TOWN MEETING
July 10, 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 – 6/12/25)
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. **Keller Update –** Contractors will provide an update on the Eley building construction.
8. **Ethics Commission –** The Ethics Commission will provide an update on the commission's governance document.
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 August 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.
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.
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

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TOWN MEETING
June 12, 2025
8:00 PM

Minutes

Meeting called to order at 8:01 pm

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

Staff: Town Administrator Dylan Galloway, Deputy Town Administrator Farana Abdul, 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 excuse CM's Fry & Garces made by CM Bryner. 2nd by CM Tansey. Approved unanimously

Motion to approve the agenda with the addition of a consideration of a resolution for former CM Joseph Yocum and the addition of a resolution to add David Karlo to the Planning Board made by CM LeGloahec. 2nd by CM Tansey. Approved Unanimously

CM Garces arrived at the meeting at 8:15 pm

Consent Agenda

- **Approval of Minutes:** (Town Meeting – 5/8/25, and Work Session 5/22/25)

Resident Input-

Anne-Claire Frank-Seissay (Ward 6) – Commended the Public Works Department for their prompt responses to three recent See-Click Fix reports concerning low-hanging branches over sidewalks. Noted that the issues were resolved within days, including one that had persisted for over a year. Also asked Councilmember LeGloahec to clarify his proposal at the previous meeting to replace the word "resident" with "citizen" in a procedural context. Noted that while "citizen" can be a synonym for "resident," the proposed change caused confusion in public interpretation and requested clarification on the Councilmember's intent.

Jay Joyner (Ward 1) – Expressed concern about the overgrown grass at the vacant lot located at 5600 Newton Street. Noted that the grass is dying and becoming a neighborhood concern, with snakes appearing on neighboring properties due to the unmaintained condition. Also requested that the Town arrange for the lot to be mowed, as had been done previously by a contractor.

Ed Reddick – (Ward 4) – Representing the Ward 4 Civic Association, commended the Cheverly Police Department and the Town Council for their ongoing efforts to enhance police services through improved efficiency, staffing, and equipment. Acknowledged the positive impact of community policing initiatives, including increased patrol visibility and a reduction in traffic violations such as stop sign running and unsafe lane changes near the Columbia Park Rd bridge. Highlighted the importance of continued enforcement and visibility, particularly on streets like 61st, 62nd, 64th Street, and State Street. On behalf of the 4th Ward Civic Association and Councilmember David Tansley, Mr. Reddick presented a certificate of appreciation to the Police Department in recognition of their commitment to community safety and security.

Sean McGuaire (Ward 2) - Thanked the Police Department for their service and acknowledged recent recognition of their efforts. Raised concern about the rapid spread of an invasive plant species, kudzu, reportedly growing near 57th Street in the Tuxedo area. While outside of Cheverly's jurisdiction, he emphasized the potential impact on the town and recommended proactive eradication efforts. Mr. McGuire also requested the addition of a $5,000 grant package to the town budget, distributed as follows: $500 to the Cheverly Green Infrastructure Committee, $3,500 to Cheverly American Legion Post 108, $1,000 to the St. Ambrose Men's Club. Additionally, he relayed a concern from a resident at 5902 Euclid Street regarding a raised crosswalk at the corner of Euclid and Valley Way. The resident requested improved night-time visibility (such as reflective lines) to alert truck drivers, noting vibrations and possible structural concerns from vehicles crossing at high speed. Concluded by advising the council to monitor interest payments closely to avoid future fiscal strain.

Sheila Salo (Ward 2) – On behalf of the Cheverly Green Infrastructure Committee (GIC), announced that the Rain Check Rebate and Stormwater Stewardship Grant Programs were reinstated in the County's FY2026 budget. These programs offer rebates for stormwater management projects. Invited residents to a guided invasive plant tour at Red Maple Run on June 28, 9:00 AM–12:00 PM, starting at 6505 Oak Street. Student service-learning hours are available. Residents were reminded to report air quality concerns to the Maryland Department of the Environment. The GIC will also host a table at the Ward 1 Community Event on June 12.

Committee Reports

Recreation Council – CM Wade – The pickleball tournament was successful. Nothing else planned for the rest of the summer.

Cheverly Day Committee – John LeGloahec – A recent committee meeting was held, and planning is underway for a scheduled meeting with the mayor to review current and upcoming budget matters, including preparations for the 95th Cheverly Day celebration next year.

Planning Board – David Tansey – The board has six active/pending members; up to nine are allowed. Co-Chair and Secretary positions remain vacant. Developers will be asked for guidance on ownership-to-rental ratios, affordability tiers, and quality standards for multifamily housing. The board will submit questions on a proposed WMATA apartment project near Landover Metro, focusing on drainage, flood risk, and development standards. Efforts are underway to identify the

Walgreens site owner for potential redevelopment discussions. The condemned church on State Street is set for demolition; the board is exploring the town's role in the future development of the site.
Board of Elections – No Report
Ethics Commission – No Report

Swearing In – Mayor Watson administered the oath of office to the new Deputy Town Administrator.

