

TOWN MEETING

March 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 – 2/12/26, Work Session 2/26/26)
5. **Grant Requests Approvals*** – The Mayor & Council will vote on the following grant requests.
 - Cheverly Village
 - Cheverly Women’s Club
 - Cheverly Community Market
6. **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.
7. **Committee Reports**
 - Recreation Council
 - Cheverly Day Committee
 - Planning Board
 - Board of Elections
 - Ethics Commission
 - Hometown Heroes
 - Youth Council
8. **Closed Meeting Summary** – Mayor Watson will read the fair summary of the 3/5/26 closed meeting.
9. **Proclamations** – Mayor Watson will read the following proclamations.
 - Women’s History Proclamation
10. **Charter Amendment CAR-2-26** – Mayor Watson will conduct the first reading of the charter amendment regarding amending §18.2, candidates, to prohibit political candidates from being candidates for mayor and councilmember in the same election under any circumstances by adding a new subsection to §18.2 of the charter.
11. **5701 Landover Rd.** – The Mayor & Council will discuss the options for a fence at this location.
12. **Financial update** – The Town Administrator and accountant will provide a financial update to the Mayor & Council.

13. **Keller Update** – A representative from Keller Construction will provide an update on the Eley building construction.
14. **Hospital Hill Update*** – The Mayor and Council will review a draft letter to submit to Maryland-National Capital Park and Planning Commission (M-NCPPC). Final comments from the town are due on March 20th.
15. **Maryland House Bill 1142** – The Mayor and Council will discuss a letter of support for this bill, which establishes a Task Force to Modernize County and Municipal Revenue Structures.
16. **Town Administrator Report** – Town Administrator Galloway will provide the Mayor and Council with a report on Town operations and a summary of actions taken.
17. **Police Report** – Chief Morris will give a monthly report.
18. **Public Works Report** – Director Brayman will give an update on the Department of Public Works.
19. **Review the March work session agenda and future requests, and Town Administrator Galloway will offer a forecast of the agenda.** The mayor will seek Council input on agenda items for consideration for future meetings.
20. **Mayor and Council Announcements** – Opportunity for Mayor and Council to share community happenings and events. The mayor will afford each elected official up to three minutes to speak. Unused time may not be transferred, and formal council business will not be conducted.
21. **Adjourn**

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

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=cEhsbmU2aEs5MGViaGJnWVh6c1h6UT09>

Webinar ID: 840 2598 3118

Passcode: 213079

Or One tap mobile:

Agenda Supplemental Material

- | | |
|--------------------------------|----------------|
| 1. Minutes | Pages: 4 – 15 |
| 2. Grant requests | Pages: 16 – 18 |
| 3. Closed Meeting Summary | Pages: 19 |
| 4. Proclamation | Pages: 20 - 21 |
| 5. Charter Amendment | Pages: 22 – 24 |
| 6. PPS-2023-039 –Cheverly Hill | Pages: 25 – 27 |
| 7. Maryland House Bill 1142 | Pages: 28 – 29 |

**TOWN MEETING
February 12, 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 Wade, LeGloahec, Tansey, Garces, Fry

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

Town Attorneys: Jason DeLoach

Motion to approve the agenda made by CM Bryner. 2nd by CM Garces. Approved Unanimously. 6-0

Consent Agenda

- **Approval of Minutes:** (Town Meeting – 1/8/26, Work Session 1/22/26)

Motion to approve the consent agenda made by CM Fry. 2nd by CM Garces. Approved Unanimously.

Resident Input -

- Sheila Salo (Ward 2) -
 - Reported on a January 26 joint meeting of the Green Infrastructure Committee and Planning Board with the Cheverly Hills development team regarding the preliminary plan of subdivision for the 44-acre property. Noted that residents raised questions about topics including stormwater management, tree conservation, housing types, transportation, and project timelines. Additional meetings are expected to review specific elements of the project. A recording of the January 26 meeting is available on the Town website under Town Meetings.

Committee Reports

- **Recreation Council** – Carrie Weletz – Carrie is the new Recreation Council President. Reported that the Council continues its annual events, including the Easter Egg Hunt, Halloween Parade, and Holiday Party, while expanding programming to include adult activities. Noted challenges with low volunteer participation and shared plans for new events, including a Porch Fest, Bike Safety Day, and Turkey Trot fundraiser. The Rec Council will host an Adult Game Night on March 21, 2026, and requested Mayor & Council assistance in promoting volunteer opportunities.
- **Cheverly Day Committee** – CM LeGloahec - Reported on Cheverly Day 2026, scheduled for Saturday, September 26, 2026, noting that this year's celebration will span Cheverly Week, beginning the Saturday prior. Key events include sports tournaments (pickleball and softball), community events organized by the Recreation Council, a senior and neighbor recognition event, the St. Ambrose Men's Club golf tournament, and the main celebration with a parade and fireworks. Shared the new Cheverly Day 95th Anniversary logo.
- **Planning Board** – CM Tansey – The Planning Board met yesterday to review and finalize notes from the GIC joint meeting. The notes are still in preparation, but are expected to be available for review by next week, prior to the upcoming work session. The Preliminary Plan of Subdivision (PPS) has been approved, and the Planning Board's notes will help guide the Town's comments during the PPS process.
- **Board of Elections** – Robin Kaye – The Board has been addressing a large list of topics identified for improvement after the previous year's election. The Board has been meeting twice monthly and will continue to do so throughout the year, conducting research and coordinating with county and state election officials. The improvement topics have been categorized into four areas:
 - Town employee processes – addressing tasks that overburden town staff during elections.
 - County coordination – resolving discrepancies between town ward data and county records; updates are expected to be filed with the county by the end of the month.
 - Internal process improvements – reviewing and implementing enhancements and potentially introducing new election practices.
 - Code-related issues – including three identified topics, one of which was a confirmed issue in the last election.
- The Board continues to focus on these areas to streamline election operations and improve overall efficiency.
- **Ethics Commission** – No Report

