TOWN MEETING
May 8, 2025
8:00 PM

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Consent Agenda***
    - **Approval of Minutes:** (Town Meeting – 4/10/25, and Work Session 4/24/25)
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
7. **Asian American Native Hawaiian & Pacific Islander Heritage Month (AANHPI) Proclamation –** The Mayor will read the proclamation.
8. **Vice Mayor Selection –** Mayor & Council will elect the next Vice Mayor
9. **Town Administrator Report –** Town Administrator Galloway will provide the Mayor and Council with a report on Town operations and a summary of actions taken.
10. **Police Report –** Chief Morris will give a monthly report.
11. **Public Works Report –** Director Brayman will give an update on the Department of Public Works.
12. **Review the May 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.
13. **Mayor and Council Announcements** – Opportunity for Mayor and Council to share community happenings and events. The mayor will afford each elected official up to five minutes to speak. Unused time may not be transferred, and formal council business will not be conducted.
14. **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.

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

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Agenda Supplemental Material

1a. Meeting Minutes Pages: 4-12

2a. (AANHPI) Proclamation Pages: 12-14

TOWN MEETING
April 10, 2025
8:00 PM

Minutes

Meeting called to order at 8:00 pm

In attendance: Mayor Munyeneh, Vice Mayor Fry, **Council Members** Wade**,** Watson, Bryner, Dalaker

Staff: Public Works Director Steve Brayman, Chief David Morris, Deputy Chief Jennifer Krauss, Town Clerk Giselle Richards

Town Attorneys: Jason DeLoach

Pledge of Allegiance

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

Consent Agenda

- **Approval of Minutes:** (Town Meeting – 3/13/25, Work Session 3/27/25)
- **Grant Request -** Cheverly Community Market

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

Resident Input-

- Sheila Salo (Ward 2) – Stressed the importance of protecting Cheverly's natural areas and raised concerns about the end of the Rain Check Rebate program, despite continued Clean Water Act fees. The Green Infrastructure Committee will recommend that the Town advocate for reinstating the rebate program. She also voiced concern about a proposed flyover and warehouse project near Cabin Branch Drive and Route 50, noting a similar project was stopped in the 1970s. The community supports a federal review of local air quality monitoring due to pollution from nearby highways and industry.

Ryan Walsh (Ward 1) – Expressed strong frustration over the Town's noncompliance with Section 3 of the Town Code and PG County law requiring annual financial disclosures from officials. Despite repeated efforts, it took over eight months to receive fewer than 10 heavily redacted documents. Records indicate no elected officials have filed disclosures since at least 2021, which the resident called unacceptable.

Criticized the ongoing lack of transparency as a serious ethical issue that should not be normalized in local government.
Anthony Thompson (Ward 6) – Raised concerns about the Ward 6 councilmember's dual role as a Town official and Chief of Staff to a Prince George's County Councilmember, citing a potential conflict of interest. Noted a lack of response from town leadership despite multiple inquiries and stated that council actions may have affected employment matters involving their family. Filed a formal ethics complaint on March 13, which was acknowledged. Called for the councilmember to step down from one of the roles and emphasized that this issue reflects broader concerns about transparency and accountability in local government.

Julia Mosley (Ward 2) – Expressed ongoing concerns about transparency and unanswered questions related to the council's decision to file a lawsuit against the development at the former Prince George's Hospital site and questioned the process leading up to the December 3 closed session and the December 5 letter announcing council action, noting inconsistencies and a lack of public information. Also raised concerns about the management of the May town election, specifically difficulties in obtaining a current voter registration list.

Bryan Barnett-Woods (Ward 2) – Expressed support for prior comments on transparency and accountability, calling them essential to the relationship between officials and the community. Submitted a formal comment to the state regarding the hospital redevelopment and encouraged others to do the same. Questioned how traffic from the development will be measured, particularly impacts on the BW Parkway and Cheverly streets, and asked whether parking and traffic mitigation measures are being considered. Urged the Town to ensure the budget reflects community values and commended the decision not to raise taxes.

