



TOWN MEETING
December 18, 2025
7:30 PM

Virtual

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Consent Agenda***
 - **Approval of Minutes:** (Town Meeting – 11/13/25, Work Session – 12/4/25)
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. **Committee Reports**
 - Recreation Council
 - Cheverly Day Committee
 - Planning Board
 - Board of Elections
 - Ethics Commission
 - Hometown Heroes
7. **Closed Meeting Summary** – Mayor Watson will read the fair summary of the 12/4/25 closed meeting.
8. **R-6-25 -Planning Board Appointments Resolution*** – Mayor Watson will accept the recommendation to appoint Lane Thompson to the Planning Board and read the resolution appointing Bryan Barnett-Woods and Lane Thompson.
9. **Keller Update** – A representative from Keller Construction will provide an update on the Eley building construction.
10. **Budget Amendment*** – The Town Administrator will present proposed budget amendments for Council review and approval.
11. **Annexation Charter Amendment CAR-1-26** – Mayor Watson will officially introduce the charter amendment for the annexation of the former Prince George's County Hospital location.
12. **Budget Calendar** – The Town Administrator will provide the Mayor & Council with the calendar for the FY27 budget meetings.
13. **Town Administrator Report** – Town Administrator Galloway will provide the Mayor and Council with a report on Town operations and a summary of actions taken.
14. **Police Report** – Chief Morris will give a monthly report.



15. **Public Works Report** – Director Brayman will give an update on the Department of Public Works.
16. **Review the January town meeting 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.
17. **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.
18. **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=cEhsbmU2aEs5MGViaGJnWVh6c1h6UT09>

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Agenda Supplemental Material

- | | |
|---------------------------------|-----------------|
| 1. Minutes | Pages : 4 - 16 |
| 2. Closed Meeting Summaries | Pages : 17 - 18 |
| 3. Resolution | Pages : 19 |
| 4. Budget Amendment | Pages : 20 |
| 5. Charter Amendment Resolution | Pages : 21 – 24 |
| 6. FY27 Budget Calendar | Pages : 25 |



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

Minutes

Meeting called to order at 7:33 pm.

Pledge of Allegiance

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

Staff: Town Administrator Dylan Galloway, Deputy Chief Jennifer Krauss, Acting Public Works Director Luis Cardenas, Town Clerk Giselle Richards

Town Attorneys: Jason DeLoach

Motion to approve the agenda with the removal of the WSSC Task order 201 update & separation of Work Session – 9/25/25 made by CM LeGloahec. 2nd by CM Tansey. Approved Unanimously.

Consent Agenda

- **Approval of Minutes:** (Town Meeting – 10/09/25, 10/23/25)
- **Grant Approval –**
 - Cheverly Parent Resource Center (CPRC)
 - ASL Coffee House

Work Session – 9/25/25 revised

- Where it says, uh, the town's relationship with the GIC is currently limited to, we are striking everything up to that point.
- So that bullet point would just read the GIC is the town's green team for Sustainable Maryland certified SMC purposes.

Motion to adopt the 9/25/25 Work session minutes as amended made by CM LeGloahec. 2nd by CM Wade. CM's Wade, LeGloahec, Tansey voted yes. CM's Bryner, Garces & Fry voted no. Mayor voted yes to break the tied vote. Motion passed.

