**TOWN MEETING**
**June 11, 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 – 5/14/26, Work Session 5/28/26, Budget Meeting 5/21/26)
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.
6. **Committee Reports**
    - Recreation Council
    - Cheverly Day Committee
    - Planning Board
    - Board of Elections
    - Ethics Commission
    - Hometown Heroes
    - Cheverly Youth
7. **Closed Meeting Summary** – Mayor Watson will read the fair summary of the 5/28/26 closed meeting.
8. **Proclamations –** Mayor Watson will read the following proclamations.
    - Juneteenth Proclamation
    - Pride Month Proclamation
9. **Budget Ordinance 2026-01*** – Final reader & adoption of the budget ordinance.
10. **Annexation Charter Amendment CAR 1-26*** - Final reader & adoption of the charter amendment.
11. **Environmental Protection of the Lots on Wayne Place* –** Mayor and Council will discuss and vote on the lots at Wayne Place.
12. **5701 Landover Rd Park Naming*** - Mayor and Council will discuss and vote on a name for the park at 5701 Landover Rd.
13. **Town Administrator Report –** Town Administrator Galloway will provide the Mayor and Council with a report on Town operations and a summary of actions taken.
14. **Police Report –** Chief Morris will give a monthly report.
15. **Public Works Report –** Director Brayman will give an update on the Department of Public Works.

- Keller Update

16. **Review the July Town Meeting agenda and future requests, and Town Administrator Galloway will offer a forecast of the agenda.** The mayor will seek Council input on agenda items for consideration for future meetings.
17. **Mayor and Council Announcements** – Opportunity for Mayor and Council to share community happenings and events. The mayor will afford each elected official up to three minutes to speak. Unused time may not be transferred, and formal council business will not be conducted.
18. **Adjourn**

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

*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:
US: +13017158592,84025983118#
Dial (for higher quality, dial a number based on your current location):
US: +1 301 715 8592

# Agenda Supplemental Material


1. Minutes..... 4 -19

2. Closed Meeting Summary..... 20

3. Proclamations..... 21-24

4. Budget Ordinance 2026-01 ..... 25 - 26

5. Annexation Charter Amendment CAR 1-26..... 27- 37

**TOWN MEETING**
**May 14, 2026**
**7:30 PM**

**Minutes**

Meeting called to order at 7:30 pm.

Pledge of Allegiance

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

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

Town Attorneys: Jason DeLoach, Todd Pounds

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

Motion to approve the agenda with the agenda made by CM Fry. 2nd by CM Tansey. Approved Unanimously. 5-0

**Consent Agenda**

- **Approval of Minutes:** (Town Meeting – 4/9/26, Work Session 4/23/26)

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

**Grant Request*** – The Town Administrator made a recommendation to the Mayor and Council on the grant request from Cheverly Gives Back.

**Resident Input -**

- Dontavious King (Ward 3) – Representing Cheverly Gives Back, asked questions regarding the Town's community grant program, vendor participation at pavilion events, and audio equipment needs for community programming. Staff clarified that organizations may receive one grant of up to $2,000 per fiscal year and directed

him to coordinate with Town staff regarding event logistics. Mr. King emphasized the importance of supporting arts and cultural events in the community.

Motion to approve the grant request at $2000 after meeting with the Town Administrator made by CM Fry. 2nd by CM LeGloahec. Approved Unanimously.

**Resident Input -**

- Sheila Salo (Ward 2) - Provided information on mosquito control, emphasizing the importance of eliminating standing water and using environmentally friendly methods to reduce mosquito populations.
- Fred Price (Ward 4) – Encouraged the Council to consider transit-oriented development opportunities associated with the future redevelopment of the former Cheverly-Tuxedo property and emphasized the importance of supporting ridership at the Cheverly Metro Station.
- Sean McGuire (Ward 2) - Commented on mosquito and tick control, supporting environmentally responsible approaches to managing invasive species and reducing pest populations.
- Joyce Jones (Ward 2) - Suggested that the meeting room layout be reviewed to improve visibility for residents attending meetings.

