



TOWN OF CHEVERLY, MARYLAND
MAYOR AND TOWN COUNCIL

WORK SESSION
December 4, 2025
7:30 PM
Virtual

AGENDA

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Approval of Agenda**
- 4. FY25 Audit** - A representative from Lindsey & Associates will present the FY25 Audit.
- 5. Pepco** – A Pepco representative will attend to hear concerns from the Town and residents regarding ongoing streetlight outages and related issues.
- 6. WSSC Task order 201 update** – A representative from WSSC will provide an update to the Mayor & Council.
- 7. Cheverly Day** – A representative from Cheverly Day Committee will provide an update on the 95th year anniversary.
- 8. Keller Construction** - A representative from Keller Construction will provide an update on the Eley building construction.
- 9. Town Administrator Update** – Town Administrator Galloway will provide a report to the Mayor and Council.
- 10. Update by CM Fry & Garces Regarding Cheverly Station Apartments** – Council members will provide updates/feedback from residents at Cheverly Station Apartments.
- 11. Review of December Town Meeting Agenda and Future Requests** – The Mayor and Town Administrator will offer a forecast of the Mayor and Council Town Meeting agenda. The Mayor will seek Council input on agenda items for consideration for future meetings.
- 12. Adjourn**

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

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



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

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

Zoom Information:

Topic: Cheverly Mayor & Council Work session

Please click the link below to join the webinar:

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

Webinar ID: 825 5155 8763

Passcode: 916656

Or One tap mobile :

US: +13017158592,,82551558763#

Or Telephone: US: +1 301 715 8592

WSSC Water + Town of Cheverly Talking Points

Task Order 201 - Background Information

- **Work Completed:**
- 56 patches and 9 green areas were re-excavated, recompact, and tested. *(We are currently awaiting remaining compaction reports from contractor.)*
- Concrete restoration and asphalt work associated with the patches.
- **Work Removed:**
 - Cleanouts and lateral lining on non-priority streets (see below addresses).

2701 Parkway Pl	6410 Forest Rd	6417 Forest Rd	3108 Parkway
6105 Forest Rd	6107 Forest Rd	6111 Forest Rd	3115 Parkway
6203 Forest Rd	6205 Forest Rd	6207 Forest Rd	2704 Parkway Pl
6208 Forest Rd	6209 Forest Rd	6211 Forest Rd	3108 Parkway
6213 Forest Rd	6210 Forest Rd	6212 Forest Rd	3112 Parkway
6215 Forest Rd	6217 Forest Rd	6219 Forest Rd	3117 Parkway
3001 Parkway	3003 Parkway	3007 Parkway	2703 Parkway Pl
3018 Parkway	3019 Parkway	2415 Parkway	3114 Parkway
2419 Parkway	2423 Parkway	2500 Parkway	6215 Inwood St
2504 Parkway	2505 Parkway	2508 Parkway	3013 Parkway
2509 Parkway	2600 Parkway Pl	2601 Parkway Pl	3106 63rd Ave
2705 Parkway Pl	2707 Parkway Pl	2709 Parkway Pl	3008 Parkway
2711 Parkway Pl	16 Cheverly Cir	2801 Cheverly Ave	3105 Parkway
2803 Hillside Ave	2807 Parkway	2810 64th Ave	3006 Parkway
2811 Parkway	2812 Parkway	3000 Parkway	3015 Parkway
3002 Parkway	3004 Parkway	3005 Parkway	

- **Work Remaining:**
 - Rehabilitate **approximately 1 mile** of individual sewer laterals and installation of cleanouts. Estimated completion by Spring 2026.
- **Remaining Lateral Lining Schedule**