Resident Input -



- Jay Joyner (Ward 1) – Raised about the Town-owned vacant lot at 5600 Newton Street, Request to consider alternative use, including the USDA Conservation Reserve Program, noted the existence of an active petition opposing playground construction at the site
- Barbara Solts (Ward 2) – Offered comments in the spirit of Thanksgiving and on behalf of neighbors addressing a community issue. Noted communication with Town leadership, including the Mayor, Police Chief, Deputy Chief, code enforcers, and council members.
- Joyce Jones (Ward 2) – Reported on activities of the Cheverly Green Infrastructure Committee, which serves as the town’s Sustainable Maryland Green Team and provides resources through meetings, webinars, tours, and workshops. Highlighted two recent tours in the City of Laurel and a volunteer-led, government-supported green initiative.
- Sheila Salo (Ward 2) – Reported on Cheverly Green Infrastructure Committee activities, including review and recommendation of approval for a geothermal HVAC permit near Mount Hope, finding no historic or environmental issues. Requested clarification from PGCPs on green space and playing fields at the Judith Hoyer Early Learning Center, and asked that the town’s 99-year outdoor space lease be recorded and accessible. Noted support for the November 6 Data Centers forum and plans to attend the November 20 County Climate Leadership Summit.
- Karlo Silbiger (Ward 4) - Presented on behalf of Progressive Cheverly regarding a two-year community platform. Highlighted three main priorities: (1) protecting Cheverly residents from federal government overreach, including reviewing and strengthening sanctuary city policies; (2) connecting targeted populations, immigrants, people of color, LGBTQ+ residents, and federal workers, to resources and mutual aid networks; and (3) monitoring potential threats to federal aid and informing the town of budget impacts.
- Paul Cruz (Ward 2) – Highlighted community support for implementing ranked-choice voting in Cheverly. The proposal would allow voters to rank candidates by preference and require winning candidates to secure a majority. Benefits include more competitive elections, elimination of vote-splitting concerns, and results that better reflect the majority of voters. Encouraged ongoing community discussions over the next two years, noting recent adoption of similar reforms in nearby Greenbelt.
- Karen Moe (Ward 1) – Discussed Progressive Cheverly’s third platform on supporting development projects aligned with community values. Emphasized preserving and improving green spaces, promoting quality affordable housing, supporting locally installed renewable energy, and enhancing transportation options. Community interest was noted in Tuxedo Road revitalization and the Judith Hoyer building and adjacent



fields. Highlighted ongoing efforts to engage residents, maintain healthy parks and environment, and improve air quality, with plans to return with community-informed proposals.

Committee Reports

- **Recreation Council** – CM Wade - October parade was successful. Flea Market: Saturday, November 15, 9:00 a.m.–2:00 p.m. at Town Hall. Holiday Party: Saturday, December 6. Easter Egg Hunt (tentative): Saturday, April 4. Pickleball Scholarship Tournament: Saturday, May 30 (rain date May 31).
- **Cheverly Day Committee** – CM LeGloahec - No new updates. The 2026 Cheverly Day Parade is scheduled for September 26, 2026.
- **Planning Board** – CM Tansey -Reviewed council questions for the Cheverly Hill developers; board members will review responses and flag issues. Considering a joint work session with Council once responses are received. Began discussion of Planning Board priorities for 2026. Anticipating the submission of PPS, which will start the formal timeline.
- **Board of Elections** – Robin Kaye - Ongoing review of election processes, materials, charter, and state code. Currently in the research phase; no votes taken yet.
- December 9 Zoom meeting may result in decisions. Recommendations to be brought to a future work session (December or January).
- **Ethics Commission** – Thomas Ruyle- New Ethics Code adopted; internal operating guidelines approved October 20. The commission is fully operational and compliant with state requirements. Leadership elected: Chair (Ruyle), Vice Chair (Parker Gates), Secretary (Terry). The next meeting is on January 19 (hybrid). Financial disclosure forms are due April 30; reminders will be issued in February.
- **Hometown Hero Committee** – No update at this meeting. Nominations to be presented at the December Town Meeting.

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

- Levon Carney -Ward 6 Youth Town Council Member

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

- Giovanni Thypam
- Brandon Walker



Closed Meeting Summary – Mayor Watson read the fair summary of the 10/16/25 & 11/5/25 closed meetings.

Proclamation –

- Mayor Watson read the Municipal Government Works Month proclamation.
- Council Member LeGloahec read the proclamation Honoring Charles "Chuck" Hegeman

WSSC Task order 201 update – A representative from WSSC will provide an update to the Mayor & Council.

Cheverly Hill Update- Bill Shipp, the attorney with O’Malley, Miles, Nylan & Gilmore, and members of Home Team Five provided an update on the Cheverly Hill development, focusing on townhouse alley layouts. Noted that current zoning provisions in the CGO zone do not fully account for alley setbacks, creating design challenges. The proposed approach places parking and back-of-house activity in alleys to preserve street aesthetics, front-yard appeal, and guest parking, while minimizing impervious surfaces and maintaining buffers for existing homes. Discussed potential solutions with Park and Planning, including variances or flexible subdivision regulations. The complete preliminary and site plans will be submitted for review; no formal endorsement is requested at this time.

Motion to support the townhouse setback exception for Cheverly Hill as outlined in the document made by CM Bryner. 2nd by CM Tansey. Approved Unanimously. - CM Fry was absent for the vote.

