



**TOWN MEETING
November 13, 2025
7:30 PM**

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Consent Agenda***
 - **Approval of Minutes:** (Town Meeting – 10/09/25, Work Session – 9/25/25, 10/23/25)
 - **Grant Approval –**
 - Cheverly Parent Resource Center (CPRC)
 - ASL Coffee House
5. **Resident Input** – Public comment period for agenda items and other topics. All comments are limited to 3 minutes. Residents are asked to please state their name and ward. There will not be any additional time for resident input.
6. **Committee Reports**
 - Recreation Council
 - Cheverly Day Committee
 - Planning Board
 - Board of Elections
 - Ethics Commission
 - Hometown Heroes
7. **Swearing In** – Mayor Watson will administer the oath of office to the new Cheverly Youth Council-nominated member.
8. **Swearing In** – Mayor Watson will administer the oath of office to two new police officers.
9. **Closed Meeting Summary** – Mayor Watson will read the fair summary of the 10/16/25 & 11/5/25 closed meetings.
10. **Proclamation** – Mayor Watson will read the following proclamations:
 - Municipal Government Works Month proclamation.
 - Honoring Charles "Chuck" Hegeman
11. **WSSC Task order 201 update** – A representative from WSSC will provide an update to the Mayor & Council.
12. **Cheverly Hill Update-** A Home Team 5 representative will brief the council on the townhouse setback exception.



13. **Keller Update** – A representative from Keller Construction will provide an update on the Eley building construction.
14. **Snow Emergency Plan Exceptions** – The Mayor & Council will review and discuss the snow emergency plan policy.
15. **Budget Amendment*** – The Town Administrator will present proposed budget amendments for Council review and approval.
16. **Town Administrator Report** – Town Administrator Galloway will provide the Mayor and Council with a report on Town operations and a summary of actions taken.
17. **Police Report** – Acting Chief Krauss will give a monthly report.
18. **Public Works Report** – Acting Director Cardenas will give an update on the Department of Public Works.
19. **Review the Nov/Dec joint work session agenda and future requests, and Town Administrator Galloway will offer a forecast of the agenda.** The mayor will seek Council input on agenda items for consideration for future meetings.
20. **Mayor and Council Announcements** – Opportunity for Mayor and Council to share community happenings and events. The mayor will afford each elected official up to three minutes to speak. Unused time may not be transferred, and formal council business will not be conducted.
21. **Adjourn**

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

At Town Meetings, resident input is only permitted during the agenda item titled “Resident Input” unless otherwise noted.

*Resident input will be welcomed on any **items underlined on the agenda** during the meeting.*

Residents are also encouraged to submit input to the town clerk at townclerk@cheverly-md.gov to be read at the meeting.

Please Note: Pursuant to the Annotated Code of Maryland, General Provisions Article, Section 3-305, 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.

Topic: Cheverly Town Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84025983118?pwd=cEh5bmU2aEs5MGViaGJnWVh6c1h6UT09>



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Agenda Supplemental Material

- | | |
|-----------------------------|-----------------|
| 1. Grant requests | Pages: 5 - 6 |
| 2. Minutes | Pages : 7 - 26 |
| 3. Closed Meeting Summaries | Pages : 27 – 28 |
| 4. Proclamations | Pages : 29 – 30 |
| 5. Budget Amendment | Pages : 31 |



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: Cheverly Parent Resource Center

Name: Minty Abraham Wade **Phone:** (301) 758-2312

Address: 5711 Newton Street, Cheverly, MD 20784 **Email:** mabraham2@gmail.com
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 30th.

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: October 3, 2025 *Minty Wade*
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.



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: ASL Coffee House
Name: Lynthia Pettie Phone: 301 613 9458 text-only
Address: 3001 Tremont Ave Email: cynpeters@comcast.net
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 30th.

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: 10/13/2025 Lynthia Pettie
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.



WORKSESSION
September 25, 2025
7:30 PM

Minutes

Call to Order:

Meeting called to order at 7:30 pm via Zoom.

In attendance: Mayor Watson, Vice Mayor Bryner, Council Members Wade, LeGloahec, Bryner, Tansey, Garces and Fry

Staff: Town Administrator Dylan Galloway, Chief David Morris, Acting Public Works Director Cardenas, Town Clerk Richards

Town Attorney: Jason DeLoach

Pledge of Allegiance

Motion to approve the agenda with the addition of a Keller Construction update made by CM LeGloahec. 2nd by CM Garces. Approved unanimously.

Grant Request – Dave Kneipp, representative from the Community Native Planting Project (CNPP) presented the grant request.

- Town administrator Galloway recommends the approval of the grant.

Cheverly area EJ Partnership CAB/EJAT (Environmental Justice Action Team) – Tad Aburn provided an update to the Mayor & Council regarding Air Quality

The Environmental Justice Action Team (EJAT), through the Cheverly Area Clean Air Partnership, continues leading efforts to improve air quality in Cheverly, Fairmount Heights, Cedar Heights, and Seat Pleasant. The area is among Maryland's most overburdened by air pollution, with cumulative exposure from numerous sources affecting vulnerable populations.