- **Hometown Hero Committee** – No Report
- **Cheverly Youth Council** - No Report

Proclamations –

- CM Wade read the Black History Proclamation
- Mayor Watson read the Joyce Tsepas Proclamation

Keller Update – Mr. Hamilton from Keller provided an update on the Eley building.

The target turnover for the full building, including punch list completion, is early May 2026. Office areas (front two floors) are prioritized for earlier turnover within approximately four to six weeks; punch list items in these areas are minor.

Garage and exterior areas (backside of the building) will extend into early May due to longer-lead items and outdoor work such as concrete corrections dependent on weather.

AV equipment for office areas is mostly installed; remaining components are expected to be completed by mid-March 2026.

Back fields are under evaluation by Keller and KCI; options are being reviewed based on survey data, with solutions forthcoming.

Town staff coordination continues, with regular meetings between Keller, CPJ consultant Robin Barnhart, and Town representatives to monitor progress and expedite the timeline.

5801 Annapolis Rd – Town Administrator Galloway reported on the property at 57th Avenue (5801 Annapolis Rd.), north of the hotel and south of the gas station. Developer Dr. Harry Singh proposes approximately 30 townhouses. Due to topography, ingress/egress will be via the hotel driveway to the east and 57th Avenue to the west. The Town owns 0.2 acres east of the gas station; the remainder is owned by Dr. Singh’s company. A public informational meeting will be held at Cheverly Town Hall on February 26, 2026, at 6:30 p.m., with invited attendees including Bladensburg officials and nearby residents. Dr. Singh will present plans and receive community feedback.

Winter Storm Fern – The Town Administrator, Galloway, Director Brayman Chief Morris and Deputy Chief Krauss provided an update, noting that the Town is still engaged in snow and debris removal from roads and public spaces. Acknowledged both compliments and criticism received from residents, emphasizing accountability and the challenging nature of the event.

Key points from the Public Works Department after-action report included:

- Pre-deployment and rapid staff mobilization prior to the storm, with staggered scheduling to maximize readiness.

- Effective clearing of roads to maintain access for emergency vehicles.
- Sidewalk management is primarily manual; additional tools were deployed to assist staff.
- Contractor support: The Town leveraged a relationship with BMP (asphalt and concrete contractor) to secure equipment quickly for snow removal efforts.
- Police coordination: The Police Department assisted by blocking areas to facilitate snow removal and keep delivery vehicles and residents out of the work zone.
- Community support: Residents provided assistance with food and other resources.

Operational challenges identified during the storm included:

- Transition from snow removal to ice mitigation, which limited roadway widening and secondary cleanup.
- Equipment strain and mechanical failures during peak hours, including spreader malfunctions and hydraulic issues.
- Salt clumping due to moisture and temperature fluctuations.
- Limitations in plowing effectiveness once ice had accumulated.
- Need for additional contractor support for ongoing snow and ice removal.

Mr. Galloway noted that even Cheverly’s long-term employees and other municipalities had never faced a storm of this magnitude. Lessons learned, including rotating teams, will guide future planning. Despite challenges, Public Works’ response was diligent, safe, and exceptional.

The Police Department prioritized resident safety, coordinated with Public Works to keep roads clear, and maintained early operational planning with county and allied agencies. They also assisted two unhoused individuals with temporary housing, one transitioning to permanent housing, under the leadership of Lieutenant Gleason, Sergeant Blunt, and their teams, demonstrating both efficiency and community compassion.

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

- **Wyndham Hotel Recognition** – The support provided by the Wyndham Hotel during Winter Storm Fern, including meals and accommodations for Town staff. Planning an invitation to hotel representatives to a future meeting for recognition or a proclamation.
- **Federal and State Funding for Bike Trail** – The Town has received a \$650,000 federal earmark for improvements to the Maryland 201 bike trail, in addition to \$450,000 from the State received last year. Town staff is excited about continuing progress on bike trail improvements.
- **Upcoming Events and Reminders:**