Resident Input:

Sheila Salo – (Ward 2)

Keller Update – Kelly Wallace, representative from Keller Construction, provided an update on the Eley building construction.

Reported progress on the facility project. Positive updates include receipt of a temporary UNO for electrical inspections with minor comments, and a proposed solution to the grade and drainage issue near the soccer fields, which will blend inlets into the surrounding landscape. Preliminary sketches will be presented to the town next week.

The full UNO date has been delayed to the week of December 12 due to three main issues: additional equipment installations (fire alarms, exit signs, etc.), unresponsive subcontractors, and overlooked items from prior change orders (e.g., missing dryer vent). Efforts are underway to resolve these items and complete inspections. Minor ongoing details are being tracked, with no significant new issues reported.



Resident Input:

Sheila Salo (Ward 2) – Asked for confirmation that the UNO date is the date that the fence will come down.

Snow Emergency Plan Exceptions – The Mayor & Council will review and discuss the snow emergency plan policy.

Budget Amendment* – The Town Administrator will present proposed budget amendments for Council review and approval.

Tabled to next work session.

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

- **Tax Exemptions for Disabled Veterans**
Information on property tax exemptions for disabled veterans is available on the Town website.
- **Government Shutdown & Layoff Resources**
The Town hosted a Resource Fair for residents impacted by the shutdown or layoffs. Thanks to the staff, the Mayor, and the Council for a successful event.
- **Business Roundtable**
Staff have contacted 50+ local businesses with strong interest expressed. The Roundtable will be held on November 19 at 12:00 p.m.
- **Turkey Drive**
The annual Turkey Drive will take place on Friday, November 21, at 5:30 p.m. at Cheverly Station and Town Hall. Amazon donated \$5,000.
- **Community Center**
The Town gym will close for two weeks starting November 19 for new flooring installation.
- **Chop Up and Cola**
The business received its Class B Beer, Wine, and Liquor License and has submitted its security plan.
- **Bike Trail Update**
Met with the Craftsman building management regarding special taxing considerations and reiterated the Town's request for a bike trail easement. Awaiting their response.
- **Fireworks Debris**
Public Works met with the fireworks vendor to address fallout issues; improvements in placement and product type are planned.



- **Lieutenant Governor Visit**
The Maryland Lieutenant Governor attended a meeting at the redevelopment site of the former Prince George's location.
- **PGCMA**
All members have been registered for the December 11 PGCMA social at 6 p.m.
- **State of the Municipality**
Scheduled for December 4 from 8:30 a.m. to 1:00 p.m. at the Governor Calvert House.
- **Illegal Tire Dumping**
MDE reported illegal tire dumping in the Beaver Dam Creek area. The Town will provide access for removal.
- **Cell Phone Coverage**
Coverage concerns have been shared with major carriers. A roundtable with T-Mobile, AT&T, Verizon, and Crown Castle will be scheduled to discuss service and planned infrastructure improvements.
- **Cheverly Station Update**

Police Report – Chief Morris provided a monthly report.

Personnel & Training

- Officers Giovanni Thybam and Brandon Walker were sworn in.
- Student Officer Whitehouse is midway through PGPD Academy Session 154 and has qualified in EVOC and firearms.
- Student Officer Jones is set to complete training in three weeks.

Investigations

- CPD has begun limited property crime investigations under Sgt. Jackson, resulting in several recent arrests.
- Effective January 1, 2026, CPD will reestablish its investigative division and assume full responsibility for property crimes, coordinating with PGPD on crimes against persons.

Patrol & Traffic

- Red-light cameras at Columbia Park and Route 50 are being installed. A voluntary two-week warning period will precede the issuance of citations, beginning December 1, 2025.

Community Engagement

- The Halloween Event and Haunted Police Station drew approximately 2,200 attendees.
- A Public Safety Forum will be held on November 18, 2025, from 7:30–9:00 PM.



Public Works Report – Town Administrator Galloway provided a report.

- Compost Program (Phase 1): The pilot program concludes at the end of November, with the final pickup scheduled for November 26, 2025. Residents are encouraged to continue signing up, as participation supports data collection for future composting initiatives.
- Sustainable Maryland Action Grant: The Town has applied for the grant to support continuation of the compost pilot through FY26. A decision is expected in December.
- Gym Floor Renovation: Materials have been received, and renovation of the Gym floor will begin on Thursday, November 20, 2025.

