run) in 2012, and removal of invasives in Nature Park in 2014. The Plant Rescue Operation, begun in 2012, continues its work. In 2024 The committee honored Eagle Scout Moira Inigo-Cartagena for her environmental education project in Euclid Woods. A YouTube video outlining the goals and accomplishments of the committee was prepared in 2024: <https://youtu.be/XjcDEilMjIU?si=QSUSCGn68MixvLE>

Guest speakers at its meetings help committee members continue learning, as does participation in events held by Sustainable Maryland Certified.



### **Collaboration**

The Cheverly Green Infrastructure Committee has served as a partner with the Town; Appendix B lists projects on which the committee has cooperated and collaborated with the Mayor and Council and town departments.

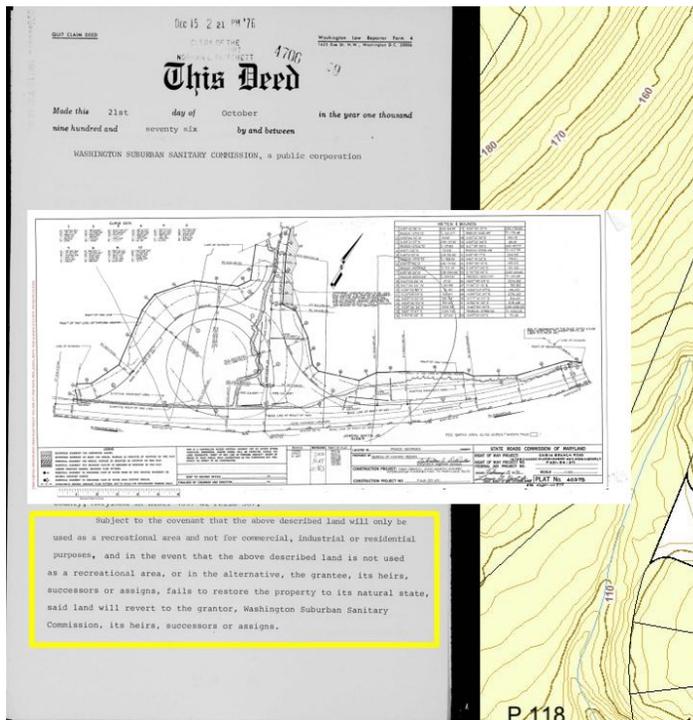
The Cheverly GIC has served as a catalyst and as an umbrella organization for other environmental groups in Cheverly, such as Friends of Kilmer Street Park and Arboretum,

the Community Native Planting Project, and the Environmental Justice Action Team. The committee collaborates with those groups and Friends of Lower Beaverdam Creek, Friends of Quincy Run Watershed, and Friends of Red Maple Run with, for example, mutual publicity. The Cheverly Green Infrastructure Committee maintains a Facebook page, Cheverly Green Connect, devoted to postings by any and all of those groups.

The Cheverly Green Infrastructure Committee has also actively promoted the county's Bay-Wise program, was active in Baltimore-Washington Partners for Forest Stewardship, promoted Prince George's Audubon Society's Habitat Advisors program, and implemented events coinciding with Maryland Native Plant Society's Year of ... (Year of the Oak, Heath, etc.) programs.

### **Recommendations**

Based on its research, the Cheverly Green Infrastructure Committee has submitted both formal recommendations and less formal studies and reports to the Mayor and Council steadily since its inception. Sometimes the recommendations follow requests by the Mayor and Council; at other times, the initiative is the committee's. The committee has provided recommendations on development proposals, natural areas, parks, landscaping, zoning, and legislation. A complete list is provided on Appendix B; the texts of many of the recommendations are found through [www.greencheverly.org](http://www.greencheverly.org).



The committee has been applauded by several agencies for its well-researched product. A listing of "open cases," issues that have been reported to the Town but remain without action, is found as Appendix A.