- Expungement Fair: Scheduled for March 21, 2026, following Resident Appreciation Day. Details will be finalized in coordination with the State’s Attorney’s Office.
- Black History Month Event: February 25, 2026, at the William E. Lee Building, beginning at 7:00 p.m.
- Cheverly Business Meeting: Tentatively scheduled for Friday, March 13, 2026, pending confirmation with business community members.
- **5801 Annapolis Road Community Meeting** – Residents are invited to attend. The meeting will be jointly hosted with the Town of Bladensburg, and their residents will be invited to participate in discussions with the development team.
- **Cheverly Hills Preliminary Plan of Subdivision (PPS)** – The PPS has been accepted by the Maryland-National Capital Park and Planning Commission (MNCPP). This is an early stage in the review process. The Town plans to schedule a community meeting to allow residents to ask questions. The development team has further steps to complete before the PPS can be approved.
- **Hospital Hill PPS Meeting Reminder** – MNCPP has a meeting scheduled for tomorrow at 9:30 a.m., with details sent to the Council and a town-wide announcement issued. The town will hold a special community listening session with the development team on Thursday, March 5, to give residents an opportunity to ask questions and share feedback before the Town submits comments on the proposal.
- **Snow Shoveling Volunteer Program** - The Town Administrator also introduced a new snow shoveling volunteer program intended to assist residents during winter storm events. Council members will receive 5 shovels and identify volunteers within their wards who can assist residents, particularly seniors or those needing help clearing snow.

Police Report – Chief Morris provided a monthly report.

- **Personnel, Staffing, and Training**
 - The department recently filled a vacant civilian position that remained open for most of the fiscal year. In the short time since being hired, the employee has saved the department approximately \$8,000 in fees related to motor vehicle registration matters that were resolved with the Motor Vehicle Administration.
 - Officer Brown completed crisis negotiations training. A department-wide crisis-communication training is planned, and a partnership has been established with the Prince George's County Family Justice Center for domestic-violence support.
 - The department received a new Automated External Defibrillator (AED) through a grant donation from Rescue One Training for Life and Mission 1042. In addition to providing the equipment, the organization has offered to train department staff as certified CPR instructors.
- **Community Engagement**

- The department also updated the Council on new vest carriers for officers. To avoid confusion and clearly identify officers, the department is updating vests, so they prominently display “Cheverly Police” on the back.
- The department thanked the Mayor, Council, and community for supporting the Maryland Special Olympics event, which proceeded despite cold and windy weather. Special recognition was given to Councilmember Chris Wade for participating in the event.

Public Works Report – Director Brayman provided a report.

- **Holiday Collection Schedule:** Town of Cheverly offices closed February 16 (Presidents Day).
 - Modified collection schedule:
 - February 17 - townwide trash
 - February 18 - recycling
 - February 19 - East Side trash/bulk
 - February 20 - West Side trash/bulk.
 - Backdoor and bulk collections require clear access.
- **Leaf Collection:** Operations are suspended due to inclement weather. We anticipate resuming in early March. The updated schedule will be posted via Town Communications.
- **Eley Building:** The Town received a \$25,000 incentive through the Pepco Energy Savings for Business Program for energy-efficient upgrades at the William Eley Building.
- **Streetlight Survey:** Public Works is coordinating with Pepco on a townwide streetlight inventory. As of February 2, 2026, 463 municipal streetlights have been confirmed, and 18 have been removed from inventory due to jurisdiction outside the Town's authority.
- **Forest Road Erosion Evaluation:** Contractor Eco-Site is conducting erosion assessments. Thanks to the residents for allowing access to their property to complete the evaluations.
- **Boyd Park Gate:** We are awaiting confirmation that the gate at Boyd Park is fully operational. Park hours remain dusk to dawn.

Review of February work session agenda and future requests.

- 5801 Annapolis Rd presentation from developer
- 5701 Landover Rd implementation plan
- Charter Amendment Draft review
- CM resource use discussion
- Vulcan industry property discussion

- Strategic Priorities discussion
- Prologist money update -TA report
- Closed meeting
- Financial Update -Town meeting

Mayor and Council Announcements –

CM Wade – PGCMA meeting 2/19 in Glenarden. Happy Birthday to his daughter.

CM LeGloahec – Saint Ambrose Spaghetti Dinner 2/22

VM Bryner – Happy Birthday to Luis Cardenas & CM Fry

CM Tansey – n/a

CM Garces – n/a

CM Fry – Thanks to the Administrative Department, Public Works Department, and Police Department.

Mayor Watson – 55 & Up Brunch 2/13, The Mayor concluded with remarks addressing broader concerns about national issues affecting municipalities and reaffirmed the Town’s commitment to community values, diversity, constitutional protections, and public trust in local institutions, including the Cheverly Police Department. The mayor reiterated that the Town follows its code regarding cooperation with federal immigration enforcement and emphasized the Town’s commitment to protecting the rights of all residents.

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

WORKSESSION
February 26, 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, Tansey, Garces, Fry

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

Town Attorney: Jason DeLoach

Pledge of Allegiance

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

Grant Request –

- Cheverly Village- Rudy Gawlik presented the grant request on behalf of Cheverly Village.
- Cheverly Women’s Club
- Cheverly Community Market

Town Administrator Galloway recommended that the grant requests for Cheverly Village and the Community Market be approved. Asked to move the Cheverly Women’s Club grant to the town meeting.

Charter Amendment Review – The Board of Election Supervisors discussed a proposed charter amendment to close a loophole from the 2025 election that allowed a person to file for one office and later as a write-in for another in the same election. The amendment aims to prohibit any individual from being a candidate for both mayor and council in the same election, including official and write-in candidacies. Board members suggested simplifying the language to remove double negatives, clarify “and/or” scenarios, and correct minor errors. Feedback will be sent to Council Member Tansey for revision.