Review of November/December work session agenda and future requests

- Implementation plan for 5701
- Keller Update
- Audit
- Pepco
- WSSC
- Closed meeting in Dec.
- Virtual Meetings in Dec.
- Dec. Meeting will be held on 12/18 @ 7:30 pm
- Trent street camera budget adjustment at town meeting
- Budget Calendar
- Annexation Charter amendment

Mayor and Council Announcements –

CM Wade – Congratulated his sons on their soccer championship and extended holiday and Thanksgiving wishes.

CM LeGloahec – Invited residents to attend a “Triangle Talk” on Saturday, November 15, at 2:00 p.m. at the Greenleaf, Valley, Forest Triangle to discuss neighborhood issues and thanked town staff for support provided to furloughed and separated federal employees, including the recent resource fair.

VM Bryner – n/a

CM Tansey – n/a

CM Garces – n/a

CM Fry – Thanked Levon Carney for volunteering as Ward Six Youth Council Representative. Provided a statement updating the Council and public on the resolution of ethics and secondary employment matters, confirming that all reviews and proceedings by the Town of Cheverly Ethics Commission and Prince George’s County Office of Ethics and Accountability are closed, with no



findings of impropriety, and reaffirmed commitment to transparency, recusals when appropriate, and continued service to Ward Six and the town.

Mayor Watson – Thanked town staff for organizing the recent resource fair for residents affected by federal cutbacks. Announced the Cheverly Station Apartments Ward Walk scheduled for Wednesday, November 19, at approximately 6:30 p.m. Noted Mayor’s Hours will be held during the November 22 Thanksgiving Market, with Zoom and ASL access. Advised Council that updated budget documents reflecting audited and FY 2026 approved figures will be provided, and reminded Council members to submit their top five priorities. Recognized the passing of former Town Attorney Richard Risi and acknowledged his decades of service to the town.

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



WORKSESSION
December 4, 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 made by CM Bryner. 2nd by CM Fry. Approved unanimously.

FY25 Audit - Ms. Alicia Scarlett (Lindsay & Associates), on behalf of the Town Auditor, presented a draft of the FY 2025 audit report. The Town will receive a clean (unmodified) opinion.

- Net Position: Approximately \$15.6 million at year-end, reflecting an increase of about \$1.9 million.
- Capital Assets: Increased by approximately \$8.3 million, with \$852,000 in depreciation.
- Long-Term Debt: Reduced by approximately \$145,000.
- Investments: Approximately \$2.2 million held in the Maryland Local Government Investment Pool (MLGIP).
- Accounting Change: GASB Statement No. 101 required accrued sick leave to be recognized as a liability, resulting in a restatement of net position of approximately \$103,000.
- ARPA Single Audit: Included in the report with no findings.

Fund Balance Discussion:

The General Fund balance at the end of FY 2025 was approximately \$6.5 million, including committed amounts:

- Highway User Revenues: \$578,000
- Unspent Bond Proceeds: \$808,000
- FY 2026 Budget Commitment: \$384,000



The unassigned fund balance was approximately \$4.8 million. Staff clarified that the FY 26 budget includes a planned use of fund balance due to a revenue shortfall of approximately \$384,000, consistent with prior discussions.

Pepco – Ms. Ronnie McTier from PEPCO

- Reporting streetlight outages:
 - Can be done via phone or Pepco’s website.
 - Providing pole numbers, addresses, and photos helps locate and repair lights quickly.
 - Pepco offers an online map to identify streetlights by address.
- Regarding recurring outages:
 - No known widespread infrastructure issues.
 - It is important to report repeated problems promptly for investigation.
 - Asked for specific locations directly for follow-up.
- Streetlight ownership and LED transition:
 - Pepco conducted surveys to identify which lights belong to municipalities vs. State Highway Administration (SHA).
 - Nearing completion of the process of determining responsibility and billing.
 - A dedicated internal and external team manages these efforts.

WSSC Task order 201 update – Thomas Johnson, Government Affairs Manager from WSSC provided an update to the Mayor & Council.

- Work completed: 58 patches, 9 green areas excavated, compacted, and retested.
- Remaining compaction reports are pending, including 63rd Avenue submission.
- Concrete restoration and asphalt work completed except for mill and overlay.
- Some work removed from original task order (cleanouts and lateral lining) will be added to a future task order.
- Priority vs. non-priority streets were designated by the town before work started.