**Committee Reports**

- **Recreation Council** – CM Wade – Reported that the Recreation Council met on the previous Tuesday. He announced the annual Pickleball Scholarship Tournament scheduled for June 6, 2026, and noted that five $1,000 scholarships would be awarded. He also announced a new Pilates class to be offered at the Community Center in June, with proceeds supporting the Recreation Council Scholarship Fund.
- **Cheverly Day Committee** – CM LeGloahec – Reported that planning for Cheverly Day continues. The committee recently met to discuss parade activities and encouraged residents to participate in and attend the event on September 26, 2026. Councilmember Wade suggested recognizing former elected officials for their service to the Town as part of the celebration. No further comments were offered.
- **Planning Board –** CM Tansey – Reported that the Planning Board met and discussed the Port Towns Preliminary Plan, including proposed changes to the intersections at MD 202/MD 450 and Peace Cross. The Board also received a presentation from a resident conducting an independent study on the County's upcoming Accessory Dwelling Unit (ADU) regulations and discussed resident

perspectives and potential implementation barriers. Additional discussion included routine compliance and planning matters.

- **Board of Elections –** No Report –
- **Ethics Commission –** Thomas Ruyle –
- **Hometown Hero Committee** – Mr. Galloway – Reported that applications must be submitted by June 4, 2026, to have banners installed by July 4, 2026. Applications received after that date will be installed in January 2027.
- **Cheverly Youth Council** – Yvonne White – Reported on the Voices of Initiative oral history project and encouraged residents to participate by submitting an application for an interview. She also noted that the Youth Council recently held a special meeting and thanked Councilmember LeGloahec for sharing his expertise and assisting youth participants as they prepare to begin conducting interviews.

**Proclamations –**

- CM Wade read and presented a Resident Recognition Proclamation to the following residents
  - Peri Grant
  - Norah Burke
  - Celeigh Moore
  - Ellamaija Miller
- Mayor Watson read and presented a Resident Recognition Proclamation to the following resident
  - Christopher Wade II
- CM Fry read the Asian American Native Hawaiian & Pacific Islander Heritage Month **(**AANHPI) 2026 Proclamation

**Budget and Tax Rate Discussion** –** Mayor and Council reviewed the fund balance, expenditure and revenue.

The council reviewed the proposed budget and focused heavily on how to balance the general fund deficit.

Revenue options included:

- Adjustments to fees and service charges (pavilions, permits, licenses, parking, etc.)
- Limited use of fund balance (reserves)
- Adjustments to property tax rates

The council debated whether to:

- Rely more on reserves to avoid tax increases, or
- Increase property tax rates slightly to maintain financial stability

Staff projected that fee increases and other adjustments would generate additional revenue (estimated roughly in the tens of thousands to $100K+ range, depending on final implementation).
The council emphasized maintaining a minimum fund balance while avoiding over-reliance on reserves.
Final discussion centered on setting a stable tax rate that would reduce the deficit while keeping reserves within acceptable limits.

**Resident Input on topic above –**

Julia Mosley (Ward 2) – Asked for clarification on the budget process and whether a final tax vote was being taken, then opposed a tax rate increase, arguing that residents would still see higher taxes even without a rate change due to assessments. She urged using fund balance and proposed roughly $336,000 in spending cuts across multiple departments instead of raising taxes. She also raised concerns about long-term tax burden increases at both the town and county level and argued the town should focus more on expense reductions rather than relying on tax increases.

Fred Price (Ward 4) –Encouraged the council to prioritize transit-oriented development and "build up, not out," particularly around the metro area. He pointed to the CH Tuxedo property (now under the Board of Education and slated for demolition) as a future opportunity for redevelopment planning. He warned that without focused development near transit, the Cheverly Metro Station's already low ridership could decline further, potentially risking reduced service.