Motion to add the Keller update made by CM LeGloahec . 2nd by CM Garces. Approved unanimously. 6-0

Keller Update – Ben Fry, representing Keller, reported that administrative offices and locker rooms will be ready for move-in by March 16, with full building turnover targeted for early May. Field grading adjustments and a three-to-one slope will be stabilized with turf. Public bathroom access will begin mid-March, while field access remains limited. Town staff will monitor safety, erosion, puddling, charging stations, and lighting compliance. Updates will be provided at the next meeting in two weeks.

Implementation Plan for 5701 Landover Rd. – Diane Beedle of the Community Native Planting Project provided an update on 5701 Landover Road, a town-owned property in Ward One. Since February 2024, volunteers have reclaimed the site from invasive species and illegal dumping, installing plantings, pathways, and boulders for a gathering area. The temporary fencing, in place for two years, was damaged by a recent ice storm; removal and replacement with safer temporary fencing is scheduled for March. Permanent fencing options, including a four-foot black chain-link fence, are being explored, with preliminary cost estimates of \$20,000–\$25,000. Grant applications for fencing and accessible site improvements, including an ADA-compliant pathway and seating, are underway; funding decisions will guide future installation. Volunteers will continue site maintenance, including weeding and turf management, with town staff assisting with water access during the summer. Ms. Beetle emphasized preserving the site’s existing work and community ownership. Council and staff acknowledged the importance of timely fencing installation and of continuing the partnership with the Community Native Planting Project.

Policy Committee Update – The Mayor and Council discussed the policy committee’s considerations for discussion regarding the council's use of town resources. The goal of this policy is to establish clear guidelines for council member-sponsored community events, ensuring transparency, fairness, accessibility, and fiscal responsibility while balancing council roles and town resources.

Key Points discussed:

1. Budget & Resources

- Council events funded via in-kind resources only (staff, tables/chairs, equipment). No direct cash transfers for outside purchases.
- Flexibility for event limits or dollar caps; sponsorships allowed with ethical guidelines.

- Coordination with M-NCPPC to use their spaces/equipment (staff, tables/chairs, equipment).

2. Policy Structure

- Policy Committee drafts the policy; does not make decisions. Full council reviews and finalizes.
- Policy includes:
 - Definition of community events and public benefit
 - Accessibility and inclusivity standards
 - Standardized applications and scheduling
 - Neutral process for conflicting event requests
 - Clear consequences for violations

3. Public Input

- Residents emphasized:
 - Equity and fairness across council members and organizations
 - Transparency and timeline clarity
 - Avoiding political influence and burden on town staff
- Timeline requested for draft review and public comment

Clay Brick Road discussion – The Town Administrator briefed the Council on Vulcan Materials’ proposed plan to build a concrete batching plant on Clay Brick Road. The proposed project is a ~6.5-acre enclosed concrete batch plant by Vulcan Materials located north of Sheriff Road on Claybrick Road, near Reed Street, and close to the cities of Fairmont Heights and Seat Pleasant. An existing special exception from nearly 20 years ago may still apply, and the town is actively seeking clarity on the current legal and permitting status. Town staff and council members have met with Vulcan representatives to gather preliminary information, and letters have been sent to the Maryland Department of the Environment, county environmental offices, and the county executive requesting updates and facilitation.

The town attorney and staff are researching permit status, appeals, and legal context before further commitments.

Plans to facilitate public meetings with surrounding communities, including Fairmont Heights, Seat Pleasant, North Englewood, and Old Fourth Ward Civic Associations.

Community Concerns include:

Air quality & fugitive dust: Existing studies are limited. Although it is an enclosed plant, the enclosure reduces but does not eliminate particulate exposure.

Traffic & safety: Increased heavy diesel traffic on local roads.

Environmental justice: Project affects overburdened and historically underserved communities.

Transparency: Residents request timely updates on appeals and permitting.

Past incidents: Nearby plants have had multiple environmental infractions.

Motion to extend the meeting by 15 minutes made by CM Fry. 2nd by CM Bryner. Approved unanimously. 6-0

Strategic Plan update discussion – The Town Administrator stated that Cheverly’s budget is structured around core areas such as administration, police, and public works, while Capital Improvement Projects (CIPs) require careful prioritization. Funding decisions should reflect the town’s values and balance longstanding requests with infrastructure and public safety requirements. Council members are reviewing proposed projects and providing feedback, keeping in mind limited funding and the reality of a challenging budget year. Infrastructure and public safety projects will take priority, and remaining resources will determine how additional CIP projects are accommodated.

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

Project Restore funding for the former Walgreens site will not move forward as planned due to the owner’s inability to meet state requirements. The funds were returned to the state, and the town is assisting the owner with alternative funding from DHCD.

The town received a \$177,000 Community Development Block Grant for resurfacing Boyd Park, including basketball courts, tennis courts, and the half-court area. The park’s electronic gate has been installed and is operational from 7:00 AM to 7:00 PM, improving safety and consistent access. The Black History Month event was successfully executed, and volunteers are being sought for the State’s Attorney’s expungement fair, scheduled for Sunday, March 15th, from 1:00 PM to 9:00 PM. For FY2027 earmarks, the town is identifying projects with large-scale community impact, including continued efforts to secure funding for the 201-bike trail. Mayor and Council have opportunities to provide input and project proposals.

