

TOWN MEETING
February 12, 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 – 1/8/26, Work Session 1/22/26)
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. **Proclamations** – Mayor Watson will read the following proclamations.
 - Black History Proclamation
 - Joyce Tsepas Proclamation
8. **Keller Update** – A representative from Keller Construction will provide an update on the Eley building construction.
9. **5801 Annapolis Rd** – The Town Administrator will provide an update on communication with the developer of the proposed development at 5801 Annapolis Rd.
10. **Winter Storm Fern** – The Town Administrator, Director of Public Works, and Police Chief will discuss operations and emergency response as it relates to winter storm Fern.
11. **Town Administrator Report** – Town Administrator Galloway will provide the Mayor and Council with a report on Town operations and a summary of actions taken.
12. **Police Report** – Chief Morris will give a monthly report.
13. **Public Works Report** – Director Brayman will give an update on the Department of Public Works.
14. **Review the February 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.
15. **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.

16. Adjourn

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

Resident input is allowed during the agenda item 'Resident Input' and on any underlined items on the agenda

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=cEhscmU2aEs5MGViaGJnWVh6c1h6UT09>

Webinar ID: 840 2598 3118

Passcode: 213079

Or One tap mobile:

US: +13017158592,84025983118#

Dial (for higher quality, dial a number based on your current location):

US: +1 301 715 8592

Agenda Supplemental Material

1. Minutes

Pages : 4 - 16

2. Proclamations

Pages: 17 – 21

**TOWN MEETING
January 8, 2026
7:30 PM**

Minutes

Meeting called to order at 7:31 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 – 12/18/25)

Motion to approve the consent agenda made by CM Fry. 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) - Cheverly Green Infrastructure Committee submitted two recommendations: support for a state bottle bill to reduce beverage container litter and a request for dark-sky-compliant exterior lighting at the Eley Building.
 - The committee is coordinating with the Cheverly Planning Board to plan an in-depth review of the Cheverly Hill development with Urban Atlantic/Home Team Five.
 - The committee is monitoring proposed development at 5801 Annapolis Road and a proposed concrete batch plant at 1301 Clay Brick Road and will share updates as available.

- Maryland Department of the Environment is hosting a listening session on revised stormwater regulations on January 20.
- Anacostia Riverkeeper and Cheverly EJA are launching Project Clean, a local environmental action network focused on Lower Beaverdam Creek and Quincy Run, with a kickoff research summit scheduled for January 29.
- The committee is planning an environmentally focused contribution to the Cheverly Day Parade and invited residents to participate.
- Committee contact information: greencheverly@gmail.com

Julia Mosley (Ward 2) – Provided an update on the proposed concrete batching plant on Clay Brick Road (Maryland Stone/Vulcan Industries), noting that while the Maryland Department of the Environment has not yet received a permit application, Vulcan Industries intends to proceed. The Cheverly Green Infrastructure Committee (GIC) and EJAB previously recommended that the Town contact county and state authorities, and two Committee members met with District 5 County Councilmember Shayla Adams Stafford, who brought the issue to their attention. Concerns include truck traffic, dust, and impacts on Old Ward 4, Cedar Heights, Capitol Heights, and surrounding areas; the Committee recommended that the Town continue to actively monitor and engage on the project.

Swearing In – Mayor Watson administered the oath of office to two new police officers.

- Avery Raynor
- Amir Davarparst

Committee Reports

- **Recreation Council** – CM Wade – The next meeting is scheduled for Tuesday, January 27, at 7:00 PM at Town Hall. Tentative dates for upcoming events include the annual Easter Egg Hunt on Saturday, April 4, and the Pickleball Scholarship Tournament over Memorial Day weekend, May 30, with a rain date of May 31.
- **Cheverly Day Committee** – CM LeGloahec - Plans for 9/26/26 Cheverly Day, the town's 95th anniversary, are moving forward with a full week of events. A new Art Deco-style logo has been proposed and may appear on the anniversary T-shirt, pending approval by the Cheverly Day Committee. The Committee will

coordinate with other town groups to plan activities beginning the week prior to the celebration.

