TOWN MEETING
April 9, 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 – 3/12/26, Work Session 3/26/26)
5. **Resident Input** – Public comment period for agenda items and other topics. All comments are limited to 3 minutes. Residents are asked to please state their name and ward. There will not be any additional time for resident input.
6. **Committee Reports**
    - Recreation Council
    - Cheverly Day Committee
    - Planning Board
    - Board of Elections
    - Ethics Commission
    - Hometown Heroes
    - Chevery Youth
7. **Swearing In –** Mayor Watson will administer the oath of office to the following police officers:
    - Tom Jones
    - Kristy Whitehouse
8. **Proclamations –** Mayor Watson will read the following proclamations.
    - Arbor Day Proclamation
9. **Annexation Charter Amendment CAR 1-26** - Mayor Watson will conduct the second reading of the charter amendment.
10. **Exception for Ward 1 community event –** Mayor & Council will consider approving an exception for support of the Ward 1 Community event in July.
11. **5701 Landover Rd Fence Options* –** Public Works will present fence options to Mayor & Council for approval.
12. **Verizon coverage –** Representatives from Verizon will hear concerns and answer questions.
13. **Keller Update –** A representative from Keller Construction will provide an update on the Eley building construction.
14. **Budget Amendment* –** Mayor and council will review and approve an amendment for FY26 Budget.

15. **Town Administrator Report –** Town Administrator Galloway will provide the Mayor and Council with a report on Town operations and a summary of actions taken.
16. **Police Report –** Chief Morris will give a monthly report.
17. **Public Works Report –** Director Brayman will give an update on the Department of Public Works.
18. **Review the April 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.
19. **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.
20. **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:
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Agenda Supplemental Material

1. Minutes — Pages: 4 – 17
2. Arbor Day Proclamation — Pages: 18 – 19
3. Annexation Charter Amendment CAR 1-26 — Pages: 20 - 23
4. 5701 Landover Rd Fence Options — Pages: 24 - 28
5. Budget Amendment — Pages: 29

TOWN MEETING
March 12, 2026
7:30 PM

Minutes

Meeting called to order at 7:33 pm.

Pledge of Allegiance

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

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

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 with the removal of the 5701 Landover Rd discussion and the Charter Amendment CAR-2-26 made by CM Bryner. 2nd by CM Tansey. Approved Unanimously. 5-0

Consent Agenda

- **Approval of Minutes:** (Town Meeting – 2/12/26, Work Session 2/26/26)

Motion to approve the consent agenda made by CM LeGloahec. 2nd by CM. Approved Unanimously. 5-0

Grant Requests Approvals – The town administrator made a recommendation to approve the grant requests.

- Cheverly Village - $1,125
- Cheverly Women's Club - $2,000
- Cheverly Community Market - $2,000

Motion to approve the grant requests from Cheverly Village, Cheverly Market and the Cheverly Women's Club made by CM Fry. 2nd by CM Bryner. Approved unanimously. 5-0

Resident Input -

- Dan Smith – (Ward 1) – Announced a "No Kings Caroling" event to be held at Legion Park from 10:00 AM to 12:00 PM on Saturday. The event is intended to bring the community together in a positive and uplifting way. It was inspired by community responses in Minneapolis following recent tragedies. The event will also include a collection of food and household goods for a Route 1, based organization supporting residents in need.
- Sheila Salo (Ward 2) - Provided an overview of ongoing development projects, noting that the Cheverly Hill project is advancing to a County hearing and that the Town, Planning Board, and Green Infrastructure Committee have submitted recommendations. Highlighted the Green Infrastructure Committee's continued focus on environmental concerns such as stormwater management, open space, and air quality. Also noted additional projects under review, including a development at 5801 Annapolis Road and a proposed Vulcan Materials concrete plant, as well as upcoming County planning efforts that may impact Cheverly.