Joel Lang (Ward 4) – Noted that many speakers tonight expressed frustration over a lack of responsiveness from the Town Council. Suggested adding a regular "citizen response" item to meeting agendas, allowing for essential follow-up when residents raise concerns. Stressed that residents deserve to feel heard, and that this kind of response is a reasonable and respectful expectation.

Laila Riazi (Ward 1) – Speaking as a member of both the Green Infrastructure Committee and the Environmental Justice Action Team, the resident asked the Council to adopt and submit a letter to the Maryland Department of the Environment (MDE) supporting the placement of a federal reference method (FRM) air quality monitor in Cheverly. Current official monitors are located in Beltsville and Upper Marlboro, which do not reflect pollution levels within Cheverly, particularly given the mix of stationary and mobile pollution sources. The proposed FRM monitor would be the first inside the Beltway in Maryland and would provide essential data for understanding local air quality. Expressed appreciation for the Council's past engagement on this issue and urged formal support for the FRM request to MDE

Committee Reports

Recreation Council – Easter Egg Hunt 4/12/25 11 am - 2 pm at Town Hall

Cheverly Day Committee – CM Watson

- Next Cheverly Day 2025 is Saturday, October 4, 2025
- Next parade is 2026 for 95th Anniversary
- Volunteers are always needed.
- Continue to meet last Wednesdays of the month.

Planning Board – CM Bryner – The board held meeting with developers. Waiting on the preliminary plan of the subdivision to review and provide a formal recommendation.

Board of Elections – Robin Kaye – Candidates have been certified. 2 Write-in candidates will be certified at the 4/15/25 meeting. Received a large number of mail-in ballot requests. Ballots started going out this week. Prepaid return postage included. The deadline to request mail in ballots is 4/28/25. Held voter registrations. Anyone not registered with the state can still register to vote in the town in person at the town hall weekdays, 9 am – 5 pm, or at the upcoming voter registration events. All mail-in ballots will be hand-counted. Seeking election volunteers. Apologized for the recent meeting was adjourned before business was completed even though the meeting remained open for all.

Ethics Commission – Thomas Ruyle – Met 4/7/25, where internal government documents were reviewed and discussed. Received and reviewed financial disclosure forms from the 2025 election. The Ethics Commission started to collect financial disclosure forms last year. Working with the town hall regarding previous years' disclosures. Working on reviewing the complaint from Mr. Thompson.

Swearing In- Mayor Munyeneh administered the oath of office to:

- Lieutenant William Gleason.

Arbor Day Proclamation – Mayor Munyeneh read the proclamation.

WSSC Water Tower – Chief Morris provided an update on behalf of Mr. Galloway.

Mr. Galloway and the Town Attorney are actively working with WSSC to explore solutions and potential funding options. This matter is still in progress, and an update will be provided at the next meeting.

Crest Ave Update – Director Brayman and Engineer Goode provided an update on the installation progress and specific locations of the new speed humps. The new locations identified are 2810 & 2818 Crest Ave.

Town Administrator Report –Chief Morris provided the town administrator's monthly report.

- Staff are reminded to log relevant issues into the See-Click-Fix app for effective tracking and resolution.

- The "What's Your Story" Mandala workshop, held in partnership with the Town, was a success. Alysia Dempsey will follow up with the Mayor and Council.
- A candidate has been selected and will be sworn in at the next Town Meeting.
- Cell Phone Coverage
    - T-Mobile: Installed a ceiling extender at the church to improve service.
    - Verizon: Recommended the Town purchase extenders; no further solutions offered.
    - AT&T: Not planning coverage improvements at this time.
- Revised proposal documents have been received and are under review for the Bladensburg Annexation
- Town staff completed training on April 4 to enhance emergency preparedness.
- Dumpster Day is scheduled for April 26, additional details forthcoming.

Police Report – Deputy Chief Krauss provided a monthly report.