- **Planning Board** – CM Tansey – The Planning Board has been reviewing responses from Home Team Five regarding the Cheverly Hill development. Board members are preparing follow-up questions to prioritize issues for an upcoming meeting with the development team later this month. While the Board has not recently reviewed the Clay Brick Road concrete batching plant, they have been notified that Vulcan Industries intends to proceed, though limited materials are available to share at this time.
- **Board of Elections** – Robin Kaye – No Report
- **Ethics Commission** – Thomas Ruyle - No Report
- **Hometown Hero Committee** – Hometown Heroes banners were mailed out today and are anticipated to be installed next week.
- **Cheverly Youth Council** - The Council presented their 2026 priorities and planned events. Key focus areas include addressing speeding and pedestrian safety, improving street lighting and bike accessibility, and creating safe, accessible paths. The Youth Council also aims to improve communication and safety in the community, provide educational and engaging youth programs, including bystander awareness, civic engagement, environmental exploration, and STEM workshops, expand volunteer opportunities, promote youth council merchandise, and enhance social media outreach to strengthen community engagement.

Closed Meeting Summary – Mayor Watson read the fair summary of the 12/18/25 closed meeting.

Resolution R-1-26* – Mayor Watson read the resolution re-appointing two election supervisors for the 2026-2028 terms.

Motion to approve Resolution R-1-26 made by CM Fry. 2nd by CM Bryner. Approved Unanimously. 6-0

Keller Update – Mr. Hamilton from Keller provided an update on the Eley building. He reported that final mechanical, plumbing, sprinkler, and elevator inspections are nearly complete, with a re-inspection scheduled for the following morning. Noted that remaining deficiencies have been or are being addressed, and the team expects to submit for the use and occupancy permit on Monday. The goal is to have the building open for the January 15 meeting, with

temporary audiovisual equipment secured for that meeting while permanent AV installation is expected in March.

Resident Input on topic above:

Sheila Salo (Ward 2) - Asked whether adjustments would be made to the building's exterior lighting with regards to the fixture design and the placement to consider dark sky compliant.

Mayor Watson answered that after the Town takes ownership, control, and management of the building, the exterior lighting will be evaluated, and adjustments or improvements may be made based on observed performance.

5801 Annapolis Rd – Harry Singh the developer provided information on the proposed development at 5801 Annapolis Rd.

- Proposed project consists of 31 owner-occupied townhomes on approximately 2.5 acres, designed to complement the nearby hospital development.
- Stated that the development is expected to generate stable tax revenue for the Town.
- No new public roads or Town-maintained infrastructure are required; all sidewalks, lighting, and stormwater systems will be internal to the site.
- Project is not expected to impact schools, police, fire, or emergency services.
- Residential use is expected to result in predictable, low-impact traffic compared to mixed-use or retail development.
- The development is intended to support local workforce housing needs and reinforce prior public and private investment in the area.
- Stated that the project is low-risk, long-term investment with community and economic benefits.

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

- Gym Floor Update -The Town has been working with CCA Floors and Interiors to correct the line markings on the new gym floor. Today, we held a productive meeting with the company's CEO, and the necessary corrections will be made after the basketball season concludes.
- Expungement Fair - The Town is currently working with the State's Attorney's Office to host an Expungement Fair for Town residents. A tentative date of March 28 has been identified. This will be a turnkey event in which the Town provides the gym space, and

the State's Attorney's Office supplies staff to deliver expungement services directly to residents.

- Legislative Reception - The Maryland Municipal League has invited elected officials and staff to attend the Legislative Opening Day Reception on January 14, 2026. This event serves as the premier legislative kickoff in Annapolis.
- Town Organization Meeting - Town staff met with representatives from community organizations and committees to review annual rules and documentation submission requirements. The meeting was successful, with most questions focused on the gym floor.
- Highway User Revenue (HUR) Estimates - The Maryland Department of Transportation has revised the estimated Highway User Revenues (HUR) for Fiscal Years 2026 and 2027 based on an updated revenue forecast. The revised HUR estimates for the Town of Cheverly are as follows:
 - FY 2026: \$363,389.26
 - FY 2027: \$363,564.69
- These estimates are based on the most recent vehicle registration and mileage data on file.
- Utility Matters - This week, the Town experienced a significant number of gas and water leaks. Residents are encouraged to report any leaks directly to the appropriate utility provider and then notify the Town. The same reporting process applies to Pepco-related issues and cable lines.
- Staff also responded to a low-hanging power line during the week. Appreciation was expressed to the Public Works Department and Administrative staff for their prompt coordination with utility companies and timely notification to the community.

Motion to authorize the town administrator to purchase a \$350 sponsorship for the MML Legislative Reception made by Cm Wade. 2nd by CM LeGloahec.
Yes- CMs Wade, LeGloahec, Tansey & Mayor. No CMs Bryner, Garces, Fry. Vote 4-3

Police Report – Chief Morris provided a monthly report.