- Progress & Partnerships:



- Since 2017, Cheverly has partnered with UMD, MDE, EPA, and neighboring communities to build a hyper-local air monitoring network.
- Over 30 community-placed monitors track pollutants including PM2.5, ozone, black carbon, and VOCs.
- Data shows a 25% pollution reduction since 2019, though black carbon and diesel particulate matter (DPM) remain high.
- Key Achievements:
 - MDE launched a targeted inspection program using community data.
 - Emission reductions achieved through inspections, outreach, and regulatory actions.
 - Explosions and disturbances have decreased following a major 2024 incident and improved agency response.
- Ongoing Challenges:
 - High pollution levels persist near schools.
 - DPM and black carbon are not prioritized under current state programs.
 - Public awareness and enforcement of illegal diesel idling remain limited.
- Current Initiatives:
 - Five active programs focus on:
 - Enhanced inspections
 - Diesel emission reduction
 - Fugitive dust control
 - Monitoring network expansion
 - Preventing new pollution sources
- Recommendations to Mayor & Council:
 - Request updates on Maryland Stone and DC's bus facility proposal.
 - Use Town channels to promote the Air Quality Dashboard and MDE reporting tools.
 - Support MDE enforcement efforts and advocate for a Federal Reference Monitor by 2026/2027.
 - Engage County on zoning equity and funding for new sensors.
 - Consider policies to prevent new high-emission sources (e.g., moratorium or proof-of-no-harm requirements).
- Recognition:
 - Special thanks to Karen Moe for leadership in expanding the monitoring network.



GIC Discussion – The GIC (Green Infrastructure Committee) provided a report to the Mayor & Council:

Committee Overview: The Cheverly Green Infrastructure Committee (GIC), established in 2011, is a resident-led, volunteer body focused on preserving and restoring Cheverly’s natural environment. It advises the Mayor and Council on environmental matters and supports implementation of the Cheverly Green Infrastructure Plan.

Key Activities:

- Over **700 meetings, 600+ community updates, 41 presentations, and 29 formal recommendations.**
- Collaborated on **14 studies/reports** and **12 town projects.**
- Maintains a website and Facebook page for public engagement.

Open Environmental Issues (Appendix A): Includes unresolved matters such as land acquisition (Wayne Street lots), zoning updates (Nature Park), and reforestation agreements (Outlot A).

Governance & Structure:

- Operate independently without formal appointments.
- Propose adoption of **Consultative Status** to formalize collaboration with the Town while preserving independence.

Sustainable Maryland Certified: GIC serves Cheverly’s Green Team, supporting sustainability certification since 2014.

Recommendations to Council:

- Maintain GIC’s independent structure.
- Ensure open communication and mutual respect.
- Establish a process for collaborative engagement and redress.

Discussion:

- Ongoing research and reporting on open cases will continue; follow-up is planned.
- The Towns’ relationship with the GIC is currently limited to the GIC being the town’s Green Team for Sustainable Maryland Certified (SMC) purposes.
- Any new structure must preserve the Green Infrastructure Committee (GIC)’s effectiveness and long-standing contributions.
- Clarification: “Green Team” = SMC designation; “environmental body” = broader volunteer/environmental groups.

- GIC remains active, volunteer-led, providing research and input to the Town, including regional matters.



- Council and Mayor discussed options for formalizing a Green Team or advisory structure while maintaining GIC independence.

Action Items

- Establish a formal Green Team or equivalent to meet administrative and planning needs.
- Maintain GIC's existing successful volunteer model while addressing organizational requirements.
- Follow up on open cases mentioned in reports.
- Clarify terminology distinguishing "Green Team" (SMC) from broader environmental advisory bodies.
- Determine whether GIC will serve as the official SMC Green Team or if a separate group will be appointed.
- Develop a formal structure (e.g., MOU) outlining roles and expectations between GIC and the Town.
- Review last year's committee structure policy to explore adding a "consultative status" or third category.
- Ensure alignment with Sustainable Maryland certification requirements.
- Establish a work group of several GIC members and several council members to discuss a way forward.

Hospital Hill Info Request – The Cheverly Planning Board made a recommendation to the Mayor & Council to present to the Hospital Hill Development Team.

Youth Town Council Nominations - Mayor and Council nominated the following youth to the Youth Town Council:

- Ward 1 – Stephen Albert
- Ward 2 – Aiden Parks
- Ward 3 – Kaitlin Rowe
- Ward 4 – Violet Stallings
- Ward 5 – Mario Ruiz-Melgar
- Ward 6 – n/a
- Youth Advisor – Sophia Richards

Motion to appoint the listed youth to the Youth Town Council made by CM Fry, 2nd by CM Wade. Approved Unanimously.

Keller Construction Update - Kelly Wallace (COO, Keller Construction) and Robin Barnhart (Charles Johnson Associates)



Keller Construction and CPJ provided an update on the building project. Most architectural finishes are complete, with minor touch-ups remaining. Significant work includes approximately one week on the second-floor wood ceiling. Exterior work, including landscaping and final site touches, has been completed.

The building remains secured with a temporary fence and locked gate; public access is not permitted until a Use & Occupancy (UNO) permit is issued. UNO is contingent on completing remaining work, inspections, and testing, including fire protection systems and integration of water-dependent equipment.

Waterline connection approval from WSSC is expected within days and is the final utility connection needed. Once connected, remaining tasks include flushing lines, mounting equipment, pre-testing, and final inspections. Estimated timeline for completion and UNO is approximately 2–3 months, with a more precise date to be provided shortly.

Council members expressed concerns about project delays, accountability, and the need for concrete completion dates

Motion to extend the meeting by 30 minutes made by CM Bryner. 2nd by CM Fry. Approved Unanimously

Town Administrator Update - Town Administrator Galloway provided a report to the Mayor and Council.