Committee Reports

- **Recreation Council** – CM Wade – Adult Game Night: Sunday, 3:00–9:00 PM, featuring pickleball, card games, and other activities.
  Monthly Meeting: Scheduled for Monday, March 23rd at 7:00 or 7:30 PM (final time to be confirmed). Easter Egg Hunt: Saturday, April 14th at 11:00 AM.
- **Cheverly Day Committee** – CM LeGloahec - Provided an update on Cheverly Week (95th anniversary), inviting community groups to host events and participate in the parade. Residents were encouraged to join in or watch from the sidelines. Coordination with transportation authorities will occur in advance of any street closures.
- **Planning Board –** Karlo Silbiger – Reported on ongoing work related to the Cheverly Hill development: Reviewed the preliminary plan and communicated with the development team and public. Submitted comments to the Council, covering areas for advocacy, requested information from the developer, and topics for future consideration.
- **Board of Elections –** No Report –
- **Ethics Commission –** Thomas Ruyle - No new correspondence or actions since the last approval of governing documents in November. Annual financial disclosure reports will be issued by Monday, with a 30-day submission period.
- **Hometown Hero Committee** – Mr. Galloway - Applications for banners to be displayed by July 4th are due June 4th. Applications received after this date will

be considered for January 2027. Banners may be renewed annually, the renewal fee is $75. After the display term, banners remain the property of the family.

- **Cheverly Youth Council** - No Report

Closed Meeting Summary – Mayor Watson read the fair summary of the 3/5/26 closed meeting.

Proclamations –

- Vice Mayor Bryner read the Women's Day Proclamation.

Financial update – The Town Administrator and accountant provided a financial update to the Mayor & Council. Budget Status (as of February 2026):
Revenues are tracking close to budget, with real estate taxes nearly fully received. Some revenue sources, including local income and highway user taxes, are expected later in the fiscal year.
Red light and speed camera revenues are slightly above budget.
Expenditures:

- Retirement expenses are higher than budgeted: $83,000 over for administration/public works and $185,000 over for the police department. The Town will review whether the police expense is recurring.
- Salaries and most other expenses are on target.
- Upcoming budget amendments will reflect recent grant allocations (e.g., gym floor and bleachers).

Overall Financial Position:

- Revenues currently exceed expenditures by $1,171,000, though excess will decrease in upcoming months with planned spending.
- Cash balance stands at approximately $6.5 million, about $600,000 higher than at year-end.
- Fund balances are being monitored, including prior balances for highway user funds and the Ely Building.

Fund Balance Projection:

- The fiscal year began with a general fund balance of $5.142 million.
- The adopted FY 2026 budget anticipated a deficit of approximately $384,000, projecting a year-end fund balance around $4.8 million if revenues and expenditures meet expectations.
-

<u>Resident input on topic above:</u>

Sean McGuire (Ward 2) – Inquired about projections for unrestricted revenue and expenditures, noting prior year figures and newsletter discrepancies.

Keller Update – Ben Fry from Keller Construction and Robin Barnhart from CPJ reported that the office and kitchen areas of the Ely Building are on track for move-in beginning the week of March 16, with AV setup and punch-list items nearly complete. Work on the high bay/industrial areas, garage concrete, and equipment locations continues, with full building completion targeted for early May. The team is addressing dark sky lighting compliance and exploring options to improve it incrementally. Athletic fields north of the building are expected to be ready for use by late March, with temporary portable bathrooms available if needed. Vehicle charging stations will become publicly accessible in April.

Resident input on topic above:
Julia Mosley (Ward 2) - Requested an update on the status of the track, asking when it would be fully repaired and open.

Laila Riazi (Ward 1)- Encouraged the Town to achieve full dark sky lighting compliance and to involve residents with expertise in grading and rain garden design. Suggested that Public Works staff receive training on maintaining rain gardens, spill pools, and similar infrastructure, with a budget allocation for certification and ongoing upkeep. Inquired about how long the rain gardens will be maintained under the agreement with Keller and when responsibility will transfer to the Town.

Hospital Hill Update – Mayor Watson provided an update on the PPS submission, due March 20, noting that a concise Town letter will be submitted with the Planning Board and Green Infrastructure Committee comments attached. The full submission (approximately 25 pages) will guide future detailed site planning. Identified several proposed edits and invited Council input, with the option to finalize the letter or approve a revised version at the next meeting.

Councilmember Tansey summarized key recommendations from the Planning Board:

- Strengthen language to reflect requirements (not suggestions), particularly for retail and bicycle/pedestrian improvements.
- Clarify trail standards (ADA-accessible, appropriate materials).
- Revise traffic language to reflect measurable increases rather than a high threshold for "impact."
- Emphasize feasible road improvements (e.g., traffic calming) over road closures.
- Reference flexible green building standards (e.g., LEED-equivalent).