Personnel, Staffing, and Training

- As of December 31, 2025, CPD reached full staffing of 18 sworn officers with the swearing-in of Officers Raynor and Davarparast.
- Two officers remain in training (one in the academy and one in comparative compliance) and are expected to be in service by the end of March 2026.
- Effective January 1, 2026, two additional sworn positions are open for hire in accordance with the FY 2026 budget; several applicants are in the background process.

- Interviews were conducted for a vacant civilian position, with candidates vetted for records management, camera programs, expungements, fleet and equipment management, and property room oversight.

Patrol and Traffic Safety Initiatives

- Ongoing traffic enforcement continues on Columbia Park Road.
- CPD is working with WMATA, PGPD District I, and PGPD WAVE to address increased thefts from vehicles, resulting in multiple arrests and warrants.
- Residents were reminded to call 911 to report suspicious activity.

Community Engagement

- CPD will participate in the Maryland Special Olympics Polar Bear Plunge on Friday, January 30, 2026, at 10:00 a.m. at Sandy Point State Park as team “Cheverly Shivers.”

Residents were encouraged to support or join the team. Donate and join

here: <https://support.somd.org/team/787370>

Public Works Report – Director Brayman provided a report.

- WSSC Update
 - Public Works has been responding to multiple watermain breaks throughout the Town.
 - WSSC has agreed to reconduct the community meeting originally held on January 6, 2026, regarding a trenchless sewer rehabilitation project.
 - Although the project is largely outside Town limits, it includes the following blocks:
 - 6500 Block of Oak Forest Court
 - 3200 Block of Cheverly Hills Court
 - 6400 Block of Forest Road
 - 3200 Block of Hillside Avenue
 - 3100 Block of 63rd Place
- Holiday Tree Collection Update
 - Holiday tree collection began Monday, January 5.
 - Town-wide curbside collection will occur every Monday through February 9, 2026.
 - Live trees should be placed at the curb next to yard waste and not disposed of as yard waste.
 - Artificial trees must be set out on bulk trash days and count toward the three-item bulk trash limit.
 - Residents advised checking Town News & Announcements for schedule updates.
- Curbside Leaf Collection Update
 - Curbside leaf collection has resumed and remains on schedule.

- Residents were reminded to consult the newsletter and Town announcements for pickup dates and any changes.
- Boyd Park Gate Installation Update
 - Installation of the Boyd Park electric gate is nearing completion.
 - Final equipment is expected within the next two weeks.
 - The fence is anticipated to be fully operational by the end of January.
- Town of Cheverly Flood Mitigation Project Update
 - The fully executed sub-award agreement has been received from the Maryland Department of Emergency Management (MDEM).
 - Next steps include submitting insurance and policy documents to MDEM by February 6, 2026, and scheduling an informal kickoff meeting with CIS Solutions to review the project timeline and contractor selections.
- 2026 Roadside Tree Blanket Permit Application
 - Successfully submitted on January 5, 2026.
- 2026 Tree City USA Application
 - Successfully submitted on December 30, 2025.

Review of January work session agenda and future requests.

- 5801 Annapolis Rd
- Clay Brick Rd
- 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
- Resolutions
- Bus stops shelter requests & signage update discussion – PW directive

Mayor and Council Announcements –

CM Wade – Noted the upcoming budget season and encouraged communication regarding priorities. Highlighted the Red Cross blood drive on 1/21, the Polar Bear Plunge event, and the Friends of Little Beaverdam Dam trash cleanup along Route 50. He also recognized Capital Outside diversity training events and wished his wife a happy birthday on 1/25.

CM LeGloahec – n/a

VM Bryner – n/a

CM Tansey – n/a

CM Garces – n/a

CM Fry – Recognized recent events in Minneapolis involving Renee Nicole Good, highlighting the impact on families and children affected by immigration-related detentions. Emphasized the

importance of nonprofit legal services and community support for those facing crises and encouraged the Council and residents to consider ways to assist neighbors in need.

Mayor Watson – Invites former Cheverly elected officials to the PGCMA meeting hosted at the town hall 1/15.

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

WORKSESSION
January 22, 2026
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

CM Garces arrived at 7:45 pm and CM Fry arrived at 7:53 pm

Staff: Town Administrator Dylan Galloway, Chief David Morris, Public Works Director Brayman, Town Clerk Richards, Public Works Administrative Staff Ahjah Prom

Town Attorney: Jason DeLoach

Pledge of Allegiance

Motion to amend the agenda by removing the 5107 Landover Rd topic and adding an update from Keller Construction made by CM Bryner. 2nd by CM LeGloahec. Approved unanimously.