Address	Estimated Lining Date 12/4 – 12/10	Address	Estimated Lining Date 12/11 – 12/17
2801 Laurel Ave	Thu 12/4/25	2814 Laurel Ave	Thu 12/11/25
2804 Laurel Ave	Thu 12/4/25	2815 Laurel Ave	Thu 12/11/25
2805 Laurel Ave	Fri 12/5/25	2816 Laurel Ave	Fri 12/12/25
2806 Laurel Ave	Fri 12/5/25	3000 Laurel Ave	Fri 12/12/25
2807 Laurel Ave	Mon 12/8/25	3002 Laurel Ave	Mon 12/15/25
2808 Laurel Ave	Mon 12/8/25	3004 Laurel Ave	Mon 12/15/25
2809 Laurel Ave	Tue 12/9/25	3006 Laurel Ave	Tue 12/16/25
2810 Laurel Ave	Tue 12/9/25	3114 Laurel Ave	Tue 12/16/25
2811 Laurel Ave	Wed 12/10/25	3123 Laurel Ave	Wed 12/17/25
2813 Laurel Ave	Wed 12/10/25	3126 Laurel Ave	Wed 12/17/25

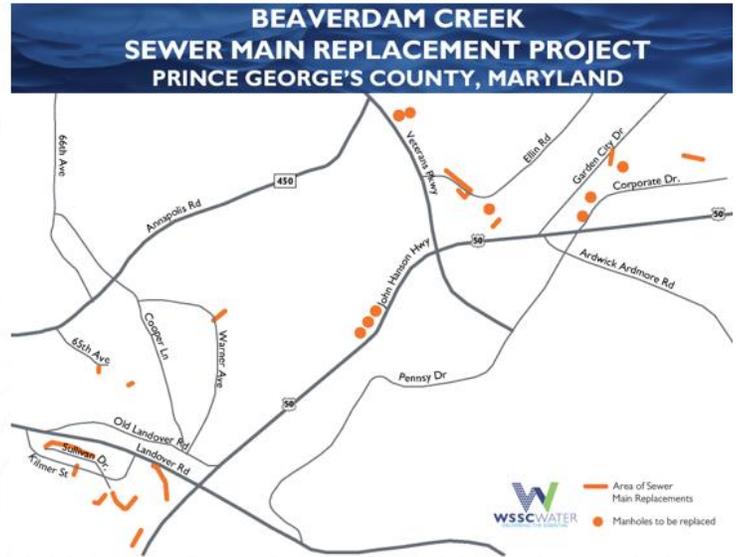
- **Final roadway paving/stripping and landscaping restoration.**
 - Priority streets estimated by spring 2026.
 - Non-priority streets estimated by summer 2026.

Town of Cheverly Projects Overview:

Project Map

Directly impacted streets

- 63rd Pl
- 64th Ave
- 65th Ave
- 73 Rd Ave
- Cheverly Hills Ct
- Cheverly Park Dr
- Corporate Dr
- Decatur Rd
- Emerson Rd
- Forest Rd
- Garden City Dr
- Hanson Oaks Dr
- Landover Rd
- Oak Forest Ct
- Old Ardwick Ardmore Rd
- Professional Pl
- Randolph St
- Warner Ave