- Include specific bus stop amenities to support transit use.
- Karlo added that transit infrastructure should be funded and installed by the developer.

Resident input on topic above:

Sheila Salo (Ward 2) - Noted that documents previously requested as part of the developer's "complete environmental assessment" have now been provided. These include the forest delineation report, wetland delineation report, and soil report. Expressed appreciation for the availability of these materials.
Laila Riazi (Ward 1) - Encouraged the Council to authorize the Mayor, in coordination with Mr. Galloway and Town staff, to finalize the letter. Emphasized the importance of Town representation at Planning Board meetings, recommending attendance by the Mayor or Town Administrator.
Suggested revising language to reflect collaboration with both the Town and the broader community.
Joyce Jones (Ward 2) - Expressed appreciation for the recognition of volunteer contributions from the Planning Board and Green Infrastructure Committee.
Highlighted the significant time and effort community members have dedicated to the project over many years.

Maryland House Bill 1142 – The Mayor and Council read Resolution R-2-26 in support of HB 1142/SB, establishing a Task Force to Modernize County and Municipal Revenue Structures.

Motion to adopt Resolution R-2-26 made by CM Wade. 2nd by CM LeGloahec. Approved Unanimously. 5-0

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

- Kim Lamphier Bikeways Grant: The Memorandum of Understanding (MOU) between the Town of Cheverly and the Maryland-National Capital Park and Planning Commission (M-NCPPC) has been sent to Park and Planning for review. The project will be funded primarily through a $400,000 Maryland Department of Transportation Bikeways Grant, with a required local match of $108,033. M-NCPPC will contribute $100,000 and the Town will provide $8,033. The Town will manage the design and construction of the project and oversee contractor selection, while M-NCPPC will have opportunities to review project documents, invoices, and progress.
- Business Roundtable Meeting: Scheduled for Friday, March 13, 2026, at noon in the Town Gym.

- No Kings Event: Scheduled for Saturday at 10:00 a.m., with an estimated attendance of 30–80 people.
- Cheverly Youth: Open Gym Nights resume on the 1st and 3rd Thursdays.
- Youth Study Halls will also be held in the Large Conference Room on 1st and 3rd Tuesdays. Tim
- Stay tuned for Spring Break pop-up events with Cheverly Youth!
- Dumpster Day: Scheduled for April 25, 2026.
- Shredding Day: Scheduled for May 2, 2026.
- Port Towns Sector Plan: A public hearing is scheduled for May 11, 2026, at 6:00
- p.m. at the Wayne Curry Administrative Building.

Police Report – Chief Morris provided a monthly report.

- Personnel, Staffing, and Training
    - Officer Whitehouse has completed all required training and will graduate from the Prince George's County Police Academy and Officer Jones, an EPO with 20 years of investigative experience with MPD, has completed all certifications and will begin FTO training next week. Both new officers will be sworn in at the April Town Meeting.
    - Cheverly Police Dept. (CPD) has two vacancies as of January 2026 and anticipates filling them soon with qualified candidates.
    - CPD will host Crisis Communications Training April 20–22, led by Lt. Gleason, open to regional agencies.
    - A Youth Explorer Program (ages 14–20) is in development; applications open May 1.

- Patrol and Traffic Safety Initiatives
    - CPD will participate in "Blue Light Nights" (March 20–21), a regional high-visibility policing and engagement initiative.
    - Increased overnight patrols at Cheverly Station Apartments due to a rise in thefts from autos; working with management on suspect identification.
    - Code Enforcement Officer O'Berry is assisting with increased parking enforcement.
    - Traffic enforcement on Columbia Park Road, Cheverly Avenue, and Route 202 has resulted in 100+ stops; efforts ongoing.
- Community Engagement
    - CPD has begun planning for Public Safety Day. Tentatively scheduled for June 5th, we are soliciting ideas and volunteers to ensure the best event to date!

Public Works Report – Director Brayman provided a report.