Elected officials are invited to the Maryland-National Capital Park and Planning Commission Neighborhood Academy on Saturday, March 14th, to learn about local planning processes.

The town’s Electronic Municipal Market Access (EMMA) reporting for FY25 has been completed in coordination with the town attorney and finance advisor.

Update by CM Fry and Garces Regarding Cheverly Station Apartments –

CM Garces reported:

- N/A

Review of March Town Meeting Agenda and Future Requests -

- Charter Amendment CAR-2-26 first reader
- Fence discussion for 5701 Landover Rd.
- Council's use of town resources Policy review – March worksession
- Financial update
- Keller update
- Hospital Hill update

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



GRANT ACQUISITION AGREEMENT

All grants issued by the Mayor and Cheverly Town Council are from appropriated funds of the Town of Cheverly and must be accounted for to specified auditing standards.

Organization: Cheverly Community Market

Name: Chelsea Henderson Phone: 703 969 8659

Address: 2418 Lake Ave Email: Cheverlycommunitymarket
Cheverly, MD 20785 @gmail.com

- I hereby agree NOT to expend funds allocated to the designated organization for salaries, stipends, and/or personal income.
- As duly authorized by the above-named organization to accept this grant, I assume full responsibility for the proper expenditure of funds for the requested expenses and will report to the town staff on how the funds were spent.
- Receipts and a full accounting of all grant funds are required by the end of the given Fiscal Year ending June 30th.

I also understand that the funds provided are not for my personal use and that violating this agreement will result in the reimbursement to the Town of Cheverly of any/all funds spent outside the parameters as denoted in the grant application.

Date: 02/19/2026 [Signature]
Signature of Grant Recipient

PLEASE ATTACH THE FOLLOWING:

- THE PURPOSE OF THE GRANT REQUEST.
- A DETAILED DESCRIPTION OF THE PROJECT/PROGRAM YOU WISH TO EXECUTE WITH THE CHEVERLY GRANT PROGRAM FUNDING.
- A DETAILED ACCOUNTING OF AMOUNTS AND ACTIVITIES/ITEMS FOR WHICH THE GRANT FUNDS SHALL BE UTILIZED.
- A DETAILED TIMELINE FOR THE EXPENDITURE OF FUNDS.
- THE OVERALL BENEFIT TO THE COMMUNITY.



Grant: # _____

GRANT ACQUISITION AGREEMENT

All grants issued by the Mayor and Cheverly Town Council are from appropriated funds of the Town of Cheverly and must be accounted for to specified auditing standards.

CHeverly Village

Organization: _____

Name: Renate Reimschuessel **Phone:** 301-775-0558

Address: 3416 Belleview Ave, Cheverly **Email:** village@cheverlyvillage.org
Cheverly, MD 20785

- I hereby agree NOT to expend funds allocated to the designated organization for salaries, stipends, and/or personal income.
- As duly authorized by the above-named organization to accept this grant, I assume full responsibility for the proper expenditure of funds for the requested expenses and will report to the town staff on how the funds were spent.
- Receipts and a full accounting of all grant funds are required by the end of the given Fiscal Year ending June 30th.

I also understand that the funds provided are not for my personal use and that violating this agreement will result in the reimbursement to the Town of Cheverly of any/all funds spent outside the parameters as denoted in the grant application.

Date: 1/20/2026

Signature of Grant Recipient

PLEASE ATTACH THE FOLLOWING:

- THE PURPOSE OF THE GRANT REQUEST.
- A DETAILED DESCRIPTION OF THE PROJECT/PROGRAM YOU WISH TO EXECUTE WITH THE CHEVERLY GRANT PROGRAM FUNDING.
- A DETAILED ACCOUNTING OF AMOUNTS AND ACTIVITIES/ITEMS FOR WHICH THE GRANT FUNDS SHALL BE UTILIZED.
- A DETAILED TIMELINE FOR THE EXPENDITURE OF FUNDS.
- THE OVERALL BENEFIT TO THE COMMUNITY.



Grant: # _____

GRANT ACQUISITION AGREEMENT

All grants issued by the Mayor and Cheverly Town Council are from appropriated funds of the Town of Cheverly and must be accounted for to specified auditing standards.

Organization: THE CHEVERLY WOMEN'S CLUB

Name: JOYCE LANG

Phone: 301-773-2211

Address: 6424 FOREST RD
Cheverly, MD 20785

Email: joycelange@verizon.net

- I hereby agree NOT to expend funds allocated to the designated organization for salaries, stipends, and/or personal income.
- As duly authorized by the above-named organization to accept this grant, I assume full responsibility for the proper expenditure of funds for the requested expenses and will report to the town staff on how the funds were spent.
- Receipts and a full accounting of all grant funds are required by the end of the given Fiscal Year ending June 30th.

I also understand that the funds provided are not for my personal use and that violating this agreement will result in the reimbursement to the Town of Cheverly of any/all funds spent outside the parameters as denoted in the grant application.