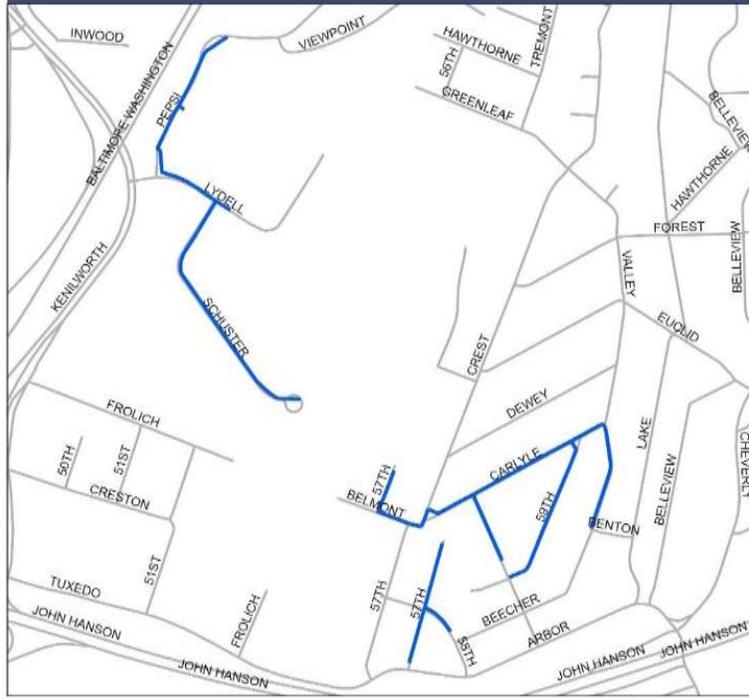


Strategically replacing and rehabilitating aging infrastructure to enhance service and reliability. Replacing and repairing aging pipes and manholes as part of the sewer rehabilitation program. Correcting structural deficiencies caused by soil settlement, roots, and corrosion. Preventing sanitary sewer overflows/backups. Protecting the environment for future generations.

Scope of Work – Beaverdam Creek

- Approximately 1.1 miles of sewer pipes and 13 manholes to be rehabilitated
- Sewer pipes and manholes rehabilitated using primarily trenchless methods
- Completed projects will extend the life of sewer pipes by at least 50 years
- **Estimated Construction Schedule:** Winter 2025 - Winter 2026, Weather Permitting

**CHEVERLY PHASE I
WATER MAIN REPLACEMENT
PRINCE GEORGE'S COUNTY, MARYLAND
PROJECT NO. BR7214A21**



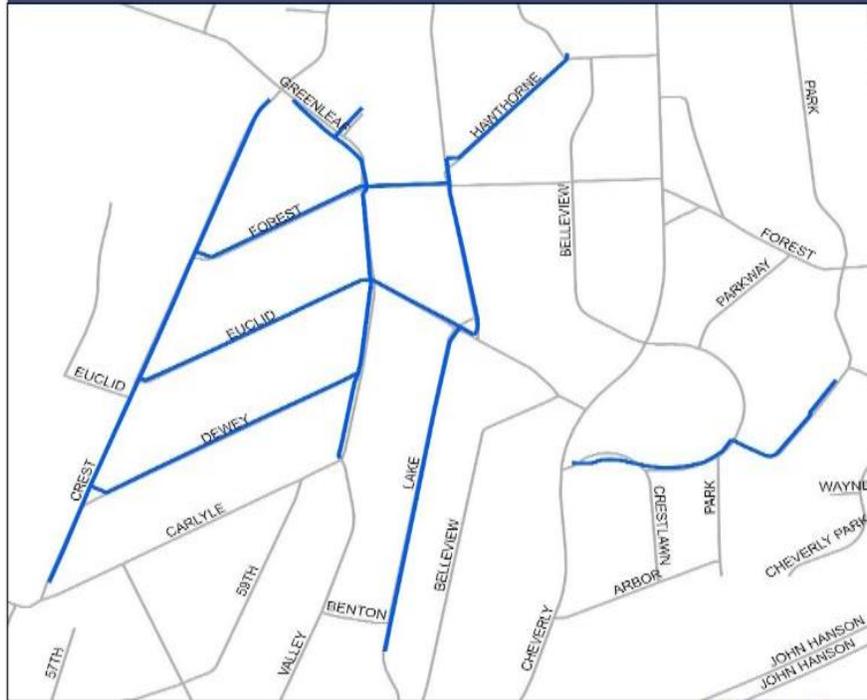
— WATER MAIN REPLACEMENT AREA



Scope of Work – Cheverly Phase I

- WSSC Water will be replacing/rehabilitating 1.51 miles of 8” to 12” diameter water mains with new zinc-coated ductile iron pipe, which are expected to last up to 100 years.
- The current water mains were installed 60 to 80 years ago and are nearing the end of their life cycle.
- WSSC Water will replace the portion of the water service connections between our water mains and the property service line connections.
- **Estimated Construction Schedule:** Fall 2026 - Winter 2027, Weather Permitting
- **Mill and Overlay will be completed in Spring 2028**, weather permitting

