

TOWN MEETING

January 8, 2026

7:30 PM

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Consent Agenda***
 - **Approval of Minutes:** (Town Meeting – 12/18/25)
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. **Swearing In** – Mayor Watson will administer the oath of office to two new police officers.
7. **Committee Reports**
 - Recreation Council
 - Cheverly Day Committee
 - Planning Board
 - Board of Elections
 - Ethics Commission
 - Hometown Heroes
 - Cheverly Youth Council
8. **Closed Meeting Summary** – Mayor Watson will read the fair summary of the 12/18/25 closed meeting.
9. **Resolution R-1-26*** – Mayor Watson will read the resolution re-appointing two election supervisors for the 2026-2028 terms.
10. **Keller Update** – A representative from Keller Construction will provide an update on the Eley building construction.
11. **5801 Annapolis Rd** – The Mayor & Council will discuss the proposed development at 5801 Annapolis Rd.
12. **Town Administrator Report** – Town Administrator Galloway will provide the Mayor and Council with a report on Town operations and a summary of actions taken.
13. **Police Report** – Chief Morris will give a monthly report.
14. **Public Works Report** – Director Brayman will give an update on the Department of Public Works.
15. **Review the January 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.

16. 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.

17. 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:

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Webinar ID: 840 2598 3118

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Agenda Supplemental Material

- | | |
|---------------------------|---------------|
| 1. Minutes | Pages : 4 - 9 |
| 2. Closed Meeting Summary | Pages : 10 |
| 3. Resolution | Pages : 11 |

**TOWN MEETING
December 18, 2025
7:30 PM**

Minutes

Meeting called to order at 7:30 pm.

Pledge of Allegiance

In attendance: Mayor Watson, Vice Mayor Bryner, Council Members LeGloahec, Tansey, Fry. CM Wade joined at 7:38 pm. CM Garces joined at 7:50 pm

Staff: Town Administrator Dylan Galloway, Chief Morris, Deputy Chief Jennifer Krauss, Public Works Director Brayman

Town Attorneys: Jason DeLoach

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

Consent Agenda

- **Approval of Minutes:** (Town Meeting – 11/13/25, Work Session – 12/4/25)

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

Closed Meeting Summary – Mayor Watson read the fair summary of the 12/4/25 closed meeting.

Resident Input -

- Sheila Salo (Ward 2) On behalf of the Green Infrastructure Committee invited residents to join and participate in learning about Cheverly's air, water, trees, and plants; developing project recommendations for the Mayor and Council, and helping implement the Town's Green Infrastructure Plan. In the new year, the Committee will collaborate with other civic groups on events, including Cheverly Day, and monitor developments such as Hospital Hill, annexation plans, and the County Transportation Master Plan. Meetings are held virtually on the first Monday of each month. Agendas and Zoom links are available at www.greencheverly.org

Committee Reports

- **Recreation Council** – CM Wade – The holiday celebration was highly successful and well attended. Thanks were extended to the American Legion for accommodating a last-minute venue change, the Mayor for serving as Santa, the Recreation Council, and all volunteers who contributed to the event’s success. The Rec Council plans to meet in the new year to review traditional and flagship projects, as well as discuss new initiatives.
- **Cheverly Day Committee** – CM LeGloahec - No new updates. Cheverly Day is scheduled for September 26, 2026.
- **Planning Board** – CM Tansey - The Planning Board did not have a quorum but did receive a presentation from Home Team Five addressing our submitted questions. Will meet with the Chair and Co-Chair to review and compare the written and verbal responses. Will update the Mayor and Council on the status and whether any follow-up meeting is needed, as several responses are still pending further action.
- **Board of Elections** – Robin Kaye – No Report
- **Ethics Commission** – Thomas Ruyle - No Report
- **Hometown Hero Committee** – Mr. Galloway reported that the Hometown Heroes Committee reviewed and verified submissions from Cheverly residents and is recommending approval to move forward with banners for the following veterans: Sergeant Arthur Lee Martin (Army), James Crawford (Navy), Fred Price (Marine Corps), and Glen Woody Reinhardt (Army).