4-0

Board of Elections update – Board of Elections Supervisors Anne-Claire and Christina provided an update to the Mayor & Council.

- The BOE reported ambiguity in the Charter regarding whether the rule barring candidates from running for more than one office per election applies to certified write-in candidates. Current procedures could allow someone to file for one office and be certified as a write-in for another.
- The BOE recommends amending the Charter to state clearly that candidates, official or write-in, may be certified for only one office per election.
- BOE will work with the town attorney to assist with drafting specific amendment language and provide relevant sample language for Council consideration.

Anacostia Trails Heritage Area (ATHA) – Meagan Baco, a representative from the Anacostia Trails Heritage Area provided an update to the Mayor & Council on their work, and what they can provide the Town of Cheverly.

- ATHA provided an overview of its countywide heritage, tourism, and preservation work, highlighting programs in public history, trail development, public art, redevelopment support, and PGC250 Semi quincennial events.
- Outlined available grant opportunities, including state capital and non-capital grants and ATHA’s smaller non-capital grants.
- ATHA invited Cheverly to appoint a Councilmember or up to two residents to its Municipal Advisory Committee, which meets twice yearly for information sharing.

Contact information for the Executive Director was provided.

Policy Committee Update – the committee will provide an update and discussion on their actions, recommendations, and next steps.

Strategic Plan update discussion – The Mayor & Council will discuss the progress, timelines, and next steps related to the Town’s Strategic Plan.

MD General Assembly Bottle Bill discussion – The Mayor & Council discussed the of anticipated Maryland General Assembly legislation commonly referred to as the “Bottle Bill,” including potential impacts and whether the Town Council may wish to take a position.

Motion to empower the mayor to draft a letter in support of HB 331 on behalf of the town before the Feb 11 hearing made by CM LeGloahec. 2nd by CM Wade. Approved unanimously. 6-0

Compost Program* – Director Brayman and Ms. Prom provided an update on the composting program. After the update, Mr. Galloway provided recommendations for moving forward.

Motion to continue the compost crew program with the Town of Edmonston until the end of the fiscal year, fully paid by the town, made by CM Fry. 2nd by CM Bryner. Approved unanimously. 6-0

Keller Construction Update - Tom Hamilton Executive VP Keller provided an update on the Eley Building construction.

- Elevator inspection completed on Jan. 9, additional items were identified by the State inspectors.
- Reinspection occurred on Jan. 12, temporary Use & Occupancy permit issued Jan. 13.
- Building is now cleared for intended use, DPI paperwork had been submitted beforehand.
- Keller is reviewing the building for issues and compiling the Town’s punch list into a master tracking document.

- A schedule to complete remaining corrections will be developed in the coming weeks.
- Civil engineer engaged to survey as-built conditions of the soccer field area to determine next steps.
- Exterior lighting concern (light above water fountain) temporarily resolved by covering the LED fixture, which cannot be disconnected independently from the exterior lighting system.

Parking Permit program review - Chief Morris provided an overview on the current parking policy.

- Observed that the current parking-permit program is administratively burdensome and may no longer be as effective or efficient as intended.
- Recommended that Mayor & Council re-evaluate the program and the associated code, including whether existing permit zones remain necessary or need revision.
- No formal proposal was made. Suggested a review of the program to ensure it aligns with efficient use of staff time and current community needs.

Motion to extend the meeting by 10 minutes made by CM Garces. 2nd by CM Bryner. Approved Unanimously. 6-0

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

- Impending winter storm:
 - Mr. Galloway reported that emergency operations planning for the upcoming snow and ice event is the Town's most pressing issue and invited Public Works to provide an update. Mr. Brayman advised that significant snowfall and potential ice are expected this weekend and outlined snow operations and parking regulations. For most of the Town (approximately 95–99%), residents must park on the odd-numbered side of the street during snow events until roads are cleared, parking is prohibited on cul-de-sacs and courts, and residents are encouraged to fully utilize driveways. Portions of 59th Avenue, Tremont, and Inwood require parking on the even-numbered side to allow equipment access, and vehicles must be parked at the curb. An emergency snow plan has been prepared and will be reviewed; staff, equipment, supplies, and salt are ready, with nine plows available, seven equipped with spreaders. Crews are expected to be deployed from Saturday evening through Monday, and some services, including trash collection, may be delayed or postponed. Mr. Brayman noted that snow may be pushed back toward driveways during plowing and encouraged residents to prepare for cold temperatures, possible ice, power outages, and to check on neighbors.
 - The Police Department reported it will be fully staffed throughout the weekend. Officers have been issued go-bags containing food, water, clothing, and essential items in anticipation of extended shifts.