Lane Thompson (Ward 3) – Opposed the proposed property tax increase, arguing that rising town and county taxes are becoming unsustainable and risk pricing out middle-class residents. She urged the council to avoid raising taxes and instead make difficult spending cuts, stating that residents value core services like policing and basic town operations but expect greater efficiency. She emphasized that the burden of any tax increase would directly impact household budgets and encouraged the council to tighten expenses rather than pass costs onto residents.

Juan (Ward 3) – Expressed support for maintaining 24-hour policing and said it contributes to resident safety. He suggested evaluating cost-saving purchases like a newer public works truck, using digital-only newsletters instead of printed copies, and potentially charging for trees program while still covering installation costs. He opposed raising taxes if possible, citing concerns about affordability for long-term residents, and added support for adequately compensating police officers to help retain good staff and maintain services.

Shiela Salo (Ward 2) – Stated that mosquito spraying should be avoided because it harms beneficial insects like pollinators and only provides short-term control with lingering environmental impacts. Instead, she emphasized prevention by targeting mosquitoes at the larval stage through eliminating standing water, noting that mosquitoes can breed in very small amounts of water left for more than seven days in items such as gutters, toys, buckets, and other outdoor containers. She also recommended a "mosquito bucket" method using water, organic material, and Bacillus thuringiensis israelensis (Bti) mosquito dunks to safely interrupt the mosquito life cycle without harming other wildlife. She briefly described how to set up the bucket and suggested placing it in a shaded outdoor area, and she referenced HomegrownNationalPark.org for more information.

Joyce Jones (Ward 2) – Suggested that the Council consider rearranging the lectern or meeting setup in future meetings to improve visibility, noting that the current arrangement can be difficult for people with visual limitations or who need clearer sightlines to speakers.

Elaine Thompson (Ward 6) – Opposed the proposed tax rate increase, stating residents do not want it and that the budget contains enough discretionary spending that could be reduced instead. She argued the process felt rushed and should have been worked out more thoroughly before being presented publicly. Johnson urged the council to focus on identifying "wants versus needs" and to make spending cuts rather than raising taxes, comparing it to tightening a personal budget during financial strain. She also cited concerns about housing affordability, foreclosures, and the town's ability to support aging-in-place commitments.

Skee Jones (Ward 2) – Expressed concern about the timing of budget discussions and noted that the budget was not distributed until after the meeting began. He suggested providing explanatory documentation for budget line items to improve transparency and understanding. He also questioned why administrative salaries were not discussed during budget deliberations and encouraged the Town to make greater use of resident expertise, particularly in areas such as human resources and communications, before contracting for outside services.

Brian Prasaud (Ward 4) – Expressed concern about rising property taxes and questioned how Town funds are being spent. He suggested prioritizing improvements to community facilities and streets, noted that many residents rely on the Town website rather than printed newsletters, and encouraged the Town to better address residents' concerns and spending priorities.

Motion to extend the meeting by 30 minutes made by CM Fry. 2nd by CM Tansey. Approved Unanimously. 4-0

Mrs. Luckett from the police department presented the fee schedule.

The Mayor & Council approved multiple fee schedule increases, including:

- Pavilion rental fees increased
- Alcohol permits increased
- Business and licensing fees restructured and increased
- Parking and zoning permit fees increased
- Rental licensing fees increased
- Code enforcement and administrative fees adjusted upward
- Deferred final decision on MPIA/FOIA processing fee, leaving it unchanged for now to be revisited later.
- Agreed to generate updated revenue projections based on the revised fee schedule.