- WSSC Walking Meeting – The walking meeting with WSSC was productive and informative. Projects in Wards 2 and 3 were reviewed, with the General Manager/CEO in attendance to provide valuable feedback. Special appreciation was expressed to Mr. Luis Cardenas for his leadership and guidance during the tour.
- Speed Humps – In accordance with the directive from the previous council meeting, speed humps have been installed on 63rd Place.
- Cheverly Day – Mayor & Council are asked to arrive in Cheverly by 5:00 p.m. This year, the event will feature new activities, including a 3-on-3 basketball tournament and a pickleball tournament in the gym. The pickleball tournament will take place from 9:00 a.m. to 1:00 p.m., and the basketball tournament will run from 2:00 p.m. to approximately 6:00 p.m.



- Columbia Park Road Bridge Sign – Coordination with SHA ensured that the green bridge sign was repaired promptly. The SHA team acted quickly to complete the work.
- Columbia Park Road Red Light – Efforts are ongoing with Pepco to address issues delaying the installation of red-light cameras. Active communication has taken place to resolve the matter.
- Retreat Date – The Mayor and Council retreat is scheduled for November 7–8
- State Street Church Update – The owners of the church on State Street obtained a building permit on September 16, 2025. A DPIE inspector will follow up with them to review the construction timeline and confirm any additional trade permits required. With the permit issued, the building cannot be demolished unless the project is abandoned.
- 4601 Lydell Road – A business was operating in the parking lot without authorization from the Town or County. TEMU was delivering pallets of merchandise, and subcontractors were breaking down items and loading them into vehicles. The Town’s Compliance Officer raised concerns, and Deputy Chief Krauss conducted an inspection. The operation was shut down, and the operators were directed to remove all debris from the site.
- Sidewalks and Retaining Wall – New pedestrian sidewalks and a retaining wall have been completed on 62nd Avenue.
- Structure on 57th Avenue – Town staff received a report regarding an individual residing in a structure on 57th Avenue. Due to safety concerns, Code Compliance and the Police Department visited the site. The Town’s police and Code Compliance teams provided the individual with food, cash, and assistance to relocate safely to his home out of town. The incident highlights the dedication and compassion of our staff.
- December 26 – Approval is requested from the Mayor and Council to provide all staff with the day off on December 26. Trash collection will resume on Monday, December 29.
- Business Roundtable – The proposed Business Roundtable is tentatively scheduled for November 11 or 12 at Town Hall.

Motion to extend the meeting by 15 minutes made by CM Fry. 2nd by CM Bryner. Approved Unanimously.

- Police Department Forum – The forum is scheduled for November 18 at 6:30 p.m. and will be held in the Town Hall gymnasium.

Update by CM Fry and Garces Regarding Cheverly Station Apartments –

- Ross Management promised security cameras at Cheverly Station Apartments within six weeks, but none are installed yet, and security issues persist with unauthorized access and drug use. Vacancy is high, and we’re working with Council offices and law enforcement to address security, AC/heat issues, and maintenance concerns.

Review of October Town Meeting Agenda and Future Requests -

- Grant approval
- Swearing in of Youth Council & Police officers



- December 26 Staff Day off
- Budget update
- BOE update at work session
- Closed meeting in October
- PGCMA priorities discussion

Motion to adjourn at made by CM LeGloahec. 2nd by CM Garces. Approved unanimously.



**TOWN MEETING
October 9, 2025
7:30 PM**

Minutes

Meeting called to order at 7:31 pm.

Pledge of Allegiance

In attendance: Mayor Watson, Vice Mayor Bryner, Council Members Wade, LeGloahec, Tansey, Garces

Staff: Town Administrator Dylan Galloway, Deputy Chief Jennifer Krauss, Town Clerk Giselle Richards

Town Attorneys: Jason DeLoach

Motion to amend the agenda to add a proclamation for St. Ambrose's 75th Anniversary and to remove the police swearing and the budget update by CM LeGloahec. 2nd by CM Wade. Approved Unanimously.

Mayor's Statement:

“There may be questions in the community about the incident occurring on Tuesday, September 30, 2025, in which Police Chief David Morris was involved. Please note that there are three independent, yet separate investigations related to this matter, none of which fall within the scope of the Town's authority, control, or responsibility.

Number one, the Independent Investigations Division (IID) of the Attorney General's Office investigates all police-involved incidents in Maryland that result in a person's death or injuries likely to lead to death. All media inquiries must be directed to their office, and we can provide the contact information.

The second investigation, conducted by the Prince George's County Police Department, is responsible for investigating the crimes leading up to the incident involving the Chief, including the first-degree assault that occurred in Cheverly, as well as a separate second-degree assault.

The third investigation involves an administrative investigation. This is a non-criminal inquiry to impartially determine whether the officer involved's conduct adhered to the departmental policy of the Cheverly Police Department, as well as to professional standards of conduct. To ensure impartiality and objectivity, this investigation is being conducted by an outside law enforcement agency, independent of the Town of Cheverly and Prince George's County.



The Town will provide additional information as it becomes available and permissible within the parameters of the law.”

Motion to amend the agenda by moving the TA report after the PD & PW reports made by CM Bryner. 2nd by CM LeGloahec. Approved unanimously.

Consent Agenda

- **Approval of Minutes:** (Town Meeting – 9/11/25, Work Session – 9/25/25)
- **Grant Approval** – Community Native Planting Project (CNPP)
- **Youth Council Advisor** – Appointment of Paul John

Motion to remove the minutes from the 9-25-25 consent agenda until amended, made by CM LeGloahec. 2nd by CM Bryner. Approved unanimously

Resident Input -

- Jay Joyner (Ward 1) – Asked about traffic access to the Cheverly Hill development. The mayor noted planned road improvements and stated primary access points remain near the Pepsi plant and the north-side parkway.
- Sheila Salo (Ward 2) – Urged the Town to acquire two lots along the Woodworth Trail, purchased at tax sale by a community member, to preserve green space and connect Woodworth Park and Magruder Park in line with the Town’s Green Infrastructure Plan.