- **Bus Stop Signage & Enclosures**
 - Continued coordination with Prince George’s County DPW&T regarding corrections to bus stop signage along Cheverly Avenue. Requested installation of bus stop enclosures at higher traffic locations, awaiting the County’s response on feasibility and timelines.
- **5801 Landover Rd.**
 - CPJ will review the project from an engineering standpoint and provide recommendations once engineering drawings from the 5801-development team are received. That feedback will be shared with the Mayor and Council upon receipt.
- **Project Restore Funding**
 - We are moving forward with the use of Project Restore funds. We’re working with the new lessee of the former Walgreens property, which is planned to become an ACE Hardware and a coffee shop. The funds will support the project build-out. The project must be completed by mid-June for the lessee to receive funding. Approximately \$265,000 in Project Restore funds were awarded to the Town, including \$30,000 allocated for administrative costs.
- **Polar Plunge Reminder**
 - Event scheduled for next Friday; forecast: 23°F with a 35% chance of snow.
 - Community encouraged to participate despite the cold.
- **Town Parks & Lighting Inspections**
 - Public Works continues inspecting lighting across public properties. Bulbs are being replaced or repaired as needed; some repairs may require more extensive work beyond bulb replacement.
- **HGTV Filming Notice**
 - HGTV requested permission to film B-roll footage around Laurel Avenue parks and nearby areas. A home on Laurel Avenue is under contract and expected to close next week; footage will be used for an upcoming House Hunters episode featuring buyers choosing among three D.C.-area homes. Filming may occur next week.
- **Officer Commendation**
 - Officer Brown was recognized for exemplary off-duty action. Prince George’s County Police leadership commended Officer Brown for strong tactics and professionalism.

Motion to extend the meeting by 10 minutes, made by CM Garces. 2nd by CM Bryner. Approved Unanimously. 6-0

Update by CM Fry and Garces Regarding Cheverly Station Apartments –

CM Garces reported:

- Preparing for the first “Walk the Ward” event next week and invites Mayor and Council to attend.
- In planning stages for a “Know Your Rights” Zoom session for residents concerned about ICE activity. Session will be primarily in Spanish.
- Coordinating with management at Cheverly Station regarding storm preparedness, staffing for emergency responses, and communication about issues like pipe leaks.
- Cheverly Station has begun proactive salting of walkways and hazardous areas.
- Awaiting start of a planned drainage/pipe project expected to improve air conditioning performance before summer.

Review of February Town Meeting Agenda and Future Requests -

- Keller Construction
- Proclamations
 - Black history month
 - Joyce Tsepas
- Closed session in February
- 5701 Landover Road -work session
- BOE charter amendment-work session
- Council members’ town resources policy- work session
- Clay Brick Rd- work session
- 5801 Annapolis Rd Update
- Strategic plan/council priorities

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



Thursday, February 12, 2026

PROCLAMATION

BLACK HISTORY PROCLAMATION

CELEBRATING AFRICAN AMERICANS' ACCOMPLISHMENTS AND RECOGNIZING THE STRUGGLE FOR FREEDOM AND EQUAL OPPORTUNITY

WHEREAS, Carter G. Woodson originally established a “Negro History Week” in 1926 to highlight the contributions of Black and African Americans (hereinafter “Black”) in American society. Black History Month evolved from “Negro History Week” and is an annual celebration of the achievements of Black Americans. Each February, the nation observes Black History Month to recognize the role of Black Americans in U.S. history. Since 1976, every U.S. president has officially designated February as Black History Month. Other countries worldwide, including Canada and the United Kingdom, also devote a month to celebrating Black history.

WHEREAS, our community is made up of a diversity of people, and specifically fifty-four percent who identify as Black Americans.

WHEREAS, the Town of Cheverly continues its efforts to acknowledge its past while being forward-thinking for its future. Through civic engagement, Cheverly has removed symbols of supremacy from its town seal, passed the “In Defense of Black Lives” Resolution, established the “Civic African American Community Organization” (CAACO), and honored Historically Black organizations and institutions such as the Fourth Ward Civic Association and Cheverly Divine Nine.