Motion to extend the meeting by 30 minutes made by CM Fry. 2nd by CM Wade. Approved Unanimously. 4-0

**Resident Input on topic above –**

Sean McGuire (Ward 2) – Questioned what the proposed 60-cent rate meant and whether it effectively constituted a tax increase. He suggested using roughly $148,000 in fund balance to avoid raising taxes and delaying the increase for another year. He expressed concern that higher costs and FOIA/MPIA fees could burden residents in financial hardship and argued that a $200K–$250K fund balance drawdown would still be reasonable. He also said the need for the increase was not sufficiently justified and that the budget process should have occurred earlier and more transparently. He recommended restoring a finance committee and taking a closer look at additional revenue sources such as hotel/motel tax and tangible personal property (TPP).

Sheila Salo (Ward 2) – Asked how municipal building expenses such as utilities and supplies are allocated in the budget, noting she assumed costs were for the town hall/community center and questioning where expenses for the other municipal building are recorded. She expressed concern that utility costs were not clearly broken out and asked whether they were split between departments like Public Works and general government.

Julia Mosley (Ward 2) - Asked why Prince George's County tax rates increased from 86¢ to 91¢ and suggested the change may be negotiated and needs clarification. She supported recovery FOIA/MPIA costs but raised concerns about affordability for low-income residents and access to records in custody disputes. She requested clarification on appropriate fund balance levels, citing benchmarks of 16–25% of expenditures or roughly three months of reserves, and said a $200K drawdown would still be acceptable. She also criticized the timing and structure of the budget process and the lack of earlier committee review, suggesting a finance committee approach.

Motion to set the property tax rate at $0.60 per $100 of assessed value for single-family homes. and $1.03 rate for multifamily properties made by CM Tansey. 2nd by CM LeGloahec. Mayor Watson, CMs Wade, LeGloahec, Tansey voted yes. CM Fry voted no. Motion passed 4-1

**Police Report – n/a**
**Town Administrator Report – n/a**
**Public Works Report – n/a**

**Review of May work session agenda and future requests.**

- **– n/a**

**Mayor and Council Announcements** –
CM Wade – n/a
CM LeGloahec – n/a
VM Bryner – n/a
CM Tansey – n/a
CM Garces – n/a
CM Fry – n/a
Mayor Watson – n/a

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

WORKSESSION
May 28, 2026
7:30 PM

**Minutes**

**Call to Order:**
Meeting called to order at 7:35 pm via Zoom.

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

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

Town Attorney: Jason DeLoach

**Pledge of Allegiance**

Motion to approve the agenda with assigned 15 minutes time limits to each topic made by CM Fry.2nd by CM Bryner. Approved Unanimously.

**Budget Ordinance 2026-01** – Mayor Watson conducted a second reader of the ordinance for adoption.
Mayor Watson reviewed the proposed Fiscal Year 2027 budget, noting anticipated revenues of $11,397,000 and expenditures of $11,537,000, resulting in a projected deficit of approximately $140,590.

Mayor Watson explained that the Mayor and Council previously voted on the real property tax rate to meet what was understood to be the County's submission deadline. He noted that the County's requirements appeared confusing and internally inconsistent and invited Town Administrator Galloway to provide additional context.

Town Administrator Galloway explained that, while state law requires municipal tax rates to be submitted by June 20, Prince George's County prepares and issues the actual property tax bills. He stated that the County's tax rate submission form listed May 15 as the due date at the top of the document, while also referencing other dates, including May 16 for return of the form and May 29

as the deadline for changes. Based on the information provided by County officials, staff advised the Mayor and Council that May 15 was the applicable deadline. Mr. Galloway reaffirmed his recommendation and stated that he stood by the advice provided to the Council.

Mayor Watson advised that the Council could still adopt a different real property tax rate and direct staff and the Town Attorney to seek acceptance of the revised rate from the County and State. However, he noted that the likelihood of success diminished as additional time passed.

The mayor then asked whether any Council member wished to propose a real property tax rate different from the previously adopted rate of $0.6103 per $100 of assessed value.

Mayor & Council discussed the fee schedule to adjust the amounts of the pavilion fees.
Mayor Watson expressed concerns regarding the proposed rental fee and indicated a willingness to support future adjustments if there was Council interest.