Swearing In – Mayor Watson administered the oath of office to the new Cheverly Youth Council-nominated members.

- Stephen Albert -Ward 1 Youth Town Council Member
- Aiden Parks -Ward 2 Youth Town Council Member
- Kaitlin Rowe -Ward 3 Youth Town Council Member
- Violet Stallings -Ward 4 Youth Town Council Member
- Mario Ruiz-Melgar -Ward 5 Youth Town Council Member
- Sophia Richards - Youth Town Council Advisor
- Paul Cruz -Youth Town Council Advisor



Committee Reports

- **Recreation Council** – CM Wade - Provided an update on the upcoming annual Costume Parade, scheduled for Saturday, October 25, 2025, at 2:00 p.m., from Cheese Park to Town Park. Festivities, including face painting, will follow at Town Park. The Council thanked the Police Department for their support.
- **Cheverly Day Committee** – CM LeGloahec - Expressed thanks on behalf of the committee to attendees, volunteers, and sponsors for a successful Cheverly Day. The Committee announced the 95th anniversary of Cheverly Day, scheduled for September 26, 2026, which will include a parade.
- **Planning Board** – CM Tansey - Reported that former Chair Joyce Tsepas resigned. Election of a new chair and co-chair is expected at the next meeting. The Board is developing procedures in accordance with the town advisory committee's rules and recommends submitting the previously discussed question set with a revised preface. It also requests a joint session with the developer and select mayor and council members. Recruitment of additional Planning Board members continues.
- **Board of Elections** – No Report
- **Ethics Commission** – Meeting scheduled for last week was canceled due to a notice issue; the next meeting is expected on October 20, 2025. An update will be provided at a future town meeting.
- **Hometown Hero Committee** – No Report

Closed Meeting Summary – Mayor Watson read the revised September 4, 2025, closed meeting.

Proclamation –

- Mayor Watson read the Indigenous Peoples Day Proclamation
- CM LeGloahec read the St Ambrose 75th Anniversary Proclamation

Keller Update – Kelly Wallace (COO, Keller Construction) and Robin Barnhart (Charles Johnson Associates)

Keller Construction provided an update on project progress, highlighting developments related to the water service, which is critical for final inspections. Two of the four required items have been received, and a third is prepared for submission. The first set of as-built documents was approved, the Certificate of Substantial Completion was issued by WSSC, and the service application and certified lien release are ready for submission. These documents will be submitted in person, and WSSC is working to expedite final approval to allow inspections and connection of water service.

Council Member Tansey raised concerns about the field grading and usability, noting a potential issue with the projected soccer fields and track layout. Keller Construction will review drawings,



as-builts, and plans and report back to the Town Administrator, who will follow up with the Council.

Mayor Watson stated that the town will ask Keller to attend the meetings on 10-23-25 and 11-13-25 for updates.

PGCMA Priorities Discussion – The Mayor & Council discussed what legislative priorities they want to present to the PGCMA (Prince George's County Municipal Association)

- 5701 Landover Road Park: Seek state funding support for the construction of the new park.
- Stormwater Management: Support legislation and funding for improved stormwater infrastructure.
- WSSC Site Acquisition: Pursue funding to purchase and redevelop the WSSC site into a community or recreational facility.
- Dog Park Development: Advocate for the creation of a dog park in Ward 1, as none currently exist in Cheverly.
- Newton Street Property: Seek funding to acquire and convert a vacant and unsafe property into a small neighborhood park or play space.
- Automated Citation Fees: Support legislation to increase allowable fines and improve local control of enforcement revenue.
- Zoning and Land Use Authority: Advocate to protect municipal authority in zoning and land use decisions.
- Social Services and Resident Support: Encourage state resources and programs to aid residents impacted by furloughs or layoffs.
- Alignment with PGCMA: Ensure Cheverly's priorities are consistent with PGCMA's legislative agenda, while maintaining independence from MML's narrower focus.

Staff Day Off* – The town administrator has requested that the Mayor & Council grant the town staff a day off on Friday, December 26, 2025.

Trash pickup would be moved from that Friday to townwide pickup on Monday, Dec. 29th.

CMs Wade & Garces expressed their support of this request to allow for work/life balance.

Motion to approve Friday, December 26, 2025, as a day off for town staff, made by CM Wade, 2nd by CM LeGloahec. Approved Unanimously.

Town Administrator Report – Town Administrator Galloway provided the Mayor and Council with a report on Town operations and a summary of actions taken.

- Vaccine Clinic: Scheduled for Sunday, October 12, 9:00 a.m.–3:00 p.m.
- Cheverly Station Inspections: Inspections underway; final report forthcoming.



- Town Park Closure: Lang Field and Track closed for maintenance on October 9–10; reopen October 11.
- Project Charge Award: Town awarded \$50,000 for gym bleacher improvements.
- Tax Exemptions information for disabled veterans will be shared when available.
- Government Shutdown Resources: County resource page available; residents can call 2-1-1 or 988 for support.
- Halloween Parade: Scheduled for Saturday, October 25, 2:00 p.m., from Cheese Park to Town Hall.
- Employees of the Year: Orhan Biler and Gregory Crawford honored. \$500 bonus is requested for approval.
- Retreat Preparation: Individual meetings will be scheduled by Janice Taylor.
- Eley Building Ribbon Cutting: Ceremony successful; open house planned.
- Your Home, Your Future Event: The event was successful, thanks to Ms. Susan Pruden for her contributions.