## ***Sustainable Maryland Certified***

Shortly after the Cheverly Green Infrastructure Committee was established, Sustainable Maryland Certified began its operations. The Cheverly Green Infrastructure Committee attended the first training session and recommended that the town register for the program. In November 2011 the town council adopted resolution R-9-11 to that effect, appointing the Cheverly Green Infrastructure Committee as the town's agent for the registration process. Sustainable Maryland Certified is a program aiming to increase municipalities' awareness of sustainability issues. Registration requires that the town support a Green Team but does not prescribe any particular structure for that team. Some municipalities' Green Teams are, like Cheverly's, wholly volunteer. Recognizing this volunteer work, Mayor Callahan noted, "we are going to be a real sustainable community." A council member saw joining Sustainable Maryland Certified as acknowledging the town's commitment to the Green Infrastructure Plan. In others, like that of the City of Takoma Park, the public works department serves as the Green Team. The Cheverly Green Infrastructure Committee shepherded the town to its first certification in 2014 and has been deeply involved in subsequent recertifications. The Cheverly Green Infrastructure Committee activities are fundamental to Cheverly's sustainability status. The Cheverly Green Infrastructure Plan serves as the mandatory Green Team Action Plan, and [www.greencheverly.org](http://www.greencheverly.org) serves as the sustainability resource center.

## ***Structure and organization***

The Cheverly Green Infrastructure Committee followed on seamlessly from the Steering Committee, being resident-initiated, resident-led, and informal in structure. The informal relationship under which the committee has operated since 2011 has served the town well. Resolution R-8-2011 was not defective. As the former mayor and members of the council who enacted the resolution have testified, the Mayor and Council *chose* not to specify the structure, leadership, and membership of the committee. By-laws were later adopted, and officers elected to meet the wishes of the recent administration.

Anyone can request membership. The committee currently numbers 40 Cheverly residents.

Concurrently the committee is a community organization and a 501(c)(3) non-profit corporation, similar to another Cheverly committee. The corporation currently is led by a chair and four-member Board of Directors.

## ***What Has Changed?***

The Cheverly Green Infrastructure Committee has been a community-initiated, community-led body for 14 years. Its work was accepted and appreciated for at least 10 of those years under three mayors. The committee's emphasis on principles over political expediency earned it the sobriquet of "the conscience of the town;" we try to live up to that. The committee's work has not changed. Without going into detail, we can say that the expectations of the previous administration were the change.

Statements by and actions taken by the previous administration reveal basic misunderstandings of the tasks of the Cheverly Green Infrastructure Committee.

A statement made at the July 27, 2023, worksession sets out an explicit program, the asserted need for a united front before developers. In this view the committee's recommendations on matters of development must not contradict those of the Mayor and Council. It is a fundamental misunderstanding of the purposes of the committee to demand that it tailor its findings in the interests of presenting a united front to developers. Clearly that stance is antithetical to the independent research the committee has understood as its task. That stance also displays a misunderstanding of the advice process: committees advise the council; the council makes decisions.

While the previous administration did not directly fault the work of the Cheverly Green Infrastructure Committee, its actions directly hindered that work. Most importantly, its directives to individuals and agencies to cease communication with the committee must be seen as exceeding authority. It is well understood that for advice to be informed it must be grounded in independent research.

### **What is the Status of the Mediation Effort?**

At the suggestion of a resident at the July 27, 2023, work session, the town and the Cheverly Green Infrastructure Committee entered into mediation. After two sessions and a great deal of work on the part of the committee, the mediation facilitator left, citing another obligation. No successor was named, and the mediation effort seems to have ended.

As the impetus of the mediation is no longer in effect, it is the hope of the committee that with the new administration mediation will be unnecessary, to be replaced by direct conversation.