- Farana Abdul

Resolution R-4-2025 -Addition to Planning Board – Mayor Watson read the resolution appointing Karlo Silbiger to the Cheverly Planning Board.
Motion to adopt Resolution R-4-2025 made by CM Tansey. 2nd by CM Bryner.

Closed Meeting Summary – Mayor Watson read into the record the summary of the May 15, 2025, closed meeting.

Proclamations –

- Pride Month Proclamation read by CM Bryner
- Juneteenth Proclamation read by Mayor Watson

Proclamation for Joseph Jochum – CM LeGloahec requests to add a proclamation on behalf of former Council Member Joseph Jochum on his 100th birthday celebration, July 13, 2025.

Keller Update – Justin Short, a representative from Keller Construction**,** provided an update on the Eley Building construction.

- Flooring, casework, ceilings, AV, and security systems have been completed. Final furniture and equipment deliveries (FF&E) are underway.
- Significant weather delays (April–May), utility coordination issues, and soil/stabilization concerns have slowed site progress.
- PEPCO has confirmed a July 14 permanent power activation date. Final inspections and fire alarms will follow to achieve Use and Occupancy (U&O).
- Staff occupancy expected by early August, pending U&O. Public use of upper floors is likely to be by September/October, following policy review and phased rollout.
- Chain-link and silt fences near Forest Road will remain until gas line installation and soil stabilization are complete. Efforts will be made to keep the area presentable in the meantime.
- A portion of the track within the construction area will be redone with improved materials. Full field access is anticipated following project completion; however, outer track improvements are not planned due to budget and permitting constraints.

Hometown Heroes* **–** Town Administrator provided an update to Mayor & Council on Hometown Heroes and requested approval of individuals on banners per the recommendations of the committee.

- All nominated veterans have been verified through official military records and are eligible for recognition.
- The following individuals are recommended for honor:
    - **Michael Adam Clauser** – nominated by his wife, Sara Clauser
    - **Joseph L. Stephenson** – nominated by his daughter, Jolene Ivey
    - **Elmer Headen, Jr.** – nominated by his grandson, Christopher R. Wade
    - **Raymond Clay Mosely** – nominated by his son, Raymond A. Mosely
    - **Regan Quinn** – nominated by her mother, Regan Quinn
    - **Rudolph Gomez, Jr.** – nominated by his wife, Jamie Gomez
- Thanks to the Hometown Heroes Committee for their careful review and verification of service records.
- Visit the Town's Hometown Heroes webpage for more information or to submit a nomination.

Resident Input on the topic above:
Dan Smith (Ward) - Asked how long the banners will be in place, also recommended honoring individuals who have also contributed in other ways, for example, science, teaching, and medicine.

Motion to approve the list of nominees made by CM LeGloahec. 2nd by CM Bryner. CMs Approved Unanimously. CM Wade recused himself from the vote. 4-0

Budget Ordinance 2025-03* – Mayor Watson conducted the final reading of the ordinance for adoption.

Resident Input on the topic above:
Sean McGuire (Ward 2) - Requested greater financial transparency regarding the new building project, including total costs, borrowed amounts, interest over time, and the distinction between restricted and unrestricted funds. He also sought clarification on whether "unsettled soil" referred to compaction issues due to moisture.

Motion to adopt Ordinance 2025-03 Budget Ordinance made by VM Bryner. 2nd by CM Garces. Approved Unanimously

Rules and Procedures* – Mayor and Council reviewed proposed updates to its procedural rules, including:

- Clarified process for calling special meetings
- Revised resident input guidelines (verbal, written, and mayoral responses)
- Reduced Council announcements from 5 to 3 minutes
- Further edits may be addressed in a future work session.

Resident Input on the topic above:
Elaine Johnson (Ward 6) – Recommended the Town retain a credentialed parliamentarian to ensure proper use of Robert's Rules of Order, citing confusion at the May 8 meeting. Also suggested that all

elected officials receive training in basic parliamentary procedure. Thanked the Mayor for efforts to improve order and transparency and acknowledged recent changes supporting resident input.

Motion to adopt the rules and procedures for 2025-2027 term made by CM Garces. 2nd by CM Tansey. Approved Unanimously

Contract Review* - Public Works Director and Town Administrator request a vote on the extension of the Bengal Contract.

Motion to approve the town administrator to execute the contract with Bengal Engineering made by VM Bryner. 2nd by CM LeGloahec. Approved Unanimously.

Project Charge* – The Town Administrator requests a vote on finalizing the Project Charge Grant for FY25.