Motion to approve the \$500 bonus to the Employees of the Year, Orhan Biler and Gregory Crawford, made by CM Bryner. 2nd by CM Tansey. Approved Unanimously.

Police Report – Acting Chief Krauss provided a monthly report.

- Personnel, Staffing, and Training:
 - CPD has 1 student officer in week 14 of the Prince George’s County Police Academy, session 154.
 - 1 experienced officer in week 1 of the 8-week Comparative Compliance Training Program for out-of-state hires.
 - 3 additional Maryland-certified experienced officers are in background checks.
 - Background process has begun for 25 entry-level applicants.
- Patrol and Traffic Safety Initiatives:
 - CPD officers are collaborating with PGPD WAVE unit to deter vehicle and auto thefts; Sgt. Jackson coordinates investigations with PGPD, neighboring jurisdictions, and WMATA.
 - Daywork shifts are assigned at schools during start and dismissal times for traffic control and high visibility.
 - Code Enforcement Officer O’Berry has begun re-inspections at Cheverly Station Apartments, in coordination with PGFD, Inspections Unit, and D.P.I.E. A comprehensive report is forthcoming.
- Community Engagement:
 - CPD is planning the Halloween Event and Haunted Police Station for October 30–31. Coordination with town staff and volunteers is underway; a flyer will be shared via the monthly newsletter and website.



Public Works Report – Town Administrator Galloway provided a report.

- Monroe Street Sidewalk Installation
 - VMP- completed the installation of a new sidewalk on Monroe Street, which enhances pedestrian safety, especially for children walking to and from school.
- Ongoing and Upcoming Projects
 - Street Maintenance: Routine pothole and Street sign repairs are ongoing throughout town.
 - Leaf Collection Preparation: The equipment has been serviced, and staff scheduling has been finalized for the upcoming fall leaf collection starting Tuesday, October 21, 2025
- Cheverly Day Support
 - Public Works provided full logistical support for the successful Cheverly Day 2025.

Review of September work session agenda and future requests

- Grant request
- Tax Exemptions for Disabled Veterans
- Closed meeting 10-16-25 at 6:15 pm (1, 3, 7, 8) Hybrid
- BOE supervisor update
- 5701 Landover Rd Update
- Budget Update from the accountant
- Bike Trail Update
- Review of Planning Board questions for Hospital Hill Developers

Mayor and Council Announcements –

CM Wade – Highlighted October is Breast Cancer Awareness month, Glow in the Dark pickleball event 10-10-25 at 6:30 pm.

CM LeGloahec – St Ambrose School 75th mass on 10-12-25

VM Bryner – n/a

CM Tansey – n/a

CM Garces – Reminder about the 10-12-25 Cheverly Village Vaccine Clinic

CM Fry – Reported on public official security meeting with Chief George Nader, U.S. Capitol Police, and Maryland State Police

Mayor Watson – Reminder of Town Hall parking ban through Saturday

For the Community Market 10-11-25, the Mayor’s Award for Community Activism and Selfless Service was awarded to the Market Board and volunteers.

Motion to adjourn made by CM Bryner. 2nd by CM Fry. Approved Unanimously.



WORKSESSION
October 23, 2025
7:30 PM

Minutes

Call to Order:

Meeting called to order at 7:30 pm via Zoom.

In attendance: Mayor Watson, Vice Mayor Bryner, Council Members Wade, LeGloahec, Bryner, Tansey, Garces and Fry

Staff: Town Administrator Dylan Galloway, Chief David Morris, Acting Chief Jennifer Krauss, Acting Public Works Director Cardenas, Town Clerk Richards

Town Attorney: Jason DeLoach

Pledge of Allegiance

Motion to approve the agenda made by CM Bryner. 2nd by CM Tansey. Approved unanimously.

Grant Request –

- Cheverly Parent Resource Center (CPRC)
- ASL Coffee House

Town administrator Galloway recommends the approval of the grants.

Budget Update – Diane Mock, the town accountant, provided an FY25 budget update.

Revenues: \$13,060,000 vs. budgeted \$13,843,000; variance mainly due to intergovernmental grants not received (\$500,000 state, \$1,688,000 federal). Local income tax slightly over budget at \$1,005,000.

Expenses: Total \$18,920,000 vs. budgeted \$14,731,000. Major variances include:

General Government: \$3,691,000 (overspent due to speed camera program \$328,000).

Police: \$3,185,000 (under budget by \$83,000).

Public Works: \$9,925,000 (overspent mainly due to \$4.2 million on Healy Building not previously budgeted).

ARPA: \$2,117,000, fully expended by deadline.

Deficit: \$5,859,000 vs. budgeted \$8,580,000.



Fund Balances as of June 30, 2025:

ARPA: \$0 (fully spent).

Highway User Revenue: \$583,000 carried forward.

Ely Building: \$808,000 remaining for FY26.

Unrestricted: \$5,142,000, with a \$462,000 deficit (better than the budgeted \$858,000).

Cash Position: \$4,985,000 reconciled through September 30; additional significant real property tax deposit of \$2,800,000 received October 10.

FY26 Budget (preliminary):

Revenues are low as of September 30 due to the timing of the significant real estate tax deposit in October.

Expenses generally align with budget expectations (~25% spent, primarily payroll).