WHEREAS, Black History is American History. While some Black Americans experience tremendous success, wealth, and opportunity, many still struggle to realize America’s promise. The Town of Cheverly recognizes that acknowledging this makes it a stronger municipality, poised to adequately meet the needs of ALL its residents and not just some.

WHEREAS, the Town of Cheverly has embraced every effort to be more inclusive and representative in government and leadership. In July of 2021, Cheverly gained its first Black Mayor in the history of the town, Kayce Munyeneh, who is also a proud member of Delta Sigma Theta Sorority Inc. Additionally, Dylan Galloway serves as the Town's



Thursday, February 12, 2026

PROCLAMATION

first African American Town Administrator and is also a member of Omega Psi Phi Fraternity Inc and Council Member Christopher Wade a member of Kappa Alpha Psi Fraternity, Inc. In the past years, Cheverly has signed a proclamation for Juneteenth, had its first representation in Maryland Black Mayors Association, named a town structure after an African American with the William Eley Jr. Building and the Robert Tucker Sr. Town Pavilion, and engaged in reconciliation efforts through community organizations like The Mount Hope Commission and The Forum.

WHEREAS, the national theme for Black History Month 2026, “A Century of Black History Commemorations,” honors the 100-year legacy that began with Woodson’s establishment of Negro History Week and recognizes the profound impact that a century of remembrance, scholarship, and public engagement has had on transforming how Black history is understood and valued in the United States.

WHEREAS, the Town of Cheverly had never proffered a proclamation for Black History Month before 2021. The Town welcomed the opportunity to be a leader for surrounding municipalities in celebrating February as Black History Month. The Town of Cheverly applauds Governor Hogan’s first Proclamation for Black History Month in the State of Maryland in 2021.

WHEREAS, the Town of Cheverly is honored to recognize the historic moment of Wes Moore becoming Maryland’s First Black Governor on January 18, 2023, serving as the 63rd governor of the state, the third Black person elected as governor of any U.S. state, and as of 2026, is the only Black governor in the United States.

NOW, THEREFORE, the Cheverly Mayor and Council do hereby proclaim the month of February as Black History Month in the Town of Cheverly, to be celebrated and commemorated with appropriate programs, ceremonies, and activities.

Attest: _____

Micah Watson
Mayor



Thursday, February 12, 2026

PROCLAMATION

Christopher R. Wade
Councilmember

David Tansey
Councilmember

John LeGloahec
Councilmember

Charly Garces
Councilmember

Nicole Bryner
Councilmember

Amy Jean Chung Fry
Councilmember



Thursday, February 12, 2026

PROCLAMATION

PROCLAMATION HONORING JOYCE TSEPAS FOR EXEMPLARY SERVICE TO THE CHEVERLY PLANNING BOARD

WHEREAS, Joyce Tsepas has served the Town of Cheverly with exceptional dedication, notably through her many years as Chair of the Cheverly Planning Board, providing invaluable leadership and continuity during an extended period of significant town planning work; and

WHEREAS, following the conclusion of Chair Aimee Olivo's tenure in February 2025, Joyce once again stepped forward to serve as Interim Chair, ensuring a smooth transition while new leadership was identified and safeguarding the continuity of the Board's essential duties; and

WHEREAS, throughout her service, Joyce has played a key role in major long-range planning initiatives, including substantial engagement in the Master Plan of Transportation and the State Highway Administration (SHA) Trail Connection studies, contributing her insight and expertise to projects critical to Cheverly's future; and

WHEREAS, her commitment, institutional memory, and ability to provide continuity across numerous planning cycles and leadership transitions have been an invaluable asset to the Town of Cheverly, ensuring that long-term planning efforts remain thoughtful, consistent, and community-focused;

NOW, THEREFORE, the Cheverly Mayor and Council do hereby extend our deepest appreciation to Joyce Tsepas for her longstanding service, her leadership, and her unwavering dedication to the betterment of our community.

BE IT FURTHER PROCLAIMED, that the Town of Cheverly honors Joyce Tsepas for her exemplary contributions to town planning and extends heartfelt gratitude for her many years of guidance, commitment, and exceptional public service.

PROCLAIMED this 12 day of February 2026, in the Town of Cheverly, Maryland.

Attest: _____

Micah Watson
Mayor



Thursday, February 12, 2026

PROCLAMATION

Christopher R. Wade
Councilmember

David Tansey
Councilmember

John LeGloahec
Councilmember

Charly Garces
Councilmember

Nicole Bryner
Councilmember

Amy Jean Chung Fry
Councilmember