Date: 2/17/2026

Joyce Lang

Signature of Grant Recipient

PLEASE ATTACH THE FOLLOWING:

- THE PURPOSE OF THE GRANT REQUEST.
- A DETAILED DESCRIPTION OF THE PROJECT/PROGRAM YOU WISH TO EXECUTE WITH THE CHEVERLY GRANT PROGRAM FUNDING.
- A DETAILED ACCOUNTING OF AMOUNTS AND ACTIVITIES/ITEMS FOR WHICH THE GRANT FUNDS SHALL BE UTILIZED.
- A DETAILED TIMELINE FOR THE EXPENDITURE OF FUNDS.
- THE OVERALL BENEFIT TO THE COMMUNITY.

Closed Session Summary – March 5, 2026

On March 5, 2026, 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 by motion made by Vice Mayor Bryer and seconded by CM Garces. Vote was unanimous 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 to the acquisition;” 3-305(b)(3)

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

Those present in the closed session were the Mayor and Council, Dylan Galloway, Jason DeLoach, Esq., Todd Pounds, Esq. (partial). Patrick McAndrew, Esq. (partial), Chief David Morris (partial), and Deputy Chief Krauss (partial).

During the closed session, Attorney McAndrew updated the Council on the results of an investigation involving a town employee.

Attorney DeLoach provided an update on a legal matter involving a former employee and provided advice on the matter.

Mr. Galloway updated the Council on the preliminary results of a personnel-related matter impacting one or more specific individuals, and how certain processes will move forward as a result. Mr. Galloway also discussed specific issues related to two individuals that should not be discussed in public.

Mr. Galloway updated the Council on a longstanding legal matter involving a resident and their property. Attorneys Pounds and DeLoach provided advice on how to proceed.

Attorney Pounds provided legal advice on how certain funds allocated to the town can be used.

The Mayor and Council received legal advice from Attorney Pounds on its options regarding potential property acquisitions in the town. Mr. Pounds also updated the Council on an ongoing legal matter involving a zoning matter.

WOMEN'S HISTORY MONTH

WHEREAS, every March, Women's History Month provides an opportunity to honor the generations of remarkable contributions of women throughout history who have played pivotal roles in shaping our nation's progress and character; and

WHEREAS, the 2026 Women's History Month theme "Embracing Equity: Women Leading Change Across Generations" celebrates the collective strength, resilience, and influence of women who dedicate their lives to education, mentorship, and leadership, shaping the minds, opportunities, and futures of all generations; and

WHEREAS, education has always been a powerful catalyst for change, and women have been at the forefront, driving this transformation; from classrooms to boardrooms, women educators and leaders have played a pivotal role in nurturing minds and inspiring action; it is important to acknowledge and celebrate these contributions, especially at a time when inclusive and equitable education is more critical than ever; and

WHEREAS, women's history is inclusive of all people who identify as women, and it is paramount to acknowledge and celebrate the invaluable contributions of all women, including transgender and gender-diverse individuals, who have been at the forefront of movements for equity and social justice; and

WHEREAS, women from diverse racial, ethnic, and socioeconomic backgrounds have made indelible marks on our nation's history, often in ways that have not been adequately acknowledged or recorded, and

WHEREAS, women have been instrumental in advocating for their rights and driving movements for social justice, including suffrage, civil rights, labor rights, LGBTQ+ rights, and more, yet their contributions have been historically undervalued and marginalized, and

WHEREAS, in Cheverly, women continue to make remarkable contributions to our community, serving as educators, volunteers, business owners, public servants, and leaders in civic, cultural, and environmental initiatives, strengthening the Town and inspiring future generations; and

WHEREAS, it is incumbent upon us to not only celebrate the achievements of women but also confront the challenges they face, including regressive legislation that threatens to erode the hard-won gains of the past century; and

WHEREAS, as we commemorate Women’s History Month, let us renew our commitment to the ongoing struggle for gender equity and justice, recognizing that true equality can only be achieved when the rights of all women, particularly the most marginalized among us, are upheld and protected; and

NOW, THEREFORE, The Cheverly Mayor and Council, do hereby proclaim that March is designated as “Women’s History Month” in Cheverly, MD and encourage all residents to observe this month.

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



CHARTER AMENDMENT RESOLUTION NO.: 2-26

**COUNCIL OF THE TOWN OF CHEVERLY, MARYLAND CHARTER AMENDMENT
RESOLUTION NO. 2-26 CANDIDATE PROHIBITION**

Introduced by: Town Council
Date Introduced:
First Reading:
Second Reading:
Date Adopted:
Date Effective:

CHARTER AMENDMENT RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF CHEVERLY, AMENDING §18.2, CANDIDATES, TO PROHIBIT POLITICAL CANDIDATES FROM BEING CANDIDATES FOR MAYOR AND COUNCILMEMBER IN THE SAME ELECTION UNDER ANY CIRCUMSTANCES BY ADDING A NEW SUBSECTION TO §18.2 OF THE CHARTER

A Charter Resolution of the Mayor and Council of the Town of Cheverly adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and §4-301 et-seq., Local Government Article, Annotated Code of Maryland as amended.

WHEREAS, §18.2 of the Charter addresses the qualifications of candidates in Town elections; and

WHEREAS, the Mayor and Council have determined that a prohibition against a candidate running for the office of mayor and councilmember in the same election should be prohibited; and

WHEREAS, the Mayor and Council believe an amendment to the Town Charter banning candidates from running for mayor and councilmember is in the best interests of the Town and its residents.

Section 1. **NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Town of Cheverly, that § 18.2. - Candidates, be repealed, re-enacted and amended to read as follows:

§ C-18.2. - Candidates.