Council discussion focused on the fee schedule and the timing of its implementation. Vice Mayor Bryner noted that the fee schedule is a policy matter that can be amended independently of the budget after adoption. Town Administrator Galloway confirmed that the fee schedule could be modified later but recommended that the new fees take effect on July 1, 2026, at the start of the fiscal year, to avoid confusion.

Councilmembers discussed revisiting the pavilion rental fee after gathering several months of usage data. By consensus, the Council agreed to place a discussion of the fee schedule on a future work session agenda in September.

**Ace Hardware Introduction** – Ms. Elaine Ulrich introduced herself to the Mayor, Council, and community as the prospective owner of the former Walgreens property located at 6498 Landover Road. Ms. Ulrich stated her intent to open an independently owned Ace Hardware store focused on serving the needs of the Cheverly community.
Ms. Ulrich explained that the project would include a café featuring partnerships with local vendors, indoor seating, and a family-oriented atmosphere. She also discussed plans to renovate the building's second-floor mezzanine into a community workshop and crafting space for programs such as home improvement classes, gardening workshops, children's activities, and other community events.
Ms. Ulrich emphasized her commitment to investing in the community, creating local jobs, and developing the space as a community-centered resource beyond traditional retail operations.

**CDBG*** – Director Public Works Brayman presented a proposal to utilize $177,958 in Community Development Block Grant (CDBG) funding for improvements at Boyd Park. The grant requires no local match and is designated for park-related improvements.

Mr. Brayman reported that four quotes were received for resurfacing the park courts. Staff recommended awarding the project directly to Mid-Atlantic Asphalt, the lowest responsive bidder, at a cost of approximately $99,244, with the remaining grant funds reserved as a contingency for additional eligible improvements, including potential drainage corrections and other park enhancements.
The proposed project includes:

- Resurfacing the tennis courts and restriping for pickleball use.
- Installing shock-absorbing surfacing on the multipurpose court.
- Resurfacing the basketball court.
- Addressing potential drainage issues and other eligible site improvements as funding allows.

Staff requested authorization for the Town Administrator to execute any contracts or agreements necessary to complete the project.
During Council discussion, Town Administrator Galloway highlighted the Town's continued success in securing CDBG funding, noting that the grants have funded significant improvements, including sidewalks, roadways, parks, and playground projects. He encouraged residents and Councilmembers to identify future eligible projects, particularly in areas of Town that qualify for CDBG funding.

Motion to authorize the Town Administrator to execute a contract with Mid-Atlantic Asphalt for the Boyd Park resurfacing project in the amount of $99,244.01, along with a $78,713.99 contingency to fund additional eligible project improvements, including drainage assessments, potential drainage work, and other community-requested amenities within the project scope made by CM Fry. 2nd by CM Bryner. Approved Unanimously 6-0

**Low Impact Development Center Presentation and Proposal*** – LIDC Executive Director Emily Clifton, presented an update on the Cheverly Gardens/Forest Road watershed stabilization project. The project addresses stormwater runoff concentrated through a single outfall beneath Route 50, which has contributed to ongoing erosion, sediment impacts, and property stress in the surrounding neighborhood, particularly during heavy rainfall events.

Ms. Clifton explained that the Town previously secured approximately $500,000 in State Board of Public Works funding for the project. The current phase focuses on completing remaining grant requirements, developing preliminary concepts based on existing hydrology and geotechnical studies, and initiating early coordination with SHA due to the outfall's location within their right-of-way. She outlined a phased approach moving from initial grant and concept development to final design and permitting, and ultimately construction.

Director Brayman added that LIDC's project team includes experienced personnel familiar with similar infrastructure work and noted that the State has indicated the possibility of direct billing arrangements, which could streamline project administration and reduce upfront budget impacts.

The discussion emphasized that the immediate work includes finalizing grant requirements, advancing technical studies, and engaging regulatory agencies to define permitting requirements before returning to Council with refined design and implementation plans.