- Personnel, Staffing & Training
    - Officers are completing 2025 MPT&SC in-service and firearms training.
    - MPT&SC will audit Background Investigations and Field Training; internal review is underway.
    - Deputy Chief Krauss, Sgt. Biler, and Cpl. Soller will attend the FBI Law Enforcement Executive Development Seminar (LEEDS), May 5–9.
    - Executive Command staff and Mr. Galloway will attend MMPLEA training, April 22–25.
- Patrol & Traffic Safety
    - Increased criminal activity near Cheverly Station Apartments; enforcement ongoing with PGPD support.
    - Meetings scheduled with apartment management/security to discuss crime prevention, cameras, and accountability.
    - The Cheverly Police Department (CPD) conducted ward walks and a meet-and-greet at Cheverly Station Apartments.
    - Public hearing on stop signs monitoring systems: April 17, 2025, 6 –7 PM.
    - Axon camera, BWC, ECD, and sidearm signal upgrades completed.
- Community Engagement
    - The "Pizza with the POPO" event was held at Cheverly Station Apartments, and CPD, the Mayor, and the Council participated.
    - Planning underway for Public Safety Day on May 30, 2025; promotions forthcoming.

Public Works Report – Director Brayman provided a report.

- Leaf collection season ended last Friday; a final town-wide check was conducted Monday to collect the remaining piles.
- Ball field prep has begun for spring sports; coordination is ongoing with the Boys & Girls Club for Boyd and Town Park.
- Spring mowing started last week, covering Legion Park, Town Park, and the Cheverly Ave/Landover Rd area.

- Boyd Park restrooms will open on Monday, April 14, 2025.
- The Spring Pothole Brigade began last week, with over 20 potholes filled; work will continue town-wide, as needed.
- Public Works staff were happy to participate in the food drive at the Cheverly Station Apartments
- A new chess table has been installed at Town Park in collaboration with an Eagle Scout candidate

Review of April work session agenda and future requests

- Office of Human Rights
- WMATA update
- Purchase of LED lights from Pepco
- Heritage Month proclamation at the May town meeting
- Policy for secondary employment
- Public safety
- Bike Trail Update

Mayor and Council Announcements –

CM Wade – Commended Councilmember Dalaker for his service and contributions during his time on the Town Council. Spring Break is coming up, happy easter. CPRC Spring Festival 5/3/25. Support the Cheverly Softball team.
CM Watson – Thanks to Mr. Brayman and Mr. Goode for the collaboration on the speed humps at 2800 block of Crest Ave. Thanks to the PW department for working on the chess table in Town Park. Bill Kirchert Concert at the American Legion. 108 Music series will have a concert on 5-9-25
CM Bryner – Thanks to CM Dalaker for his leadership during his terms on the council. Encourage everyone to spend their energy in a kind way.
CM Dalaker—Ward 4 Civic Association meeting is on the third Monday of every month. The association encourages everyone to join, but only members can vote. It also reminds residents to sign up for the Homeowners Tax Credit. I am grateful to have served on the town council. Mount Hope Commission is seeking board members.
CM Fry – Welcome, Lt. Gleason. Thanks to Cheverly PD for their efforts and spending time in Ward 6. Thanks to Public Works for ensuring WSSC is working on fixing the roads. Thanks to CM Dalaker for his years on the council. This year, there is a softball team at the Cheverly Boys & Girls Club (CBGC).
Mayor Munyeneh – Happy Resurrection to anyone who acknowledges. Happy Spring break to kids. Thanks, CM Dalaker, for his service on the town council. Thanks, Public Works, for resolving the issue on Laurel Ave. Thanks to the Police Department for their work

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

WORKSESSION
April 24, 2025
7:30 PM

Minutes

Call to Order:
Meeting called to order at 7:32 pm via Zoom.

In attendance: Mayor Munyeneh, Council Members Wade, Watson, Bryner, Dalaker, Garces and Fry

Staff: Town Administrator Dylan Galloway, Chief David Morris, Cpl. Becker, Public Works Director Brayman, Town Clerk Richards

Town Attorney: Jason DeLoach

Pledge of Allegiance

Office of Human Rights – Kyla Hanington from the Prince George's County Office of Human Rights provided an overview of the series. LISTEN

- The Prince George's County Office of Human Rights is the county's civil and human rights education and enforcement agency. It works to eliminate discrimination, promote equal opportunity, and foster understanding across communities. The office investigates complaints related to housing, employment, and public accommodations and also provides educational outreach on issues such as civil rights, equity, and inclusion.