Remaining Work:

- Approximately 1 mile of individual sewer laterals to be lined.
- Additional cleanout installation pending.
- Priority streets (e.g., Laurel Avenue) estimated completion: Spring 2026.
- Non-priority streets estimated completion: Summer 2026.
- Final roadway paving, stipends, and landscaping restoration included.

Project Scope & Goals:

- Environmental and sensitive area considerations incorporated.



- Strategic replacement and rehabilitation of aging sewer infrastructure.
- Correct structural deficiencies caused by soil, sediment, roots, and corrosion.
- Prevent sanitary sewer overflows/backups and protect the environment.
- Approximately 1.1 miles of sewer pipe and 13 manholes to be rehabilitated using primarily trenchless methods.
- Completed project expected to extend sewer pipe life by at least 50 years.
- Construction schedule: Winter 2025 through Winter 2026 (including permitting).

Cheverly Day – Joni Beall from the Cheverly Day Committee presented plans for CH Week 2026, which will celebrate Cheverly’s 95th anniversary. Week-long events will include a parade (Sept. 26), talent show/potluck, and resident recognition, coordinated with official/unofficial town groups. A 95th anniversary logo is being developed for merchandise; events are self-funded or sponsored. Council members are encouraged to support participation, walk the parade route, and help avoid scheduling conflicts. Planning is ongoing, with an official calendar maintained by Joni to coordinate submissions and avoid overlaps.

Keller Construction – Kelly Wallace of Keller Construction provided an update:

- Final Inspections: Fire alarm, fire sprinkler, and electrical inspections completed; minor comments are being addressed. Electrical reinspection is scheduled for tomorrow; fire systems are expected early next week. Plumbing and elevator inspections are pending.
- Outstanding Work: Small item with pit ladder expected to be completed Tuesday; plumbing issue (chimney flue over garage compressor) is being resolved pending parts.
- UNO Application: Following final inspections, UNO process expected to take 1–2 days.
- Punch List: Town has begun creating a punch list; Keller to act on items once received. Exterior punch list inspection completed; interior inspection scheduled for next Tuesday.
- Fields Update: Coordination with Mr. Gray and design engineers is ongoing to verify field dimensions; survey is underway to confirm specifications and identify any necessary solutions.

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

- Gym Floor: Contractor working as quickly as possible; Boys and Girls Club has been patient; Town thanks community for patience.
- Boyd Park Restrooms: Closed for the season. A news & announcement was shared with the community.
- Hometown Heroes: Forms must be submitted and paid by December 14th to be hung on poles January 26th; forms submitted after this date will be hung in July 2026. The committee will reach out to previously approved applicants to ensure payment and confirmation for the January display.



- **Upcoming Events:**
 - Dec 5: Community Care and Sharing Event at Legion Park.
 - Dec 6, 11:00 AM: Rec Council Holiday Party at Legion.
 - Dec 11, 6–10 PM: PGCMA Holiday Celebration.
 - Dec 12–15: Holiday Decoration Drive (Mayor & Council function).
 - Dec 12: Shop with a Cop – 15 children from Spellman
 - Dec 13: Last Community Market of the year (Holiday Market), 8 AM–12 PM; location TBD (parking lot or Town Hall).
 - Dec 18: Last Town Meeting of the year (virtual).
- **Holiday Market Notes:**
 - There is a communication plan in place to inform the public of the location and timing.
 - Discussion of cold weather concerns; exploring options such as heat lamps for the outdoor market. Appreciation expressed for the Community Market organizers and their flexibility.

Update by CM Fry and Garces Regarding Cheverly Station Apartments –

CM Garces reported:

- Station Apartments Walk: Cameras installed and operational; emergency access coordination ongoing.
- Vacancies & Evictions: 19 units vacant; evictions due to unpaid rent.
- Employment Assistance: Roth Management hiring; requests Town share job opportunities.
- Shopping Carts: Abandoned carts issue; Town to contact Aldi.
- Fines & Inspections: \$6,300 paid, \$600 outstanding; noise complaints outside town jurisdiction addressed.
- Pit Bull Lift Policy: Weight-based restrictions implemented.
- Maintenance & Parking: Summer AC drain updates; parking audits late January; 24/7 emergency maintenance except Christmas.
- Thanks to Mayor, Council, and Mr. Galloway for support.
CM Fry shared the shopping cart bill and thanked Cheverly Police for noise monitoring.