### **What is an Advisory Committee?**

The Town Council has made efforts to create categories of committees with a view to setting rules for each category. See the analysis, Appendix G. The term "advisory committee" does not appear in the charter or code; its use seems to date from the same period as the attacks on the Cheverly Green Infrastructure Committee. It is the opinion of the Cheverly Green Infrastructure Committee that "advisory committee" is not a useful category, one that does not take into consideration the great variety of histories, structures, and organizations of existing committees. We note that the town accepts recommendations from a variety of entities – the county, individuals, organizations from within and without the town, as well as from developers, calling into question the need for specifically advisory bodies. Further, the town collaborates with independent entities without action of the council.

In the early 2000's the town promulgated a different, simpler, set of committee categories and rules; committees were considered "formal" or "informal." See Appendix H. Under those categories, the Cheverly Green Infrastructure Committee might be considered "informal."

That document offers the following purposes of committees: (1) to provide the M&C with the human resources they need to resolve problems and issues and to implement policies and activities in specific areas of town responsibility; and (2) to provide the Cheverly residents with the opportunity to contribute constructively to the design and implementation of town policies and activities.

Based on its research, the Cheverly Green Infrastructure Committee views committees of volunteers as bringing the Town both information and a body of thought and practice. Such a committee chooses its own tasks and initiatives as well as taking on tasks as requested by the Town. This is the model was mutually understood by the town and the Cheverly Green Infrastructure Committee at the committee's inception.

Committees provide advice; they do not make policy. Their actions do not obligate the town. Therefore, they need not be considered part of the town government and there is no need for complex categories and rules. This model has been adopted by several Maryland municipalities.

### **What is the Current Status of the Cheverly Green Infrastructure Committee?**

- There have been no formal steps taken to disband the committee. We have found no votes of council to that effect.
- The informal steps taken, also without vote – removal from the Zoom account, removal from town meeting notifications, directives to agencies not to communicate with us – may thus be considered null and void.
- Therefore, the committee reverts to the *status quo ante*.

### **What are the Cheverly GIC's Recommendations to the Mayor and Town Council?**

The Cheverly Green Infrastructure Committee seeks to continue in its role as an independent body whose overall purpose is to preserve, restore and sustain the natural environment of Cheverly and surrounding areas as intact and healthy ecosystems, and to help implement the Cheverly Green Infrastructure Plan adopted by the Town Council on September 8, 2011. The committee seeks to continue as a cooperative and collaborative partner with the town as it has in the past.

To that end, the committee has identified its needs, as follows:

- The Cheverly Green Infrastructure Committee continues to determine its own structure, leadership, and membership.
- The Cheverly Green Infrastructure Committee may, at its own discretion, accept requests from the Mayor and Town Council for informed, well-researched advice concerning matters of development, redevelopment, land preservation, woodland conservation, and other green practices.
- In addition to its tasks of education and collaboration on environmental matters, the committee provides advice to the town government.
- The committee does not decide policy but provides environmental advice.
- The committee has expertise and knowledge to contribute.
- The committee enables Town to access this body of environmentally oriented community efforts The town may request recommendations from the committee.
- The committee may offer recommendations to the town.
- The town alerts the committee when it receives notification of projects which may impact the environment.
- The committee alerts the town when it receives notification of projects which may impact the environment.

- The committee acts independently to seek information from any sources it deems necessary in its efforts to provide informed, well-researched advice.
- The town creates no obstacles to the committee's acting to seek information from any sources the committee deems necessary in its efforts to provide informed, well-researched advice.
- The committee acts independently in its communications with any sources it deems necessary in its efforts to provide informed, well-researched advice.
- The town creates no obstacles to communications with any sources the committee deems necessary in its efforts to provide informed, well-researched advice.
- All communications with the sources above indicated remain internal to the committee unless the committee deems otherwise desirable.
- The town receives the final product, or deliverable, that is, the recommendation or similar document.
- The town will forward copies of all documents related to the mission of Cheverly GIC immediately upon availability.
- The town and the committee establish a joint commitment to courteous, professional exchanges in writing or in person.
- The town and the committee agree that any future issues and concerns will first be addressed through in-person meetings in a collaborative, respectful, transparent fashion, enabling an opportunity for free exchange.
- The committee recommends the establishment of a process for redress and appeal of Mayor, Council and Town actions regarding Town and Community organizations.
- The committee recommends acknowledgment of the harm done to volunteers individually and collectively to the entire Cheverly community.