WMATA – Representatives from the Washington Metropolitan Area Transit Authority updated the Mayor & Council.

- The number of trips originating at Maryland Metrorail stations continues to grow month-over-month.
- Cheverly is one of four solar carport projects at Metro stations. Solar carports are overhead steel canopies that support solar panels, which convert sunlight to electricity. Estimated Full Parking Lot Reopening: Summer 2025
- Metro will be changing bus routes and service times, to network better connect the

region, increase access to better bus service, and make the bus more convenient. The network redesign will go into effect on June 29th, in coordination with regional bus partners including: TheBus in Prince George's County and Ride On in Montgomery County

Stop Sign Monitoring System—Town Staff and a stop sign camera vendor answered questions about a stop sign monitoring system. Chief Morris emphasized that automated enforcement improves safety, not just revenue, with personal experience highlighting traffic dangers and stated that the police department supports automated enforcement, but the final decision is up to the mayor and council.
Mr. Carl stated that the data collected from the pilot done in Cheverly showed that across nine locations in the town there was an average of 3284 violations with an average of 84% of drivers not stopping at the stop signs correctly. There were residents that brought to the attention of the need for privacy when collecting data of drivers and residents in town. Chief Morris stated that the data is owned by the town and could only be released via a judicial authorization via a subpoena. The stop sign cameras would be cost neutral to the town.

3107 Laurel Ave Special Exception—The town administrator presented the request to remove a 90 ft section of dilapidated 4 ft chain link fence and replace it with a 4 ft wood fence at this address. On the recommendation of the town attorney.

The Town Administrator finds no reason to deny the request.

Motion to approve the special exception to replace the fence at 3107 Laurel Ave from chain link to wood made by CM Dalaker. 2nd by CM Garces. Approved Unanimously

Hometown Heroes – Town Administrator Galloway provided an update on the process for the Hometown Heroes flag display program at Legion Park.

- A committee will review applications as a screening process for the Hometown Heroes Flags to be flown at Legion Park
- Upon the committee's approval, it will be reviewed by the Mayor & Council at a work session for review
- Once the M&C approves, it goes to the town meeting for approval
- The committee would be made up of a staff member (TA), a council member, the American Legion, the Ancillary, and the Sons of the American Legion

CM Dalaker suggests that the project be canceled due to the unstable democracy.

Motion to extend the meeting by 45 minutes to 11:15 pm made by CM Dalaker. 2nd by CM Bryner. Approved Unanimously

Contract Reviews - Director Brayman presented contracts for renewal and a new contract for review.

- LIDC (THE LOW IMPACT DEVELOPMENT CENTER) – Renewal mostly, and adjustment in prices
- Ecosite – Up for renewal. The most significant update is a 5% increase in the second year.
- Engineering Firm – A new agreement for Specialized Engineering as the town's new engineering firm to assist with WSSC is pending approval from the town attorney.

Motion to authorize the town administrator to execute the renewal of the LIDC contract, renewal of the Ecosite contract, and execution of the contract for Specialized Engineering made by CM Watson. 2nd by CM Garces. Approved Unanimously

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

- Cheverly Home Improvement will fix the Kilmer Park fence entrance as a donation.
- The town was granted a $4,700 grant from LGIT for HR training for all staff
- 4/26/25 Annual Dumpster Day (Shredding, dumping, & Medication Drop off). Parking will be limited at the town hall.
- Tree planting at Boyd Park on 4/25/25
- A letter was submitted to the Maryland Department of the Environment for air quality monitoring

Update by CM Fry and Garces Regarding Cheverly Station Apartments –

- CM Garces contacted the regional director for the Cheverly Station apartment to turn on the AC system. Received confirmation that the system should be fully operational on 5/15/25.
- Invites council members to attend the next ward walk at the apartments on 4/30/25
- CM Garces requested that the new property maintenance supervisor attend the ward walk.

- The town has been urging Ross Management to install security cameras around the complex.