- The grant will provide funds to change the gymnasium floors for $110,000.

Motion to empower the town administrator to move forward with Project Charge Grant for $112,358.77 made by CM Wade. 2nd by CM LeGloahec. Approved Unanimously

Town Administrator Report – Town Administrator Galloway provided a monthly report.

- The Town of Cheverly has once again been recognized as a Maryland Banner City by the Maryland Municipal League (MML)
- Cheverly will welcome two youth interns through Prince George's County's SYEP initiative
- Vice Mayor Byner and TA attended the WSSC town hall meeting. The town is in the process of scheduling a follow-up walking tour with the WSSC CEO to continue addressing ongoing concerns specific to Cheverly.
- Prince George's County, in partnership with the Clean Water Partnership, is launching a woodland management and invasive species removal project in Cheverly East Park and nearby Town-owned land. 6/28/25 at Cheverly-East Park
- A request has been made to WMATA to provide the town with an update on their Better Bus initiative. Updates have been posted online.
- The regional MDOT team has been invited to attend our July Work session and has confirmed their attendance, providing an opportunity to discuss transportation planning, road projects, and infrastructure coordination.
- Thank you to Cheverly Home Improvement for the Kilmer Park Entrance Update
- DPIE has confirmed that this property, previously removed from the demolition list, has again deteriorated and now qualifies for demolition. The process can take up to 6 months to complete.
- The Town's Bikeways application has been submitted. The Town Administrator and Ms. Prom are scheduled to meet with MDOT to review the next steps.

Police Report – Deputy Chief Krauss provided a monthly report.

- Leadership Training: CPD (Cheverly Police Dept) leadership have been invited to participate in accredited FBI National Academy training, a global standard in law enforcement excellence.
- Audit Preparation: MPTSC has announced upcoming audits of agency Background Investigations and Field Training Programs. CPD has completed internal reviews and is fully prepared.
- Community Policing Report: CPD submitted its 2025 report in March. MPTSC praised it as a "wonderful model" requiring no further comment.
- Public Safety Day: Held on June 6, 2025, following a brief weather delay. Thanks, extended to the Mayor, Council, Town Staff, Public Works, and partner agencies for their support and participation.
- Community Police Academy (In Development): A 10-week program for residents (18+) to learn about police operations, use of force, legal processes, and community engagement. Applications will be required.
- Emergency Reporting Reminder: Residents should report all crimes, suspicious activity, and emergencies via 911. PG County PSC is the central dispatcher for all local agencies.
- Crime Prevention: Increase in vehicle break-ins reported, particularly in Ward 4. Residents are reminded to lock vehicles. Enforcement and surveillance are ongoing.
- Community Communication: CPD will continue addressing misinformation related to local and national events.

Public Works Report – Director Steve Brayman provided a report.

- Boyd Park Gate Installation:
  - Quotes have been received and reviewed for the extension of fencing and installation of an electric gate at the Boyd Park entrance, aimed at enhancing park safety after hours. Following internal review, approval is requested for the Town Administrator to execute a contract with the recommended vendor, pending Mayor and Council authorization.

Motion to authorize the Town Administrator and Public Works Director to execute a contract with the recommended vendor to install an electric gate at Boyd Park made by VM Bryner. 2nd by CM Tansey. Approved Unanimously. CM Garces is absent for the vote. 4-0

- Boyd Park Playground and Flooring Installation:
  - Town vendor, Playground Specialists, have begun installation of updated flooring and playground equipment at Boyd Park. The expected date of completion is the end of June.
  - The park will remain operational throughout the installation process.
- Crestlawn-Parkway Reimbursement: The Town has successfully submitted reimbursement paperwork to the County for the Crestlawn-Parkway project, totaling $370,000.
- Crest Avenue Speed Humps: VMP, the Town's contractor, has completed speed hump installations in the 2800 block of Crest Avenue.

- 62nd Place Sidewalk Assessment: The County has initiated steps toward a sidewalk installation at 62nd Place and Landover Road to enhance pedestrian access. Public Works will clear brush at the proposed site to assist with grading and right-of-way assessments. The project timeline is pending.

Review of July Town Meeting agenda and future requests

- Keller Update on Eley Building
- WMATA
- MDOT/SHA Work session
- Board of Education meeting in fall
- Board election review
- Cheverly Day review – 7/31/25
- GIC discussion
- Ethics code update recommendation
- Additional meeting in July (Virtual meeting 7/31/25)
- Policies reviews

Mayor and Council Announcements – N/A

CM Wade –
CM LeGloahec –
VM Bryner –
CM Tansey –
CM Garces –
CM Fry –
Mayor Watson –

Motion to adjourn made by CM Tansey. 2nd by CM LeGloahec. CM's LeGloahec, Bryner, Tansey & Mayor Watson voted yes. CM Wade voted no. 4-1