Motion to authorize the Town Administrator to renew and execute the contract with the Low Impact Development Center (LIDC), and to approve and support the associated task order fees in an amount not to exceed $36,280, and to authorize Mr. Galloway, to execute all necessary agreements related thereto. CM Fry. 2nd by CM Bryner. Approved unanimously. 6-0

**Resolution for Land Purchase –** Council discussed instructions for preparing deed restrictions on two parcels being acquired by the Town, intended to permanently limit the properties to public and passive environmental use.
Town Attorney Pounds clarified that no work on the deed would proceed without an approved Council motion directing them to do so, and that the attorney would prepare and negotiate the deed language only after formal authorization. Council members further clarified that the direction being considered applies solely to this specific land purchase and does not establish a broader policy for future acquisitions.
Council agreed to defer formal action and take up the motion at the June 11 meeting, allowing time for preparation and review of the final deed language.

**Charter Amendment Resolution** – Mayor Watson, noted that the resolution had already undergone two readings and was scheduled for third reading and final adoption on June 11. The purpose of the discussion was to address, in a public and transparent manner, the financial arrangement required for annexation, specifically the Payment in Lieu of Taxes (PILOT) agreement.
Attorney Pounds explained that the proposed amendment primarily affects Section Three of the resolution, with the remainder of the terms unchanged. He summarized that the revised language clarifies how the municipal tax rate will interact with any PILOT agreement established with the County for both residential and non-residential uses.
He stated that the intent of the provision is to ensure the municipal tax rate is adjusted to account for the PILOT, with any difference between the standard tax rate and the PILOT amount flowing to the Town of Cheverly.
Representatives from Home Team 5 explained that the PILOT structure is necessary for the financial viability of the project, particularly for market-rate rental housing and retail components. They stated that the County's Economic Development PILOT generally provides a 75% tax abatement for up to

15 years and that the project would also include a separate PILOT structure for any affordable housing components, which would be governed differently and tied to affordability requirements. Developers emphasized that the project includes multiple components with different tax implications: for-sale townhomes, condominiums, and senior housing would pay full municipal taxes upon sale; while market-rate rental, retail, and hotel uses would fall under the PILOT structure. They further explained that the PILOT is critical to project underwriting due to financing constraints and current market conditions for multifamily development in Prince George's County.

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

- Congressional Direct Spending: Staff remain in communication with the offices of Senators Van Hollen and Alsobrooks regarding the $650,000 earmark for the MD 201 Bike Trail project. The Town is awaiting confirmation of the official check presentation date. Coordination meetings with MDOT are also being scheduled, as the funding will be administered through the agency.

- MDOT Meeting: A meeting with MDOT is scheduled for June 5 at 10:00 a.m. to discuss infrastructure and public safety concerns, including guardrails, highway signage, and lighting repairs. Additional concerns should be submitted to staff prior to June 5 for inclusion in the discussion.

- Employee Benefits Fair: The Town recently held a successful Employee Benefits Fair, where providers presented updates and answered employee questions regarding benefits coverage.

- Maryland Department of Commerce Meeting: Councilmember Tansey and staff will meet with the Maryland Department of Commerce to discuss redevelopment concepts for a vacant industrial building, with a focus on innovation, entrepreneurship, and technology-oriented opportunities.

- Divine Hope Assembly: Councilmember Tansey and staff met with representatives from Divine Hope Assembly, who reported that construction on their new building at 6207 State St is expected to begin shortly following the closing of their loan. The organization aims to begin services in the new facility by Christmas and expressed willingness to partner with the Town by sharing parking for community events and Boyd Park activities.

- Gym Floor Project: The gym floor project has been completed; however, several issues requiring contractor repairs have been identified. Staff are coordinating with the vendor and will provide updates once a repair schedule is confirmed.