Motion to approve the four nominations (Arthur Lee Martin, James Crawford, Fred Price Jr., Glenn “Woody Reinhardt) for the Hometown Heroes Banner program made by CM Tansey. 2nd by CM Fry. Approved Unanimously. Vote 5-0

Closed Meeting Summary – Mayor Watson read the fair summary of the 12/4/25 closed meeting.

R-6-25 -Planning Board Appointments Resolution* – Mayor Watson accepted the recommendation to appoint Lane Thompson to the Planning Board and read the resolution appointing Bryan Barnett-Woods and Lane Thompson.

Motion to approve resolution R-6-25 for the appointment of Bryan Barnett-Woods & Lane Thompson to the Planning Board made by CM LeGloahec. 2nd by CM Bryner. Approved Unanimously. 6-0

Keller Update – Mr. Hamilton of Keller introduced himself and provided the project update.

- Use and Occupancy is dependent on the final elevator inspection, scheduled for December 29.
- Building final inspection is scheduled for December 30.
- Fire alarm and sprinkler systems have received partial inspections.
- Mechanical unit issue identified; part ordered and installation scheduled for Monday, with mechanical final inspection on Tuesday.
- The final plumbing, related to the pressure washer exhaust flue, is pending and expected to be completed prior to the elevator inspection.
- AV and CCTV components have been ordered; estimated eight-week lead time and five-week installation. A temporary AV solution to allow Council meetings before permanent installation.
- Council Room AV installation will be prioritized, followed by the remainder of the building.
- Keller will provide a long-term lead items list to the Town.
- Keller VP will attend weekly project meetings.
- Keller will submit and complete a KCI survey to verify baseball field dimensions and grading (no cost to Town).
- Keller will Address cracked concrete and required punch list items prior to move-in.
- Keller will provide an update on the plumbing exhaust flue needed for final inspection.
- An on-site walkthrough will be scheduled to review grading and field concerns.

Budget Amendment* – The Town Administrator requested the proposed budget amendments from the fund balance into the general fund.

- Requesting \$29,400 to replace and upgrade cameras along the Trent Street corridor, following failure of the previous system, with a reliable, long-term solution integrated into the Town’s network.
 - Gym Bleachers: Requesting \$12,000 to purchase automated, more durable bleachers for easier storage and long-term use, supplementing the \$50,000 project charge award.

Motion to approve proposed budget amendments for \$29,400 to purchase and install new security cameras @ Trent Street & \$12,000 for new bleachers for the gym made by CM Tansey. 2nd by CM Bryner.6-0

Annexation Charter Amendment CAR-1-26 – Mayor Watson officially introduced the charter amendment for the annexation of the former Prince George's County Hospital location.

- Public Hearing: January 8, 2026, at 7 PM.
- Planned adoption for mid-summer 2026 to finalize partnerships, consider tax agreements, and engage the public.
- The annexation will be transparent, deliberate, and inclusive, with no residential parcels involved and multiple engagement sessions before adoption.

Budget Calendar – The Town Administrator provided the Mayor & Council with the calendar for the FY27 budget meetings which will be posted on the website.

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

- 5801 Annapolis Road Pre-Application: A neighborhood meeting is scheduled for Jan 14, 2026, 6:30 PM. The original hotel/restaurant plan was revised to townhomes. The developer meeting is scheduled to review updates.
- Gym Floors: New floors installed by CCA Flooring & Interiors. The gym reopens Monday at 7 PM. There is a vendor meeting planned to address court line concerns.
- Former Walgreens Property: \$225,000 in State Business Development funds awarded; new tenant being finalized; funds to support reconstruction/improvements.
- Craftsman Building / Secret Service Lease: The town had lease discussions for Secret Service only. ICE is excluded. A potential bike trail easement discussed.
- Loud music complaints were investigated, and there is ongoing coordination with Prince George’s County Police. Residents are advised to call 911 to report incidents.
- Expungement Fair: Tentatively scheduled for March 28, 2026 held at the town by the State’s Attorney.

CM Bryner excused from meeting at 8:56 pm.

Police Report – Chief Morris provided a monthly report.

- **Personnel & Training:**
 - Two new officers hired, sworn in January. There are a total 18 officers including trainees graduating in Feb/March.
 - Sergeant Blunt graduated from the FBI National Academy (296th session), earning the Yellow Brick award. The first in our department history.
 - Deputy Chief Kraus received 97 credits from Purdue University for prior experience, a program record.
- **Traffic & Safety Initiatives:**
 - Additional traffic enforcement on Columbia Park, red light camera operational on EB Route 50 ramp.
 - Collaboration with WMATA and PG County Police Auto Theft Unit to address rising vehicle thefts.