- Dr. Tolbert Feather presented a flower bed planting plan.
- Public Works has started various tasks that were requested by Cheverly Native Planting Project (CNPP) at 5701 Landover Rd.
- Public Works has successfully completed installation of 'No Parking' and other traffic control signs on Lydell Road at the Cheverly Industrial Park.

Review of March work session agenda and future requests.

- Special meeting 3/19 for PPS letter review and budget review
- Columbia Park RD Camera update
- Keller update
- Policy Committee recommendation on CM resources
- CAR 2-26 -April work session
- Budget Amendment – Town meeting
- RFP
- Conference budgets for Mayor & Council
- 5701 Landover Rd fence discussion
- 58th Place & Newton St discussion regarding safety updates

Mayor and Council Announcements –

- CM Wade – Reported on PGCMA Board meeting with County Executive Braveboy
    - Key updates:
        - Ongoing efforts to synchronize traffic lights on Columbia Park Road
        - Plans to improve pedestrian/bike paths and lighting
        - Quarterly meetings established with 27 municipalities
        - Upcoming discussions: utility rates with company and SHA participation
    - County initiatives:
        - Encouraged participation in county-wide cleanups
        - Announced ICE-related policies (detention center permit moratorium, restrictions in county buildings)
    - Noted Preakness event temporarily relocating to Laurel and opportunities for local business involvement
    - Introduced "Ward 1 Resident of the Month" recognition program
    - Shared update on grant (ARC of Prince George's) for free senior medical transportation; more details forthcoming

CM LeGloahec – Lenten Fish Fry at St Ambrose 3/13/26
VM Bryner – n/a
CM Tansey – n/a

CM Garces – n/a
CM Fry – Noted that detention centers are prohibited in Prince George's County unless County-operated and raised concerns about a Hyattsville site (6505 Belcrest Road) expanding the OPLA office, including its potential use for detaining individuals. She reported that DPIE has broad inspection authority and that the site has failed multiple inspections. Added that the County Council is actively addressing the issue and encourages residents to contact her office for assistance or resources, highlighting ongoing mutual aid and preparedness support in the community.
Mayor Watson – Forth Ward Civic association meeting 3/16/26, Mayors Hours 3/18/26

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

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).

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.

A motion to adjourn the closed meeting was made by VM Bryner and seconded by CM Fry. The motion passed unanimously. The closed session ended at approximately _____ p.m.

WORKSESSION
March 26, 2026
7:30 PM

Minutes

Call to Order:
Meeting called to order at 7:30 pm via Zoom.

In attendance: Mayor Watson, Council Members Wade, Tansey, Fry

Motion to excuse VM Bryner, CM LeGloahec and CM Garces made by CM Fry. 2nd by CM Tansey. Approved Unanimously 4-0

CM Bryner joined meeting at 8:40 pm.

Staff: Town Administrator Dylan Galloway, Chief David Morris, Lt Gleason, 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 after moving up Fleet Management Fleet program made by CM Tansey.2nd by CM Wade. Approved Unanimously.

Fleet Management Lease Program – Chief Morris emphasized that, after personnel, the police department's fleet is the most significant budgetary expense. Noted that strategic management of vehicle purchase and maintenance is essential. Mentioned that a presentation had been prepared by Capital Ford regarding lease options for fleet vehicles, which may reduce costs over time.
Introduced Eric Mountain from Capital Ford to provide an overview to Mayor and Council.
Eric Mountain (Capital Ford):

- Provided a brief presentation to explore opportunities for cost savings in fleet operations.
- Discussed potential strategies to reduce downtime, maintenance, and service expenses.
- Shared an overview of the current police department fleet, including year, make, model, and mileage for each vehicle.

Motion to move up the 58th Place & Newton St discussion made by CM Wade. 2nd by CM Fry. Approved Unanimously.

58th Place & Newton St – CM Wade noted historical disparities in town resource allocation, particularly in Ward 1, Ward 4, and apartment areas. Highlighted safety issues near 58th Avenue and Newton Street, including: shootings, tire dumping, loitering, and abandoned vehicles. Proposed installing lighting and security cameras and commended the Police Department for increased patrols. Emphasized need for targeted town investment to ensure public safety in the area. Acknowledged the residents who came to the meeting to express their concerns on safety in their area of town.