Review of May Town Meeting Agenda and Future Requests -

- Policy subcommittee discussion regarding stop signs camera devices
- Consent to set up the Hometown Heroes policy committee
- Bike Trail update
- APAHAM month proclamation
- Stop sign camera (May work session)

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

Thursday, May 8, 2025

PROCLAMATION

PROCLAMATION CELEBRATING AND RECOGNIZING ASIAN AMERICAN NATIVE HAWAIIAN & PACIFIC ISLANDER HERITAGE MONTH (AANHPI) MAY 2025:
"A Legacy of Leadership and Resilience."

WHEREAS, the month of May is celebrated nationwide as Asian/Pacific American Heritage Month to recognize the contributions and influence of Asian Americans, Native Hawaiians, Desi-Americans, & Pacific Islanders here in the United States; and

WHEREAS, Executive Order 14031, titled Advancing Equity, Justice, and Opportunity for Asian Americans, Native Hawaiians, and Pacific Islanders (AANHPI), originally signed by President Joe Biden on May 28, 2021, was rescinded by the current president on the first day of his new term on January 20, 2025; and

WHEREAS, in the absence of leadership from the current administration on AANHPI Initiatives, the Federal Asian Pacific American Council (FAPAC) announced the theme for the May 2025 Asian American, Native Hawaiian, and Pacific Islander (AANHPI) Heritage Month: "A Legacy of Leadership and Resilience;" and

WHEREAS, Native Hawaiians and Pacific Islanders are indigenous to the lands which are now occupied as US states and territories, and it is crucial to recognize the distinct history and role that the United States has played in the displacement of indigenous traditions, languages, and people; and

WHEREAS, the umbrella term of "Asian Pacific American" does not fully characterize and encompass its 50+ countries, unique cultures, hundreds of languages, different religions, vibrant traditions, and distinct immigration paths to be part of America's diverse and rich tapestry; and

WHEREAS, Asian Americans have had a long and rich history in America, beginning with the arrival of Filipinos in Morro Bay in 1587, and spreading across the land, including the establishment of fishing village communities in the bayous of Louisiana in the late 1700's and early 1800's, and their role constructing the Transcontinental railroad as cheap indentured labor in 1865; and

WHEREAS, the Town of Cheverly pays tribute to the AANHPI trailblazers and leaders whose resilience and courage have paved the way for future generations, and this history serves as a reminder for all those who risked so much to usher in change; and

WHEREAS, the legacy of leadership and resilience applies right here in the Town of Cheverly, having its first Korean American elected council member and vice mayor serving the town since 2019; and

WHEREAS, even today as we witness immigrants in America being unjustly targeted and persecuted without due process, the stories of Japanese American incarceration camps and the Chinese Exclusion Act are stark reminders of another dark time in our country where American values of diversity and inclusion were overcome with xenophobia and anti-Asian racism; and

Thursday, May 8, 2025

PROCLAMATION

WHEREAS, we continue to see widespread marginalization of Asian American communities, including the erasure of Asian American history from textbooks, heightened discrimination and violence during the recent COVID-19 pandemic, and the reinforcement of damaging myths like the "perpetual foreigner" and "model minority" stereotypes; and

WHEREAS, The Cheverly Mayor and Town Council rejects all racist rhetoric, terminology, phrases and words, especially now, during this regime that rejects the Constitution and the values of Cheverly, and holds itself and the community accountable to address all types of disrespect and harassment to ensure that every part of Cheverly feels safe in this uncertain time; and

WHEREAS, the Town of Cheverly is committed to celebrating the diversity, progress, and achievements of the AA NH PI communities--not just in the Month of May but everyday--and is committed to inclusion and to advancing equity and justice for the AANH PI Communities and people of all races, national origins, and ethnicities.

NOW, THEREFORE, be it Resolved, that the Cheverly Mayor & Town Council recognizes and acknowledges the contributions, achievements, and influence of the AA NH PI communities in celebration of Asian American Native Hawaiian & Pacific Islander Heritage Month and celebrates the AA NH PI communities every day and recommits themselves and the Town to embrace the ideals of diversity and inclusion and the activity that requires.

Adopted: _____

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