- Residents commended for reporting suspicious activity, leading to multiple apprehensions.
- **Community Engagement:**
 - Santa Parade scheduled for Saturday; police, fire, and public works participating with planned stops for children to visit Santa.
 - “Holiday Play Place” available for children ages 6 and under behind police department; unsupervised, parents must attend.
- Deputy Chief Kraus was recognized for assisting a vulnerable senior in a critical situation. The individual is now receiving medical care and a long-term care plan with family involvement. Residents between Wards 2 and 4 send gratitude.

Public Works Report – Director Brayman provided a report.

- The Public Works department successfully mobilized for two events so far this year, on December 2nd and December 14th.
- Weather-related events caused some leaf collection delays, but as of today, we are back on schedule. Thanks to residents for their patience.
- Progress is being made on the FEMA earmark. We are processing a sub-award agreement with Maryland Emergency Management and hope to receive a notice to proceed soon.
- The pilot food compost program’s grant funding ended December 31, 2025. The Department of Public Works will cover January 2026 costs \$1,700 to continue the program temporarily. A decision paper with funding options will come to the Council in January.
- The fall tree planting program has begun. 82 trees have been planted so far. 50 were funded through the Chesapeake Bay Trust Grant, 29 were requested by residents, and 3 were additional private requests.
- Some residents deferred trees, and we accommodate these deferrals. We encourage residents to request both street and private trees. At this rate, we are on track to plant 1,000–2,000 trees within the next ten years.

Review of November/December work session agenda and future requests.

- Resolution to appoint two election supervisors
- Policy Committee Update -Work session
- 5701 Landover Road discussion -Work session
- Strategic Plan update discussion -Work session
- MD General Assembly Bottle Bill discussion -Work session

Mayor and Council Announcements –

CM Wade – n/a

CM LeGloahec – n/a

VM Bryner – n/a

CM Tansey – n/a

CM Garces – n/a

CM Fry – n/a

Mayor Watson – December 25–26, 2025, and January 1, 2026, town offices closed, no pickup services. Thursday pickups only affect the East Side; West Side not impacted. Police are available 24/7, 365 days a year. For any emergency, call 911, available during holidays, in case snow, or rain. Wished everyone happy holidays. Acknowledged and celebrated Town Clerk’s birthday.

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

Closed Session Summary – December 18, 2025

On December 18, 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 the regular Council Meeting by motion made by CM LeGloahec and seconded by CM Fry. Vote was unanimous by those present to hold a closed session (VM Bryner excused during open 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 except VM Bryner (excused), Dylan Galloway (partial), Jason DeLoach, Esq., and Todd Pounds, Esq. (partial).

During the closed session, the Mayor and Council received legal advice from Attorney Pounds on its options regarding an upcoming hearing involving real estate. Attorney Pounds also addressed legal questions concerning the proposed annexation in light of recent information obtained.

Mr. Galloway discussed possible personnel action involving a specific employee. Mr. Galloway also disclosed and discussed a communication received concerning an employee.

Mr. Galloway provided an update on a quote for a personnel related matter. The Mayor and Council unanimously approved the quote.

The Mayor and Council unanimously approved a year-end recognition for a specific employee.

A motion to adjourn the closed meeting was made by CM Fry and seconded by CM Wade. The motion passed unanimously by those present. The closed session ended at approximately 10:42 p.m.

RESOLUTION R-1-26

Appointment of Members of the Board of Election Supervisors

WHEREAS, the Mayor and Council of the Town of Cheverly, Maryland, desire to make appointments to the positions of election supervisors.

NOW, THEREFORE, BE IT RESOLVED that in accordance with the provisions of Section § C-18A of the Charter of the Town of Cheverly, Maryland, the following persons are appointed as Board of Election Supervisors for a two (2) year term:

David Thorpe **Term 2026-2028**
Anne-Claire Frank-Seisay **Term 2026-2028**

These appointments are effective on the date of this resolution.

Adopted: January 8, 2026

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