Some significant expenses, e.g., insurance, are already fully paid.

Overall, FY26 budget appears on track. The detailed October report will be presented at the next meeting.

5701 Landover Rd Update – Diane Beedle of Community Native Planting Project (CNPP) provided an update on CNPP projects and the property at 5701 Landover Rd.

- CNPP manages nine projects in Cheverly, most operating with support from Public Works.
- Recent volunteer planting at the Community Center sign; project expansion underway with the Fourth Ward Civic Association.
- Completed installation of a native plant food forest at EcoCity Farms, supporting urban agriculture and beginner farmer training.
- Two native plant habitats are to be installed at Bladensburg Library on Saturday, part of an ongoing partnership with planned programming.
- Work began in September on two acres near the Public Playhouse (PG Parks land), following a similar model to the 5701 Landover Road project.
- Projects are part of CNPP's broader community and environmental initiatives

5701 Landover Road Project

Project Commitment: CNPP does not "exit" projects; instead, it remains engaged long-term to assist with maintenance and invasive species management.

Maintenance Plan: A three-year invasive management plan is in place as part of the CBT grant; while grant funding has ended, CNPP continues its commitment to the site.

Work to Date:

- 61 official work sessions since February 1, 2024 (over 70 including watering sessions).



1,136 volunteer hours contributed, not including watering.

- 160+ volunteers were involved, with 240+ community participants and 117 written feedback submissions.

Funding and Contributions:

- \$50,000 CBT grant completed with goals exceeded.
- CNPP contributed nearly \$5,000 in additional funds.
- Joe's Green Team donated \$1,500 in plants/trees and \$1,000 in labor.
- Garden Club donated a bench and plants.
- Combined contributions from CNPP and the Anacostia Watershed Society total over \$100,000 in value.

Site Work Completed:

- Removal of six tons of construction debris by hand (wheelbarrow).
- Major invasive removal and slope stabilization were completed in June 2024 by the contractor.
- Added boulders for slope support and a natural seating area.
- Installed woodchip walking paths and regraded the entryway for potential future ADA accessibility.
- Identified permeable paver options for accessible paths to minimize environmental impact.

Next Steps:

- CNPP and Public Works to coordinate post-Cheverly Day on the woodchipping area reserved for potential play equipment.
- Plan to suppress unwanted growth using cardboard and woodchips.
- Address the grass along the perimeter contributing to invasive spread by removing and reseeding.

Liquor Board License Application – Mayor & Council heard from the owners Chopup & Cola. and discussed their Class B application.

Applicants Kula and Amoya Amacho, represented by Benjamin Carter, requested a Class B Beer, Wine, and Liquor License (on-sale only, no entertainment) for Chop-Up Restaurant Kula Lounge, located at the former Angel's Restaurant site.

The business currently operates from 12:30 PM to 8:00 PM as a carryout. It intends to expand to a full-service sit-down restaurant if the license is approved.



The Mayor & Council raised concerns about the proposed 2:00 AM closing time and requested that the applicants reconsider earlier hours.

The Mayor & Council emphasized the Town's opposition to any entertainment permit at this location.

The parking lot size and safety concerns were discussed, and the applicants agreed to work with the Town to mitigate potential issues.

The Mayor & Council expressed appreciation for the business's investment in Cheverly and support for more sit-down dining options.

Keller Construction – Mr. Wallace from Keller Construction provided an update on the construction of the Eley building.

- WSSC service request approved on Nov. 21, allowing water line installation and testing to proceed.
- UNO target date updated to Dec. 3, 2025, delayed due to WSSC approval timing.
- About three weeks of physical work remain, followed by inspections (plumbing, electrical, elevator, fire alarm, building).
- Water and sewer connections nearing completion; inspection sequencing to follow.
- Field grading for soccer fields reviewed a minor slope adjustment near a manhole under consideration.
- Only part of the track is included in the current construction scope. The remainder is not part of the contract.
- Tax Exemptions for Disabled Veterans – The Town Administrator provided an update.

Tax Exemptions for Disabled Veterans – The Town Administrator provided an update.

- Mr. Galloway reported that information regarding property tax exemptions for 100% service-connected disabled veterans will soon be available on the Town's website.
- A dedicated webpage will outline eligibility criteria and application procedures, with links to SDAT forms for direct application.
- Once applicants submit forms to SDAT, the County will process the exemption, with property taxes waived.
- The Town does not need to take additional action beyond advertising the program.
- Exemptions apply only to property taxes; fines and fees will continue to be processed.

Review of Planning Board questions for Hospital Hill Developers – CM Tansey provided an update about the questions from the Planning Board regarding the Hospital Hill development.



- A set of questions for the developer has been prepared and reviewed by the Council.
- The Planning Board recommends sending the complete set of questions to the developer.
- Suggested modifying the introduction to clarify that the questions are for informational purposes only, seeking best practices and input, and not binding commitments.
- No objections or amendments were raised; it was recommended that the questions be sent with the revised introduction approved by Mr. Galloway, the Mayor, and Vice Mayor.

Bike Trail Update - The Town Administrator provided an update.

- Mr. Galloway reported that information regarding property tax exemptions for 100% service-connected disabled veterans will soon be available on the Town's website.
- A dedicated webpage will outline eligibility criteria and application procedures, with links to SDAT forms for direct application.
- Once applicants submit forms to SDAT, the County will process the exemption, with property taxes waived.
- The Town does not need to take additional action beyond advertising the program.
- Exemptions apply only to property taxes; fines and fees will continue to be processed.

Town Administrator Update - Town Administrator Galloway provided a report to the Mayor and Council.