### ***Implementation Options***

It has been suggested that the council replace R-8-11 by formally appointing a chair and committee members. We very much appreciate the thought that went into this suggestion. However, the committee does not favor this action. There are currently 40 members of the committee; which would be rejected for membership? Further, since the false assertion that the chair and committee members had been appointed was used to argue that the committee must be subservient to the previous administration, the suggestion lands as punitive rather than supportive.

We have seen that the Cheverly Planning Board was established in response to a state requirement, while the Cheverly Green Infrastructure Committee was formed in accord with the wishes of the community. The Planning Board, whose members are appointed, has been held up as the appropriate model for the Green Infrastructure Committee. That structure reflects the unique needs of the Mayor and Council at the time of the Planning Board's establishment and thus does not serve well as a model for other committees.

## ***Consultative status***

Understanding that the previous administration was uncomfortable with an informal committee structure, the Cheverly Green Infrastructure Committee proposed consultative status as a compromise. Consultative status is a model used by the UN's Economic and Social Council (ECOSOC). Such an approach would support productive, participatory work with government in support of green infrastructure and community involvement, well-researched recommendations, and independent work. Consultative status may be appropriate for adoption by other Cheverly committees as well.

Cheverly Green Infrastructure Committee research has identified *Consultative Status* as most reflective of the cooperative and collaborative relationship established between the Cheverly Green Infrastructure Committee and the Town of Cheverly on matters involving the environment of Cheverly and surrounding areas over these past twelve years.

In short, Consultative Status recognizes that independent community organizations have specialized competence, hands-on experience, and flexibility that is of great value to the Town of Cheverly. Such a status establishes a collaborative basis for the relationship between the Cheverly Green Infrastructure Committee and the Town.

Through Consultative Status, the Cheverly Green Infrastructure Committee will:

- Provide informed analysis on environmental matters directly from the committee members' experience in the field.
- Serve as an early warning agent on matters concerning the environment of Cheverly and surrounding areas.
- Play a major role in advancing the goals and objectives of the Cheverly Green Infrastructure Plan.
- Engage in education and outreach to community, government bodies, and private organizations to both teach and learn more about our local environment and related emerging concerns.
- Encourage action on environmental sustainability and green practices on individual, community, and municipal levels.
- Report and contribute essential environmental information and green practices at Town and organization events.

**Appendix F** is a draft resolution adopting Consultative Status as the relationship linking the Cheverly Green Infrastructure Committee and the town.

In short, the Cheverly Green Infrastructure Committee seeks to resume and continue our successful, consultative relationship with the Town.

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**End Appendix E**

## Appendix F — R-x-2025 DRAFT: Consultative Status

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### Resolution R-x-2025 DRAFT: Consultative status

Whereas, in 2011, the Cheverly Mayor and Town Council approved resolution R-6-11 adopting the recommendations of the Cheverly Green Infrastructure Plan, and

Whereas, the Cheverly Mayor and Town Council established the Cheverly Green Infrastructure Committee by resolution R-8-11, to coordinate implementation of the recommendations of the Cheverly Green Infrastructure Plan, and

Whereas, in drafting resolution R-8-11, the Cheverly Mayor and Council chose to accept the existing membership and governing structure of the Green Infrastructure Committee, choosing not to appoint members or officers, those members having already been in place, and

Whereas, since its establishment the relationship between the Cheverly Green Infrastructure Committee and the Mayor and Council has remained informal, and

Whereas this informal relationship has served the Town of Cheverly well for 14 years, providing services to the community and to the Cheverly Mayor and Town Council, including education, collaboration, and recommendations on environmental matters, and

Whereas, the Cheverly Green Infrastructure Committee has been an all-volunteer, self-governing organization, and