Review of December Town Meeting Agenda and Future Requests -

- Budget adjustment for Trent Street cameras.
- Budget adjustment request for gym bleachers
- First reading of the Charter Amendment Resolution CAR-1-26
- Keller Construction update



- Policy Committee update on Mayor and Council use of town resources. -Work Session
- Discussion of 5701 Landover Road -Work Session

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

Closed Session Summary – December 4, 2025

On December 4, 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 following a work session at by motion made by VM Bryner and seconded by CM Fry. Vote was unanimous by those present (Garces absent for vote) 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 consultants or other individuals about potential or pending litigation;” § 3-305(b)(8)

Those present in the closed session were the Mayor and Council (Graces left meeting at 11:01), Dylan Galloway (partial), Jason DeLoach, Esq., and Todd Pounds, Esq. (present for property acquisition and litigation discussion).

During the closed meeting, the Mayor and Council received legal advice from Attorney Pounds on how to move forward with the annexation timeline based on representations from the developer and answered legal questions.

Mr. Galloway discussed two properties for potential acquisition by the town. There was discussion about the pros and cons of acquiring the properties. Attorney Pounds provided legal options on the potential acquisitions. No decision was made on the issue.

Attorney DeLoach provided an update on potential litigation involving the town based on correspondence received. Attorney DeLoach provided guidance on filing a potential lawsuit on a current matter. There was discussion on the facts supporting the potential litigation. No decisions were made.

Mr. Galloway provided an update on two matters related to two specific employees. Mr. Galloway also provided an update on quotes received for a personnel-related matter. Mr. Galloway also discussed and requested special year-end recognition for four employees and recognition for all staff. A motion was made by CM Bryner and seconded by CM Wade. The motion passed unanimously.

The Mayor and Council completed a performance evaluation of an employee and discussed next steps in the evaluation process.

A motion to adjourn the closed meeting was made by CM LeGloahec and seconded by CM Fry. The motion passed unanimously by those present. The closed session ended at approximately 11:04 p.m.

RESOLUTION R-6-25

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF CHEVERLY
APPOINTING NEW MEMBERS TO THE PLANNING BOARD**

WHEREAS, the Town of Cheverly has established a Planning Board to advise the Mayor and Council on land use, zoning, development, and other planning matters within the Town; and

WHEREAS, the Planning Board plays a vital role in shaping the future growth and development of the Town in a manner consistent with the community's goals and values; and

WHEREAS, the Mayor and Council desire to appoint a qualified and dedicated resident to serve on the Planning Board; and

WHEREAS, Bryan Barnett-Woods and Lane Thompson have expressed interest in serving on the Planning Board and have demonstrated a commitment to the Cheverly community;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of Cheverly, Maryland, that:

1. Bryan Barnett-Woods and Lane Thompson are hereby appointed to serve as members of the Cheverly Planning Board.
2. This appointment shall take effect immediately upon adoption of this Resolution.
3. Bryan Barnett-Woods and Lane Thompson shall serve in accordance with the terms and conditions set forth in the Town Code and applicable Planning Board procedures.

ADOPTED by the Mayor and Council of the Town of Cheverly, Maryland, this 18th day of December, 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



Town of Cheverly
Budget Amendment Request Form

Account	Increase/ Decrease	Description
	\$29,400	Purchase and installation of new Security Cameras @ Trent Street
	\$12,000	New Bleachers for the gym

MOTION: _____

SECOND: _____

APPROVED/DENIED: _____

AMENDMENT #: _____



CHARTER AMENDMENT RESOLUTION NO.: 1-26

**COUNCIL OF THE TOWN OF CHEVERLY, MARYLAND CHARTER AMENDMENT
RESOLUTION NO. 1-25 HOSPITAL HILL**

Introduced by: Town Council

Date Introduced:

First Reading:

Second Reading:

Date Adopted:

Date Effective:

A CHARTER AMENDMENT RESOLUTION OF THE TOWN COUNCIL OF CHEVERLY ENLARGING THE CORPORATE BOUNDARIES OF THE TOWN OF CHEVERLY BY ANNEXING INTO THE CORPORATE LIMITS OF THE TOWN OF CHEVERLY LANDS CONTIGUOUS AND ADJOINING TO THE TOWN'S EXISTING CORPORATE BOUNDARIES PROPERTY COMMONLY KNOWN AS HOSPITAL HILL, CONSISTING OF APPROXIMATELY 44.1867 ACRES OF LAND IN TOTAL LOCATED GENERALLY HOSPITAL HILL AKA THE OLD CHEVERLY HOSPITAL SITE.