Town Administrator Galloway reported that the town has submitted a request to Pepco to install lighting in the 58th Avenue and Newton Street area, with meetings scheduled to determine the optimal placement. Noted that crime statistics for the area are being compiled by the Police Department, with much of the criminal activity occurring outside the Town of Cheverly limits. Also highlighted previous tire dumping in the Greenland area, which is National Park land, and praised the coordinated efforts of the Council of Governments, the Congressman's office, the National Park Service, and the Public Works Department in addressing the issue. Mentioned that the installation of cameras in the Greenland area had been considered to monitor activity and prevent illegal dumping, but the National Park Police have not yet followed up. The town will follow up with the National Park Police regarding this matter. Introduced the Chief of Police to provide an overview of recent crime statistics in the area.

Chief Morris emphasized that while the perception of police activity in the area is real, most of the activity occurs outside town limits. Stressed that within Cheverly, the Police Department will continue to do its best to safeguard the community, particularly around Newton, 57th, and 58th Streets, while managing expectations regarding the larger county area.

Keller Update – Mr. Fry provided an update on the Keller project, noting that the final concrete pour in front of the base was completed earlier today, with only minor concrete items remaining. After 14 days, the area will be safe for vehicle traffic. Reported progress on punch list items and coordination of final electrical design needs within the garage, with responses from the design team expected later this week or next, which will allow the garage to be fully utilized. Regarding the field work, Mr. Fry noted several design issues with grades and sewer structures that need to be addressed; he and his colleague plan to visit the site tomorrow to assess and implement a

lasting solution for ponding. Field work is expected to begin next week, with updates to be provided as progress continues.

5701 Landover Rd. – Mr. Cardenas discussed proposals for fencing at the site, specifically along the north and west sides, bordering Landover Road and 57th Avenue. Two quotes were reviewed, a four-foot-high chain link fence without a gate at approximately $9,500, and the same fence with a gate at about $10,000, reflecting only a $500 difference. Mr. Galloway noted that the town worked with two providers, Cheverly Home Improvement and Sentinel Fence, the latter being a regular municipal contractor offering fair pricing. He emphasized the importance of including a gate for access by the Public Works and Police Departments if the Council decides to proceed with installation. The Mayor and Council will vote on this matter at the next town meeting.

Policy Committee Update – The Mayor introduced the policy committee update, noting that a draft policy regarding the use of town resources for community events by the seven elected officials had been provided to Council and the public. The committee, working with town attorneys and the Town Administrator, prepared the draft included in the meeting packet. The Council discussed reviewing the document in sections, allowing for resident input throughout rather than waiting until the end of all eleven sections. Key points raised during discussion included the proposed limit of one elected-official-led event per calendar year, with some members suggesting flexibility for two to three events, while Vice Mayor Bryner highlighted staff capacity constraints and the need to prioritize official town events. Other discussion points included clarification on what constitutes fiscal-year support, the inclusion of items such as tents in addition to tables and chairs, and the responsibilities of elected officials versus town staff regarding event promotion, planning, and cleanup. Council also discussed ensuring that town resources are not used to promote an elected official's personal or political brand, with a recommendation to define "political brand" more clearly. Overall, the discussion focused on balancing resident engagement and community events with staff capacity and clear delineation between town-organized events and elected-official-led events.

Conference budgets for Mayor & Council – Mayor and Council reviewed and discuss the budget for conferences. Confirmed amounts that each council member and mayor are allocated for conferences and discussed the importance of attendance at the conferences. Discussed sharing funds.

Motion to extend the meeting by no more than 30 minutes made by CM Fry. 2nd by CM Tansey. Approved Unanimously 4-0

Automated Enforcement – Chief Morris & Town Administrator present a Request for Proposal for automated enforcement. The proposed Automated Traffic Enforcement Camera Program will include high-resolution imaging, radar/lidar detection, and low-light capabilities, with secure data handling, audit trails, and evidentiary standards suitable for court use. The contractor will provide regular reporting on violations, system uptime, and program effectiveness. The program must comply with Maryland law, ADA requirements, and relevant case law, including strict standards for recordkeeping, chain-of-custody, and cybersecurity. Financially, compensation will follow the vendor's fee structure, with proposal pricing valid for 120 days, and the program may achieve cost neutrality or potential revenue generation depending on design. Community considerations include addressing concerns regarding privacy, equity, and over-enforcement, ensuring transparent policies, public education, and clear signage, with emphasis on safety rather than revenue generation. Evaluation criteria for selecting a contractor will focus on price competitiveness, vendor experience and past performance, technical capabilities including low-light performance, and capacity to deliver on schedule. Staff recommend that the Mayor and Council authorize continuation of the RFP process and subsequent contract award, prioritizing safety outcomes, transparency and accountability, and strong data governance and privacy protections.