Whereas the current Cheverly Mayor and Town Council desire a more formal relationship with the Cheverly Green Infrastructure Committee, and

Whereas, such a relationship, known as consultative status, has been identified, and

Whereas, through consultative status the Town will continue to receive informed advice and information on environmental issues, while the committee is enabled to express its views and monitor Town policies and actions on such issues,

Therefore, the Cheverly Mayor and Town Council by this resolution recognize that the Cheverly Green Infrastructure Committee is in a consultative status in relation to the Cheverly Mayor and Town Council, in accordance with the Memorandum of Understanding between the Cheverly Green Infrastructure Committee and the Cheverly Mayor and Council of even date, and

Therefore, the Cheverly Mayor and Town Council reaffirm resolutions R-6-11 and R-8-11 as they relate to the endorsement of the Cheverly Green Infrastructure Committee.

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**End Appendix F**

## Appendix G — Committee Analysis, 2025

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### **An analysis of the concept of “advisory committee,” existing committees in Cheverly, and organization of environmental committees in neighboring municipalities.**

*Cheverly Green Infrastructure Committee, submitted February 6, 2025*

#### **Definition**

“Advisory committee” is not a term defined in the town code. Some current committees are mentioned in the town code, some are listed on the town website. Each has a different history, structure, governance, and purpose.

The code allows for the formation of “Such other boards and commissions *as enacted by motion, resolution, or ordinance of the mayor and town council.* (Ord. No. O-1-94, 5-12-94)”\*

In an effort to find a definition of “advisory committee,” we have looked at

- The histories and organizations of Cheverly committees
- Definitions used by municipalities which have offered formal definitions
- The organization of committees dealing with environmental issues in a variety of Maryland municipalities.

#### **Histories and organizations of Cheverly committees**

Histories are shown per Town Code, search of town meeting minutes (minutes go back to 2005 only), correspondence with Larry Beyna and David Warrington, news article search, Cheverly History Club website.

#### **Bodies appearing in code section 1-6 are marked with an asterisk (\*).**

The Board of Election Supervisors, Ethics Commission, Recreation Council, and Cheverly Day Committee have no advisory responsibilities.

The Board of Election Supervisors operates under state regulations, being “responsible for maintaining voter registration, and overseeing the conduct of all State and federal elections held in its jurisdiction.” Like the Ethics Commission, it must remain independent of elected officials to do its work. None of the tasks of these bodies is advisory.

The Recreation Council and Cheverly Day Committee have responsibilities for limited practical tasks, none of which are advisory to the mayor and council.

### ***Board of Election Supervisors\****

The Board of Election Supervisors operates under state regulations, being “responsible for maintaining voter registration, and overseeing the conduct of all State and federal elections held in its jurisdiction.”

“There shall be a Board of Election Supervisors, consisting of five (5) members who shall be appointed by the Mayor subject to approval of the Council for two (2) year terms.” (Added by Ord. No. 1-76; Amended by Res. No. 86-1; Amended by Res. No. 2-08, § 1, 6-12-08; Res. No. CA-1-11, § 1, 6-9-11; Amended by Res. No. [R-06-20](#), § 1, 2-11-21, eff. 4-2-21)

***Building Usage Committee*** (does not exist)

***Cheverly Day Committee*** (no organizational detail on town website)

Asked Nick about founding document; no response.

According to Nick, the committee is self-governing.

First Cheverly Day parade 1966 (timeline). Cheverly Day events 8 July: parade, pageant, dancing, presentation of pavilion (news). No reference to committee.

***Economic Development Committee*** (does not exist)

***Ethics Commission\**** ( Ord. No. O-4-12, 10-12-12 [repeals old ethics ordinance, replaces with new, including commission]; Ord. No. [O-19-04](#), 6-13-19 [increase number of members])

### ***GIC***

R-8-11. The committee has always been self-governing.