A. Any person desiring to be a candidate for an elective office under the terms of this subtitle shall file, not fewer than forty-five (45) days previous to the date of election, with the Ethics Commission a financial disclosure statement under oath and, with the Board of Election

Supervisors, a petition under oath setting forth the following:

- (1) That said candidate is a registered voter of the town,
- (2) That said candidate will have attained the required age for the office he or she is seeking on or before election day,
- (3) That said candidate has been a resident of the town for not fewer than six (6) months immediately preceding the date of election,
- (4) The ward in which said candidate resides, and
- (5) The name of the office sought; provided, a candidate for council shall reside in the ward where such person seeks office, and provided further that no person may be a candidate for more than one office at any one election. The board shall certify petitions meeting the terms of this section and shall cause to be given general publicity within the town the names of certified candidates with the names of the offices they seek, and shall post all of such names and offices conspicuously at the polls.

B. UNDER NO CIRCUMSTANCES MAY AN INDIVIDUAL BE A CANDIDATE FOR MAYOR AND COUNCILMEMBER IN THE SAME ELECTION. AN APPLICATION FOR WRITE-IN CANDIDACY FOR MAYOR AND COUNCILMEMBER FOR AN OFFICIAL CANDIDATE IN THE SAME ELECTION SHALL BE NULL AND VOID. LIKEWISE, ANY APPLICATION FOR WRITE-IN CANDIDACY FOR AN INDIVIDUAL FOR THE OFFICE OF MAYOR AND COUNCILMEMBER IN THE SAME ELECTION SHALL BE NULL AND VOID FOR BOTH OFFICES.

Section 2: **BE IT FURTHER RESOLVED** that any provision of the Charter which is inconsistent with § C-6 as amended is hereby repealed.

Section 3: **BE IT FURTHER RESOLVED** that the date of the adoption of this Resolution is _____, and that the amendment to the Charter of the Town of Cheverly hereby proposed by this enactment, shall be and become effective on _____ [50 days], unless a proper petition for a referendum hereon shall be filed by _____ [40 days], and a fair summary of the Amendment shall be posted at Town Hall for forty days following its adoption and published in a newspaper having general circulation in the Town not less than four (4) times at weekly intervals by _____ [40 days].

Section 4: **BE IT FURTHER RESOLVED** that as soon as the Charter Amendment hereby enacted becomes effective, either as herein provided or following a referendum, the Clerk shall send separately to the Department of Legislative Services, the following information concerning the Charter Amendment: (1) the complete text of this Resolution; (2) the date of referendum election, if any, held with respect thereto; (3) the number of votes cast for and against this Resolution by the Mayor and Council of the Town of Cheverly or in a referendum; and (4) the effective date of the Charter Amendment.



www.cheverly-md.gov

The Town of Cheverly
6401 Forest Road
Cheverly, MD 20785

Office/Fax: (301) 773-8360

March 19, 2026

Mr. James Hunt
Acting Planning Director
Prince George's County Planning Department

RE: PPS-2023-039 –Cheverly Hill, located primarily at 3001 Hospital Drive, Cheverly, MD 20785

Dear Planning Department colleagues:

The Town of Cheverly, Maryland, is pleased to offer comments on the Preliminary Plan of Subdivision for Cheverly Hill, which includes 160 lots and 35 parcels for development of 160 townhomes and 1,180 multifamily residential dwelling units, 70,000 square feet of existing medical office space, 39,725 square feet of commercial space, and a 71-room hotel. The PPS envisions division of the 44-acre property into 16 building parcels (as well as eight other parcels), including two for an office building and parking garage, seven for multifamily housing, two for condos, two for garages, and one for a community center. The property lies just outside the Town's current corporate boundaries, but the Town intends to annex the parcels, currently owned by the Prince George's County Redevelopment Authority, into the Town during 2026.

The Town enjoys a positive working relationship with the development team, which has been open to incorporating resident feedback into the plan over the past three years. The Town thanks the Redevelopment Authority for its partnership in securing and maintaining the site and in enabling its future development as a part of the fabric of Cheverly.

First, the Town broadly supports the development team's proposal for a primarily residential project with a significant retail component to replace the demolished Prince George's Hospital Center. The mix of housing types outlined by the PPS will be attractive to current and future Cheverly residents, and the density envisioned is in character with the existing neighborhood.

Second, Cheverly supports the development team's plan for numerous bicycle and pedestrian connections between the site and existing neighborhoods inside and outside of the Town. We are particularly focused on improving bicycle and pedestrian safety in and around the Town. Trails should be easy to use and be built with natural surfaces. The preferred Bicycle-Pedestrian adequacy project along Pepsi Place should be selected and the cost estimate included in the PPS should be approved.

Third, Cheverly recognizes that residents have raised legitimate concerns that new vehicular connections to the 5600 blocks of Inwood Street and Lockwood Road could increase traffic on residential streets. We support the PPS's plan to plat vehicular roads that could connect to these streets, because proceeding with that option preserves the greatest flexibility for Cheverly to work collaboratively with residents and developers in the future to implement long-term configurations that protect Cheverly residents on and off of the Hill. Any future decision about opening these Cheverly roads must prioritize neighborhood safety and quality of life. These solutions could include measures such as one-way vehicular restrictions, identifying high-volume periods when roads would be closed to through traffic, or closing the roads to vehicular traffic entirely. The developer should commit to funding traffic calming devices on existing Cheverly roads impacted by added traffic. Further, because we remain deeply concerned about vehicular burden, the developer should clarify the differences between the Phase 1 and Phase 2 trips provided in the traffic study.