RECITALS

WHEREAS, the Town of Cheverly (the "Town"), a body politic and corporate in the State of Maryland is authorized by the Annotated Code of Maryland, Local Gov. Art., "Municipalities", Title 4 "In General", Subtitle 4 "Annexation" to enlarge its boundaries by way of annexation; and

WHEREAS, pursuant to the authority contained in Md. Local Gov. Code Ann., 4-403 "Proposal for Annexation -Initiation by Legislative Body", the Town of Cheverly has decided to enlarge and extend the corporate boundaries of the Town of Cheverly by including therein property situated in Prince George's County that is identified below, which is contiguous and adjoining to the existing corporate boundaries of the Town of Cheverly:

See Exhibit A attached and incorporated herein by reference, and said property is owned by Prince George's County Government.

(hereinafter collectively referred to as the "Annexation Area"); and

WHEREAS, the Annexation Area is depicted on the Exhibit of 44.1867 Acres of Land to be Annexed into the Corporate Boundary of the Town of Cheverly attached hereto as Exhibit A by courses and

CAR 1-26

distances; and

WHEREAS, the consent to annexation from the owners of the following properties annexation agreements are not necessary per Maryland Law; and

WHEREAS, as is required by Md. Local Gov. Code Ann., 4-403, the Town of Cheverly has not obtained the required consent to annexation from at least 25% of the registered voters who are residents in the area to be annexed and the owners of at least 25% of the assessed valuation of the real property in the area to be annexed as indicated in the statute, since said consents are not required under Maryland Law; and

WHEREAS, the Annexation Area is contiguous and adjoining the present corporate boundaries of the Town; and

WHEREAS, the annexation of the Annexation Area will not create an unincorporated area that is bounded on all sides by properties either located within the Town's boundaries or to be located within the Town's boundaries; and

WHEREAS, the Annexation Area is presently zoned for use of a commercial and residential development and the zoning and use of the Annexation Area will remain unchanged; and

WHEREAS, the Town of Cheverly deems it to be in the best interest of the Town and its occupants to annex the Annexation Area; and

WHEREAS, based on the aforementioned consents, the Town of Cheverly has determined to initiate a Resolution to enlarge and extend the limits of the Town to include the area described more fully in Exhibit A, and to make applicable to that area the Town Charter, the Town Code and all laws which are now in force and effect or which hereafter may be enacted in the Town of Cheverly.

NOW, THEREFORE BE IT RESOLVED, by the Town of Cheverly in legislative session assembled that:

Section 1. The recitals are incorporated as operative provisions of this Resolution.

Section 2. The boundaries of the Town of Cheverly, a municipal corporation of the State of Maryland, shall be and hereby are enlarged and amended by the addition thereto of all of that land contiguous and adjoining to the current boundaries of the Town of Cheverly in Prince George's County, Maryland commonly referred to as Hospital Hill, consisting of 44.1867 acres of land all of which is described in Exhibit A, and which attachments are incorporated herein by reference, the same shall be and hereby is annexed into the Town, subject to the conditions and provisions set forth in the Annexation Resolution, such annexation to be known as "Hospital Hill".

Section 3. The Annexation set forth herein is subject to the following condition: None

Section 4. That the annexation of the land depicted and described in Exhibit A will not create any unincorporated area which is bounded on all sides by real property presently within the corporate limits of the Town of Cheverly, real property to be within the corporate limits of the Town of Cheverly, or any combination of such properties.