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

- A public hearing is scheduled for the Port Towns Sector Plan on May 11, 2026, at 6:00 p.m. at the Wayne K. Curry Administrative Building.
- Notice of the Cheverly Day parade and related road closure was submitted on March 18 to WMATA and Prince George's County.
- The FY2026 Audit Engagement Letter has been fully executed with Lindsey and Associates.
- The Expungement Fair held on Saturday, March 21 was a success. With support from the State's Attorney's Office, over 120 individuals received services. I would like to commend staff for their exceptional efforts in making this event impactful.
- The Cheverly East Park Green Forever project, managed by the Contractor of the Clean Water Partnership, has submitted a planting list currently under review, with planting anticipated in the coming weeks; attendance at the April Worksession for an update is pending.
- The WSSC water shutdown trial, intended to test a valve and remove unnecessary infrastructure from the old public works building, is scheduled for Tuesday, March 31, from 5:00 p.m.–8:00 p.m.
- Upcoming events include the
    - March 26 Town Worksession;
    - March 29 Storvik Performer's Revel;

- April 1–3 Youth Movie Nights (Hunger Games Series);
- April 2 Youth Open Gym Night and General Government and Police Department Budget Review
- April 4 Rec Council Easter Egg Hunt; and
- April 9 Youth Council Meeting followed by the Town Meeting.

Update by CM Fry and Garces Regarding Cheverly Station Apartments –

CM Garces reported:

- 4/24/26 Ward Walk

Review of March Town Meeting Agenda and Future Requests -

- 5801 Landover Rd fence option
- Policy Committee review – Work Session
- Exception for Ward 1 community event
- Clean Water Partnership – Worksession
- Budget Amendment
- Charter amendment annexation
- Old Forth Ward sign quote review -Work Session
- Planning Board/GIC presentation on Cheverly Hill- Work Session
- Verizon coverage
- Meet up discussion
- Election Charter amendment – work session
- Keller Update-
- Prologis $10,000 -Work session
- Strategic plan – May town meeting
- Council priorities
- Arbor Day Proclamation

Motion to adjourn made by CM Fry. 2nd by CM Tansey. Approved unanimously.

PROCLAMATION

Designating April 24, 2026, as ARBOR DAY

WHEREAS, this holiday, called Arbor Day, was first proposed by J. Sterling Morton to the Nebraska Board of Agriculture in 1872 and was observed with the planting of more than a million trees in Nebraska, and is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen, and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, and

WHEREAS, trees in our town increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, the urban forest of Cheverly is part of the watershed area of Beaver Dam Creek and ultimately the Chesapeake Bay, and

WHEREAS, the General Assembly of the State of Maryland has declared that urban forests and trees are an important and necessary part of the community environment, and that the retention, enhancement, and management of these forests and trees by local governments is in the best interest of the citizens of the State of Maryland.

WHEREAS, over the last three years, the Town of Cheverly, together with community partners, has planted more than 330 new trees throughout the town and within the Red Maple Run stormwater area, strengthening the town's tree canopy and contributing to improved watershed health, stormwater resilience, and long-term environmental sustainability,

NOW, THEREFORE, BE IT PROCLAIMED by the Mayor and Council of the Town of Cheverly that April 24, 2026, will be celebrated as ARBOR DAY in the Town of Cheverly, and we urge all citizens to support efforts to protect our trees and woodlands, and

FURTHER, we urge all citizens to plant trees to gladden the heart and promote the well-being of this future generation.