- **Town Park Closure:** Lang Field and the track at Town Park will be closed Sunday, October 26th, for a special event and will reopen Monday, October 27th.
- **Halloween Parade:** The Recreation Council's Annual Halloween Parade will be held Saturday, October 25th at 2:00 p.m., starting at Cheese Park and ending at Town Hall.
- **Tax Exemptions for Disabled Veterans:** Information on property tax exemptions for disabled veterans will soon be available on the Town's website, including eligibility and application procedures.
- **Government Shutdown and Layoff Resources:** The Town will host a Resource Fair to assist residents affected by government shutdowns or layoffs, with support from utility providers, state agencies, and county partners.
- **Cheverly Day 2026:** Scheduled for September 26, 2026, marking the Town's 95th anniversary. Mrs. Joni Beal will provide additional details at the next Work Session.
- **LGIT Annual Meeting:** The 38th Annual LGIT Meeting will be held on Thursday, November 13th, 9:00 a.m.–3:00 p.m., at the Crowne Plaza in Annapolis, focusing on emergency management. Mayor and Council are encouraged to attend.
- **Hospital Drive Clean-Up:** The Town and RDA continue efforts to address illegal dumping along Hospital Drive, including fencing installation and ongoing monitoring.



- Business Roundtable: Scheduled for November 19th at 12:00 p.m., providing a forum for dialogue between Town staff and local business owners. Over 50 businesses have expressed strong interest.
- Columbia Park Road Cameras: Red light cameras will be installed next week; Pepco will coordinate power connections.
- Turkey Drive: Annual event on Friday, November 21st at 5:30 p.m., at Cheverly Station and Town Hall. Amazon donated \$5,000 for this year's drive.
- Retaliation Training: Town staff will participate in training on Wednesday, November 5th at 2:00 p.m. Mayor and Council are welcome to attend.
- Security Cameras and License Plate Recognition: Following increased drug-related activity near Trent Street, new cameras are proposed for installation at an estimated cost of \$29,400, pending Mayor and Council approval at the next council meeting.
- Staff Acknowledgment: Corporal Willis and Sergeant Biller were recognized for apprehending a suspect in a citizen robbery at Cheverly Metro Station, demonstrating professionalism and teamwork.
- Fairmount Heights March: Scheduled for Saturday at 9:00 a.m., the annual alumni march will impact State Street and 64th Avenue. A route map is posted online.

Update by CM Fry and Garces Regarding Cheverly Station Apartments –

- Councilmembers Fry and Garces reported that cameras are being installed throughout the complex.
- The current cameras only cover parking lots. County requirements specify coverage at building entrances and exits. Council noted that any gaps should be addressed with the property management.
- Mr. Galloway confirmed the apartment management has been put on notice, and discussions regarding camera placement and access will continue offline due to potential legal considerations.
- Heating systems are functioning properly.
- The Council members noted some vacant units left unsecured (e.g., patio doors open); management has been instructed to ensure all unoccupied units are properly secured.
- A ward walk is scheduled for 10/29/25

Review of October Town Meeting Agenda and Future Requests -

- Grants' approval
- 5701 Landover Rd short-term plan – Dec 3rd Work session
- Bike Trail
- Municipal Government works month
- BOE Update



- Cell phone coverage update
- WSSC Task order 201 update
- Pepco update
- Minute from 9/25/25 work session
- Summary of 10/16/25 closed meeting
- Tremont Ave snow emergency parking update during public works

Motion to adjourn at made by CM Bryner. 2nd by CM LeGloahec. Approved unanimously.

Closed Session Summary – October 16, 2025

On October 16, 2025, the Mayor and Council voted unanimously to convene a closed session pursuant to Maryland Code, § 3-101 et seq., of the General Provisions Article (Open Meetings Act). The closed session was convened at the conclusion of a Special Meeting at 6:15 p.m. by motion made by CM Tansey and seconded by VM Bryner. Vote was unanimous by those present (Tansey, LeGloahec, Wade, Fry and Bryner) to hold a closed session:

“To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals;” § 3-305(b)(1)

“To consider the acquisition of real property for a public purpose and matters directly related thereto;” § 3-305(b)(3)

“To consult with counsel to obtain legal advice;” § 3-305(b)(7)

“To consult with staff about pending or potential litigation § 3-305(b)(8)

Those present in the closed session were the Mayor and Council, (CM Garces entered at 6:40), Dylan Galloway, Jason DeLoach, Esq., Todd Pounds, Esq (partial).

During the closed meeting, the Mayor and Council received a report from Mr. Galloway and Mr. Pounds, addressing multiple properties in Chevery for potential acquisition. Mr. Galloway and Mr. Pounds answered questions from the Mayor and Council.

Attorney Pounds provided an update on pending litigation and provided legal advice on annexation.

Mr. Galloway provided updates on multiple personnel matters involving specific employees.

Mr. Galloway provided an update on a potential new personnel policy involving a process for handling staff complaints. Attorney DeLoach provided advice on said policy.

Mr. Galloway provided an update on obtaining a staff consultant.

No actions were taken during the closed session. A motion to adjourn the closed meeting was made by CM Garces and seconded by VM Bryner. The motion passed unanimously. The closed session ended at 7:44 p.m.