Section 5. That the corporate boundaries of the Town being enlarged to include the Annexation Area as of the effective date of this Annexation Resolution, the Annexation Area and the inhabitants thereof shall from and after that effective date of this Resolution be subject to the powers and jurisdiction of the Town, and shall be taken and considered as part of the municipal corporation known as "The TOWN OF CHEVERLY"; and that all of the provisions of the laws of the State of Maryland and the Charter and Ordinances of the Town, now in force or which may hereafter be enacted, shall be extended and made

applicable to the Annexation Area and to any persons now or hereafter residing therein. Nothing herein or elsewhere in the Resolution shall affect the power of the Town of Cheverly to amend or repeal any Charter provision or ordinance existing at the date of passage of this Resolution, or to enact and ordain any Ordinance which, at the date of passage of this Resolution, or hereafter, it may be authorized to enact or ordain.

Section 6. Under Maryland law, public notice is not required for this annexation. A public notice shall specify that a public hearing will be held on this Resolution by the Town Council of Cheverly at 7:00 p.m. at the Town Hall, 6401 Forest Road, Cheverly, Maryland on the 8th day of January 2026.

Section 7. That the Town Clerk, shall submit notice to the Prince George's County Executive, the Prince George's County Council, the Executive Director of the Maryland-National Capital Park and Planning Commission and the Director of the Office of Planning of the State of Maryland, each of which shall have the first right to be heard at the scheduled public hearing prior to the general public.

Section 8. This Resolution shall become effective forty-five (45) days from the date of enactment by the Town Council of Cheverly, unless within forty-five (45) days of the date of the enactment the Town Council receives a Petition for Referendum filed in accordance with the provisions of Md. Local Gov. Code Ann., 4-408 -4-410.

AND BE IT FURTHER RESOLVED, that the effective date of the Annexation Resolution is the _____ day of _____, 2026, unless on or before the _____ day of _____, 2026, a Petition for Referendum on the Annexation Resolution is filed in writing with the Mayor or with the Town Administrative Officer pursuant to the provisions of Md. Local Gov. Code Ann., 4- 408 et. Seq.

AND BE IT FURTHER RESOLVED, that the Annexation Area, shall be subject to real and personal property taxes as stated herein.

AND BE IT FURTHER RESOLVED, that as soon as the Annexation hereby enacted shall become effective, either as herein provided or following a Referendum, the Mayor shall promptly register both the original boundaries and the new boundaries with the following agencies: The Chief Operating Officer; the Town Clerk, the Clerk of the Circuit Court for Prince George's County, Maryland; the Maryland Department of Legislative Reference; and the Maryland-National Capital Park and Planning Commission. Said registration shall include: a copy of this Annexation Resolution, the date of the Referendum Election, if any; the number of votes cast for and against the Annexation, whether in the legislative body or in the Referendum; and the effective date of the Annexation as said registration shall further be in such form and subject to such registration requirements as are contained in the Md. Local Gov. Cod Ann., as amended, including the requirement that the documents require to be registered shall be sent to each respective agency by certified mail and return receipt requested.

MICAH WATSON, MAYOR

CHRISTOPHER R. WADE, Councilmember

JOHN LEGLOAHEC, Councilmember

NICOLE BRYNER, Councilmember

DAVID TANSEY, Councilmember

CHARLY GARCES, Councilmember

ATTEST:

_____, Town Clerk

Approved for Legal Sufficiency:

Todd Pounds, Esq., Town Solicitor

Date: _____

DRAFT



Fiscal Year 2027 Budget Calendar

Friday, January 30, 2026	Department Heads Budgets Due
Monday, February 26, 2026	Mayor and Council Budget priorities due to Town Administrator
Early March	Mayor and Council to receive memo regarding Constant Yield Assessment
Thursday, March 19, 2026 <i>Special Meeting: 6:30pm</i>	Mayor and Council Budget Revenue, General Government & Administrative
Thursday, April 2, 2026 <i>Special Meeting: 7:00 pm</i>	Departmental Budget Review Police Department
Thursday, April 9, 2026 <i>Special Meeting: 6:30 pm</i>	Departmental Budget Review Public Works
Thursday, April 16, 2026 <i>Special Meeting: 7:00 pm</i>	Budget Review All Departments
Thursday, April 23, 2026 <i>Special Meeting: 6:30 pm</i>	Constant Yield Tax Hearing
Thursday, May 14, 2026 <i>Meeting: 7:30 pm</i>	First Reader of Budget Ordinance
Thursday, May 28, 2026 <i>Worksession: 7:30 pm</i>	Second Reader of Budget Ordinance
Thursday, June 11, 2025 <i>Town Meeting: 7:30 pm</i>	Final Reader of Budget Ordinance and Passage