***Noise Control Advisory Board\****

A Noise Control Advisory Board appears in the code, but not in the current “Advisory Committee Rules” draft. Apparently established by ordinance in 1993 (Ord. No. O-8-93, 12-9-93)

***Planning Board***

A Cheverly Planning Board was created in 1946 to draft a development and improvement program (plan is posted on the History Club website). This Planning Board seems to have disbanded following publication of the plan.

A Citizens Planning Board was formed in 1959 (timeline, History Club website).

The Cheverly Planning Board was created as a statutory requirement of the 1996 Urban Renewal Authority as passed by the Maryland General Assembly. The statute specifies that the urban renewal plan is to be referred to the Cheverly Planning Board, by the Mayor and Town Council, to obtain advisory comment/input. The Mayor and Council initially set the size of the Planning Board at three members but have increased the membership as needed. (Undated document posted on town website).

"I recall there was a Resolution appointing the members which should have been in 1997 or 1998. I did have a document "So you want to be an Urban Renewer" that I put together after all the inquiries about how we did what we did and it may still be around. In that document was a copy of the Resolution creating and appointing the Planning Board." (David Warrington to Larry Beyna and Sheila Salo 6/14/2024).

HB 740, Urban Renewal Authority for Slum Clearance PG 422-96. Authorizing the Town of Cheverly, Prince George's County, to undertake and carry out urban renewal projects for slum clearance and redevelopment; prohibiting any land or property from being taken under the Act without just compensation being first paid to the party entitled to the compensation; declaring that all land or property taken under the Act is needed for public uses or purposes; permitting the powers granted by the Act to be exercised by a municipal agency with specified powers; etc.

In 1997 the urban renewal bond made possible by passage of the state legislation allowed the town to renovate the building that became Fontana/Mosaic. The building was reopened in 1999.

***Property Maintenance Review Board*** \* (no organizational info)

Based on an interview with a member, this body has not met.

***Recreation Council*** (no written organizational info)

Asked Chuck Hegeman about a founding document; no response.

According to Barbara Pejokovic, the council is self-governing.

As of 1951 local recreation councils were part of a countywide program (news).

In 1954 and 1955 the Cheverly Board of Recreation sponsored street dances, one at Parkway/Inwood (news). In 1956 the Cheverly Recreation Board was among the groups planning the town's 25th anniversary celebration, with pageant at "Innwood Park" and parade (news).

***Redistricting Commission*** (town attorney only)

**Tree Commission\*** (Ord. No. 92-4, 5-14-92) The tree commission was formed in 1992 along with the infamous tree ordinance.

Tree Commission reestablished 2003 (timeline).

Resolution R-9-08, Oct 9, 2008, “re-appointing a new tree commission, which has been dormant for many years.”

## Summary

<b>Name</b>	<b>Established</b>	<b>Governance</b>	<b>Code</b>	<b>Notes</b>
Board of Election Supervisors	State. Ord 1976, Res	Appointed	y	
Building Use Committee	No information	No information	n	non-existent
Cheverly Day Committee	No information	Self-governing	n	
Economic Development Committee	No information	No information	n	non-existent
Ethics Commission	Ord 2012	Appointed	y	
Cheverly Green Infrastructure Committee	Res 2011	Self-governing	n	
Noise Control Advisory Board	Ord 1993	No information	y	non-existent
Cheverly Planning Board	State Statute 1996	Appointed	n	
Property Maintenance Review Board	No information	No information	n	
Recreation Council	No information	Self-governing	n	
Redistricting Commission	No information	No information	n	one-man
Tree Commission	Res 2008	Self-governing	y	dormant

To avoid confusion, we suggest that “advisory body” is not a useful term. We consider that the useful distinction is between state-mandated committees and volunteer committees.

Of the currently active Cheverly committees, only the Ethics Commission and Board of Election Supervisors are state-mandated bodies.

We suggest that only the Ethics Commission and Board of Election Supervisors be considered town government committees. This is the arrangement favored by some municipalities (such as Colmar Manor, Riverdale Park, Washington Grove). The other bodies should be considered volunteer committees.