Fourth, the finished site should manifestly improve the natural environment that existed during the hospital's occupancy. Buildings should be constructed to meet LEED Platinum standards, solar power should be considered on the front end, and electric vehicle chargers be placed throughout the site. The project should be built to minimize light pollution, landscaping should be done with native plantings, and paved surfaces should be permeable. Park space should be designated as early as possible in the development process. Tree removals should be intentionally minimal. All open and park spaces should be publicly owned and open to the public; no recreation space should be private.

Additionally, Cheverly respectfully requests that:

- the complete environmental assessment promised in the PPS be provided to the Town and the public as soon as possible;
- enough parking is constructed onsite to meet all of the needs of the development, so that existing streets aren't burdened;
- the plan specifically deed Parcel 181 to the Town of Cheverly;
- the development maximize its proximity to MetroRail by working with Cheverly to enhance bus and other transit options through the site;
- the Village Green be expanded in square footage, because the envisioned size (0.75 acres) is too small to function in the ways that the developer has envisioned;
- the plan include a comprehensive trail map;
- the first phase of development include completion of as much as possible for the parks, open space, natural areas, tree mitigation, and trails;
- the plan include surface stormwater management treatments and not rely solely on underground manufactured installations;
- dust controls be adhered to during construction and the development join the hyper-local air quality monitoring project;
- all roads in the development be unambiguously public, and any private alleys be clearly identified;
- the developer provide additional information about the public utility easement along Parcel J;
- the development's internal trail network be publicly owned and maintained after construction; and
- the plan include the noise study promised in the variance request for property setback from the B-W Parkway.



Cheverly will continue to work to ensure that additional critical issues are addressed in future plans:

- design elements that blend with the existing neighborhood;
- traffic impacts to the north on the Baltimore-Washington Parkway and MD-202, to the south on Pepsi Drive and MD-201, and on neighboring residential streets;
- outdoor public community spaces;
- high-quality retail sought after by current and future residents;
- a sit-down restaurant that opens as early as possible;
- an urban boutique grocer;
- indoor public collaboration spaces;
- indoor Town or County space for a public use; and
- high-quality building materials throughout.

We thank the Prince George’s County Planning Department for holding the development team to the highest standards. We appreciate your help to achieve Cheverly’s objective of building a landmark, once-in-a-generation in-fill development that draws the national capital area to western Prince George’s County and serves the needs of current and future residents. We also express our deep appreciation for the countless volunteer hours donated by the Cheverly Planning Board and the Cheverly Green Infrastructure Committee to this project over the past decade and for their recommendations’ improvements to this letter.

Sincerely,

Mayor Micah Watson
On behalf of the Town Council



RESOLUTION R-2-26

A RESOLUTION OF THE MAYOR AND COUNCIL OF CHEVERLY, MARYLAND, IN SUPPORT OF HB 1142 / SB, ESTABLISHING THE TASK FORCE TO MODERNIZE COUNTY AND MUNICIPAL REVENUE SOURCES.

WHEREAS, the Town of Cheverly provides essential frontline services to its residents, including 24/7 police protection, twice-a-week trash pickup, curbside recycling pickup, and comprehensive emergency response, all of which rely on stable and diversified revenue streams; and

WHEREAS, municipal governments are facing unprecedented inflationary pressures on construction materials, fuel, and labor, alongside increasing state-mandated costs, making the need for modern and flexible revenue sources more urgent than ever; and

WHEREAS, Maryland’s municipalities are primary drivers of economic activity and tourism in the State, yet the current tax structure fails to reinvest a fair share of the wealth generated within municipal borders back into the local infrastructure that supports that very growth; and

WHEREAS, Maryland is one of only six states that fails to share tax revenue from the sale of goods or services with local governments or allow those governments to collect it themselves, creating an over-reliance on property taxes; and

WHEREAS, the current local revenue structure in Maryland has not been comprehensively updated in decades and does not reflect the modern shift toward a service and digital-based economy; and

WHEREAS, the proposed Task Force would provide a data-driven, non-partisan forum to study these inequities and recommend solutions that ensure municipal governments can remain fiscally resilient without overburdening local property owners.

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

1. Support for Legislation: The Town formally supports the passage of HB 1142 and urges the House Ways and Means Committee and the Senate Budget and Taxation Committee to issue a Favorable Report.
2. Communication of Resolution: A copy of this resolution shall be transmitted to:
 1. State Senator Malcolm Augustine, District 47.
 2. Delegates Diana Fennell and Julian Ivey, District 47A.
 3. The Mayor or equivalent of each municipality in the 47th Legislative District of Maryland; and
 4. Staff at the Maryland Municipal League

ADOPTED this 12th day of March 2026.

Attest: _____

Micah Watson
Mayor

Christopher R. Wade
Councilmember

David Tansey
Councilmember

John LeGloahec
Councilmember

Charly Garces
Councilmember

Nicole Bryner
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Amy Jean Chung Fry
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