Closed Session Summary – November 5, 2025

On November 5, 2025, the Mayor and Council voted unanimously to convene a closed session pursuant to Maryland Code, § 3-101 et seq., of the General Provisions Article (Open Meetings Act). The closed session was convened at the conclusion of a Special Meeting at 7:38 p.m. by motion made by VM Bryner and seconded by CM Garces. Vote was unanimous by those present (Tansey, LeGloahec, Wade and Mayor Watson) to hold a closed session:

“To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals;” § 3-305(b)(1)

“To consult with counsel to obtain legal advice;” § 3-305(b)(7)

Those present in the closed session were the Mayor and Council, excluding CM Fry (excused), VM Bryner (partial), Dylan Galloway, Jason DeLoach, Esq., Sheriff James DeWees, Devon Miller, Esq. – attorney for officer (partial), Deputy Chief Krauss (partial).

During the closed meeting, the Mayor and Council received a report from Sheriff DeWees on the process and status of the pending administrative investigation on the officer-involved shooting, and the timeline of the overall resolution of the matter. The Sheriff fielded questions from the Mayor and Council.

Attorney Miller briefly confirmed the process explained by Sherriff DeWees and offered other technical issues regarding officer rights. Sheriff DeWees left the meeting at 7:58 and Attorney Miller left at 8:01 session after their remarks.

DC Krauss provided an update on a recent departure of an employee and explained the details of the departure. DC Krauss left the meeting after her report at 8:18 p.m.

Mr. Galloway reported on efforts to retain a consultant to address potential sensitive personnel issues that were discussed.

Attorney DeLoach provided a brief update on ongoing annexation litigation.

The Mayor and Council discussed with Mr. Galloway his benefits, and the importance of utilizing them.

Attorney DeLoach and the mayor discussed a letter received on behalf of a former employee. Both discussed the contents of the letter and answered questions regarding it.

No actions were taken during the closed session. A motion to adjourn the closed meeting was made by VM Bryner and seconded by CM Garces. The motion passed unanimously. The closed session ended at 9:13 p.m.



Thursday, November 13, 2025

**PROCLAMATION
MUNICIPAL GOVERNMENT WORKS MONTH**

**THE MAYOR AND COUNCIL OF THE TOWN OF CHEVERLY, PROCLAIM NOVEMBER
TO BE MUNICIPAL GOVERNMENT WORKS MONTH.**

WHEREAS, the Town of Cheverly was incorporated in 1931; and

WHEREAS, Maryland is home to 157 other municipalities; and

WHEREAS, municipal government represents the most responsive level of government, allowing citizens to have direct access to elected officials; and

WHEREAS, in an effort to educate citizens about municipal government and the importance of their participation, the Town of Cheverly is proud to promote municipal government awareness; and

WHEREAS, municipalities have enhanced the quality of life for their respective residents, maintaining natural and historic sites and structures, and helping to make Maryland a great place to live, work, play, and explore.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Town of Cheverly, Maryland, hereby join the Maryland Municipal League in declaring November to be Municipal Government Works Month in the Town of Cheverly.

Signed this 13th day of November 2025

Attest: _____

Micah Watson
Mayor

Christopher R. Wade
Councilmember

David Tansey
Councilmember

John LeGloahec
Councilmember

Charly Garces
Councilmember

Nicole Bryner
Councilmember

Amy Jean Chung Fry
Councilmember



Thursday, November 13, 2025

**PROCLAMATION
HONORING THE SERVICE OF
CHARLES “CHUCK” HEGEMAN
PRESIDENT, CHEVERLY RECREATION COUNCIL**

WHEREAS, the Town of Cheverly recognizes the invaluable contributions of those who dedicate their time, leadership, and service to strengthening our community; and

WHEREAS, Charles “Chuck” Hegeman has been a proud resident of the Town of Cheverly since 2001, and has remained deeply committed to fostering a welcoming, active, and connected community; and

WHEREAS, Chuck joined the Cheverly Recreation Council in 2016, initially as part of the Men’s Basketball program, and through his dedication and leadership grew to take on expanded responsibilities within the Council; and

WHEREAS, for the past three (3) years, Chuck has served as President of the Cheverly Recreation Council, providing steady guidance, thoughtful collaboration, and sustained community engagement; and

WHEREAS, during his presidency, Chuck continued and strengthened the Recreation Council’s beloved signature events, including the Cheverly Easter Egg Hunt, the Halloween Parade, and the December Holiday Celebration, bringing joy, tradition, and unity to families and residents of all ages; and

WHEREAS, Chuck helped launch the Annual Cheverly Recreation Council Pickleball Scholarship Tournament, a community-centered event promoting recreation, connection, and educational support for youth; and

WHEREAS, through his leadership and hands-on community efforts, Cheverly teens have collectively earned over 500 volunteer service hours, gaining valuable experience, mentorship, and civic engagement opportunities that reflect the spirit of Cheverly; and

WHEREAS, Chuck’s unwavering commitment, generosity, and service exemplify the highest ideals of volunteerism, community leadership, and civic pride.

NOW, THEREFORE, I, Micah Watson, Mayor of the Town of Cheverly, Maryland, on behalf of the Town Council and the residents of Cheverly, do hereby extend our deepest gratitude and commendation to CHARLES “CHUCK” HEGEMAN for his exemplary leadership, dedicated service, and enduring contributions to the life, spirit, and community traditions of the Town of Cheverly.

Proclaimed this 13th day of November 2025, in the Town of Cheverly, Maryland.

Attest: _____

Micah Watson
Mayor



Town of Cheverly
Budget Amendment Request Form

Account	Increase/ Decrease	Description
	\$29,400.00	Purchase and installation of new Security Cameras @ Trent Street

MOTION: _____

SECOND: _____

APPROVED/DENIED: _____

AMENDMENT #: _____