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## End Appendix G

## Appendix H — 2003 Committee Analysis

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**“Town of Cheverly Policies” Town website, Policies, Wayback Machine captured May 25, 2005. Same text occurs 2003 and 2004, but not prior or since.**

### COMMITTEES OF THE MAYOR AND COUNCIL

#### PURPOSE

In general, committees are established by the Mayor and Council (M&C) to serve two purposes: (1) to provide the M&C with the human resources they need to resolve problems and issues and to implement policies and activities in specific areas of town responsibility; and (2) to provide the Cheverly citizens with the opportunity to contribute constructively to the design and implementation of town policies and activities.

#### STRUCTURE

Formal Committees. In the case of some committees, called “formal committees” here, official membership is established through enabling documents (charter, ordinances, resolutions of the M&C, etc.). Specifications for appointing members (and sometimes, of chairpersons) and filling vacancies are explicitly provided in the enabling documents. If committee decisions require voting by the membership, voting is limited to those who hold formal appointments. At all times, however, other citizens are welcome to participate in committee meetings and activities, however. (Formal committees currently include the following: the Board of Election Supervisors, the Cheverly Ethics Commission, the Cheverly Development committee, the Cheverly Public Education Committee....)

Informal Committees. There are other committees, “informal committees,” which have been established or sanctioned by the M&C but have no formal enabling documents. In these cases, members may be appointed by M&C, but membership is open to all interested citizens, with full right of participation accruing to all. (Informal committees include the three operational committees of the M&C [Public Safety, Finance, and Rules], the Cheverly Communications Committee, Hospital Task Force...

Unless specifically designated otherwise through M&C action, all formal and informal committees determine their own internal organizational structure, leadership, and operational procedures. However, in order to promote objectivity in committee activities and recommendations, committees should, whenever possible and appropriate, be chaired by citizens other than elected town officials, (Three exceptions are the operational committees of the M&C).

To the extent possible, every committee shall have one member from among the M&C, who acts as a liaison between the committee and the M&C.

## SCOPE OF AUTHORITY

Unless otherwise specified by enabling documents or M&C action, all committees server primarily in an advisory capacity to the M&C. Occasionally, however, they are asked by M&C to help implement policies and programs or perform other functions.

Whatever their tasks, committees, and their individual members, are expected to exercise discretion and restraint when contacting individuals and organizations both within and outside Cheverly. Areas requiring particular caution, and in which preauthorization by the M&C is strongly encouraged, include contacting other government agencies, applying for grants and other funds, distributing materials to Cheverly residents, and sponsoring meetings other than committee meetings. The safest policy is to obtain M&C authorization prior to action.

Unless otherwise authorized, committees are not empowered to speak officially for the M&C or the Town of Cheverly.

Committees are also expected to use discretion and restraint in their relations with town staff. Within reasonable limits, and, preferably, through their M&C liaison, committees may seek information and opinions pertinent to accomplishing their tasks from the Town Administrator. They are never to direct the work activities of town staff.

If there is any uncertainty about a committee's authority, generally or with respect to a specific situation, the question should be referred to the respective M&C liaison, before the committee takes action. If in doubt, the liaison is expected to seek full M&C guidance before recommending action.

## OPERATIONS

All formal and informal committees of the M&C must take minutes at every meeting. The minutes shall include, but not be limited to the following: the date, the time the meeting began, members in attendance, informal and formal decisions (e.g., consensus decisions and motions and votes), recommendations, and time of adjournment. Copies of the minutes must be provided to the Town Administrator within five working days of adjournment; the Town Administrator will forward them to the M&C. (The purpose of accurate minutes is to keep the M&C and the general public informed of committee activities, and to fulfill the requirements of the open meetings laws.)

If a committee wishes to provide a report at the monthly Town Meeting or Worksession, notice must be given to the Town Administrator at least ten working days before the meeting. A brief synopsis of the report should accompany the notice so that it can be included in the agenda package that is prepared for M&C.

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**End Appendix H**