Date: Thursday, April 9, 2026

Attest:_____

_____
Micah Watson
Mayor

PROCLAMATION

Designating April 24, 2026, as ARBOR DAY

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.: 1-26

COUNCIL OF THE TOWN OF CHEVERLY, MARYLAND CHARTER AMENDMENT RESOLUTION NO. 1-26 HOSPITAL HILL

Introduced by: Town Council

Date Introduced:

First Reading:

Second Reading:

Date Adopted:

Date Effective:

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

RECITALS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 5. That the corporate boundaries of the Town being enlarged to include the Annexation Area as of the effective date of this Annexation Resolution, the Annexation Area and the inhabitants thereof shall from and after that effective date of this Resolution be subject to the powers and jurisdiction of the Town, and shall be taken and considered as part of the municipal corporation known as "The TOWN OF CHEVERLY"; and that all of the provisions of the laws of the State of Maryland and the Charter and Ordinances of the Town, now in force or which may hereafter be enacted, shall be extended and made applicable to the Annexation Area and to any persons now or hereafter residing therein. Nothing herein or elsewhere in the Resolution shall affect the power of the Town of Cheverly to amend or repeal any Charter provision or ordinance existing at the date of passage of this Resolution, or to enact and ordain any Ordinance which, at the date of passage of this Resolution, or hereafter, it may be authorized to enact or ordain.

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

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

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

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

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

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

MICAH WATSON, MAYOR

CHRISTOPHER R. WADE, Councilmember

DRAFT

JOHN LEGLOAHEC, Councilmember

NICOLE BRYNER, Councilmember

DAVID TANSEY, Councilmember

CHARLY GARCES, Councilmember

AMY JEAN CHUNG FRY, Councilmember

ATTEST:

_____
_____, Town Clerk

Approved for Legal Sufficiency:

Todd Pounds, Esq., Town Solicitor Date: _____

DRAFT

Sentinel Fence

4706 Upshur St, Bladensburg, MD, 20710
Phone: (240) 502-2131
Email: danielc@sentinelfences.com

Presented by
Daniel Cabrera - (301) 326-9291

Estimate for
Luis • New Estimate (COPY)

Luis Cardenas
MD
06 Apr 2026
Initial Version - 2200014087245

Scan the QR code to access documents, track progress, approve changes, make payments, and chat with us.

Project scope

Price

Scope of Work:

This project includes the installation of approximately 290 linear feet of 4-foot-high black chain link fence. The fence will include top rail and coil wire for added stability and security. Fence posts will be properly set in concrete to ensure strength and durability. The installation will include all necessary materials and labor to complete the fence line. This option also includes the installation of a 10-foot-wide double swing chain link gate (4 feet high) within the fence line to provide access, including the required gate posts, hinges, latch hardware, and fittings.

Commercial 4' high black chain link $10,545.12

- Black wire 4'x8 ga (9core) KK
- Black top rail 1-3/8"x21' 055
- Black post 2"x6' SP20
- Black post 1-5/8"x6' SP20
- Black post cap 2" steel
- Black loop cap 1-5/8"
- Black flat rod 4'
- Black ties #1
- Black rail end 1-3/8"
- Black brace band 2"
- Black Tension band 2"
- Bolts & Nuts
- Cement bag
- Labor

Black coil wire (500')

Black Hog rings

10' x 4' high black chaink link double gat $1,612.99

Labor

10'x4' Black double gate 8 ga (com)

Black post cap 2-1/2"

Black post 2-1/2"x8' SP20

Black brace band 2-1/2"

Black Tension band 2-1/2"

Black IOH 2-1/2"

ILD latch

Subtotal:	$12,158.11
Discount:	- $1,702.13
Grand total:	**$10,455.98**

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Payment terms

Rolling Basis Payments

Pay as work is completed. You'll be notified when it's time to pay for each finished and quality-approved item.

- Gain clear insight into costs and track progress in real time.
- Pay for items as they're completed, reducing large upfront expenses and improving budget management.
- Payments tied to progress ensure quality and scope meet expectations.

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Town of Cheverly
Budget Amendment Request Form

Account	Increase/ Decrease	Description
510.135 - Municipal Bldg. - Capital Out	Increase $110, 000	Project Charge 25 - Gym Courts
510.135 - Municipal Bldg. - Capital Out	Increase $50,000	Project Charge 26 – Gym Bleachers

MOTION:_____

SECOND:_____

APPROVED/DENIED:_ _____
AMENDMENT # : __ _____