**CHEVERLY PHASE II
WATER MAIN REPLACEMENT
PRINCE GEORGE'S COUNTY, MARYLAND
PROJECT NO. BR7214B21**

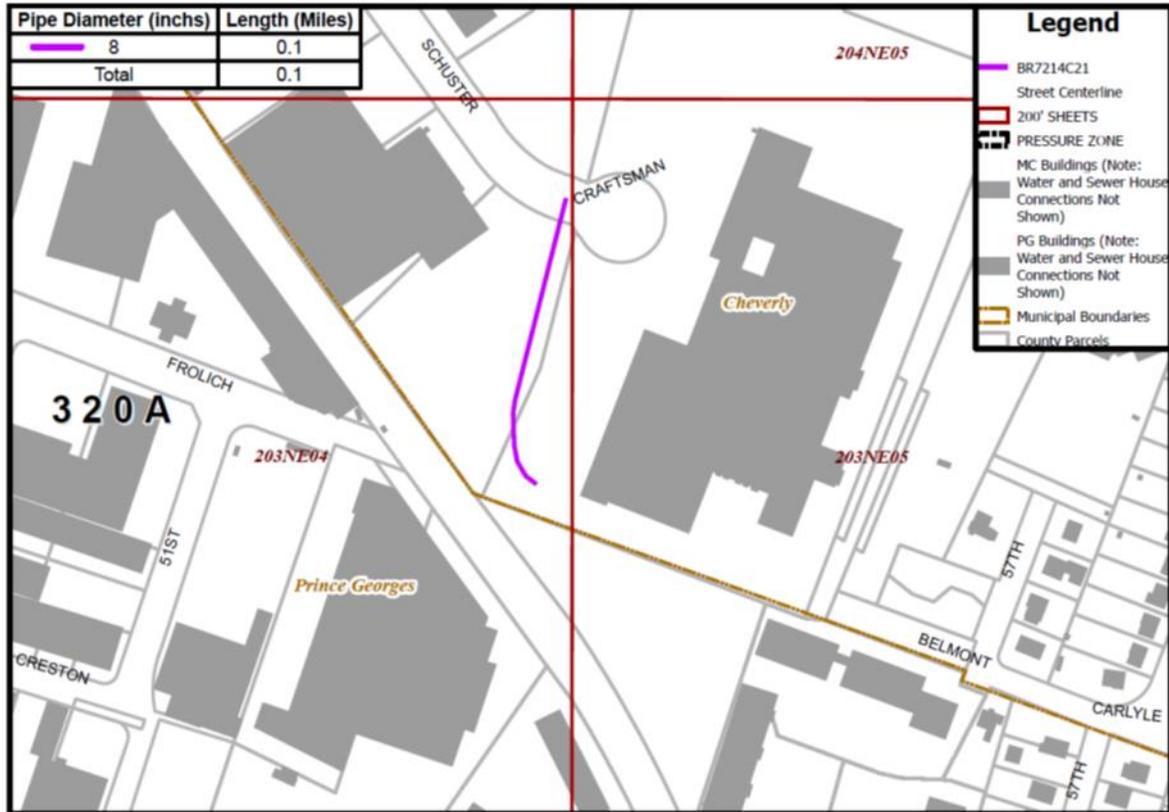


— WATER MAIN REPLACEMENT AREA



Scope of Work – Cheverly Phase II

- WSSC Water will be replacing/rehabilitating 2.33 miles of 4”, 6”, 8”, 10”, and 12” water mains with new zinc-coated ductile iron pipe, which is expected to last up to 100 years.
- The current water mains were installed 50 to 90 years ago and are nearing the end of their life cycle.
- WSSC Water will replace the portion of the water service line between our water main and the property service line connection.
- **Estimated Construction Schedule:** Spring 2028 - Summer 2029, weather permitting
- **Mill and Overlay will be completed in Summer 2029**, weather permitting



CHEVERLY PHASE III WATERMAIN REPLACEMENT (BR7241C21) -

Scope of Work – Cheverly Phase III

- WSSC Water will be replacing/rehabilitating 0.08miles of 8-inch diameter water mains with new zinc-coated ductile iron pipe, which are expected to last up to 100 years.
- The current water mains were installed 50 to 90 years ago and are nearing the end of their life cycle.
- WSSC Water will replace the portion of the water service connections between our water mains and the property service line connections.
- **Estimated Construction Schedule:** Fall 2029 - Winter 2030, Weather Permitting
- **Mill and Overlay will be completed in Spring 2031,** weather permitting