- Cheverly Market: The Cheverly Market continues every other Saturday. The parking lot is cleared on Friday evenings to support setup and traffic flow. Vehicles may be towed as required under the market permit conditions with Prince George's County.

- Cheverly Station Apartments: Ross Management requested a follow-up meeting regarding ongoing matters at Cheverly Station Apartments. Staff will meet with the management team next week to discuss Town concerns and potential resolutions.

**Update by CM Fry and Garces Regarding Cheverly Station Apartments –**

Councilmember Garces expressed frustration over ongoing issues at Cheverly Station Apartments, including mold concerns, repeated HVAC failures, and a recent Memorial Day weekend AC shutdown caused by pressure issues in the system. He noted that these problems continue to significantly impact residents and that a scheduled meeting between the Town, property management, and executives had been canceled, preventing approximately 15 residents from attending and speaking at the work session. Councilmember Fry supported these concerns, emphasizing that the issues have persisted for years, that residents continue to report problems through ongoing communications, and that meaningful resolution may require action at the county or state level.

**Review of May Town Meeting Agenda and Future Requests -**

- Fee Schedule – Sept Worksession
- Resolution for Land Purchase – Town Meeting
- Annexation charter resolution third reader and final adoption – Town Meeting
- Budget resolution third reader and final adoption – Town Meeting
- Juneteenth Proclamation
- Pride Month Proclamation
- 5701 Landover Rd Naming
- Verizon
- Special parking exception - Town meeting
- No work session in June
- No August Work session
- Rank choice voting at a summer work session

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

FY27 Budget Meeting
May 21, 2026
7:00 PM

**Minutes**

**Call to Order:**
Meeting called to order at 6:04 pm via Zoom.

**In attendance Mayor Watson, VM Bryner, Council Members Wade, LeGloahec, Bryner, Tansey, Garces, Fry**

Staff: Town Administrator – Dylan Galloway, Director of Public Works Brayman, Police Chief Morris, Assistant Director of Public Works Cardenas, Deputy Chief Krauss, Town Accountant – Diane Mock

**Pledge of Allegiance and Flag:**

Motion to approve the agenda made by CM Bryner. 2nd by CM Tansey. Approved unanimously

F**irst Reader of Budget Ordinance** - Mayor Watson conducted the first reading of Ordinance 2026-1, the FY 2027 Budget Ordinance, which adopts the Town's budget for the fiscal year beginning July 1, 2026, and ending June 30, 2027.

**Expenditure -**
Following the first reading, Mayor Watson reviewed the proposed FY 2027 expenditure budget:

- General Government: $3.194 million
- Public Safety (Police): $4.222 million
- Public Works Administration and Divisions: $4.0 million
- Capital Outlay: $120,000
- Total proposed expenditures: $11,537,751.

**Fund Balance –**
Town Administrator Galloway summarized information provided by the Town Accountant:

- Estimated beginning FY 2027 fund balance: $5,140,838.
- Projected ending FY 2026 fund balance: $5,000,248.
- Restricted fund balance (primarily Highway User Revenue funds): $578,927.
- Projected unassigned fund balance: $4,421,321.
- Fund balance figures to be verified prior to final budget approval.

**Revenue Discussion**

- Outstanding Revenue Items
    - Town Administrator Galloway stated that the primary remaining item was the Fee Schedule.
    - Mr. Galloway reviewed proposed revisions to the Maryland Public Information Act (MPIA) fee provisions. The proposed language would:
        - Provide the first two hours of staff time at no charge, consistent with MPIA requirements.
        - Charge requestors for employee and contractor time beyond the first two hours at the applicable hourly rate until the request is fulfilled.
        - The previously discussed tiered fee structure would be removed.
        - Mr. Galloway noted that the proposal aligns with State law and standard government practices.

**General Government Budget**

General Government budget totaled $3.194 million

- Mr. Galloway explained that the General Government total includes:
    - Mayor and Council operations.
    - General government administrative functions.
    - Contractors supporting the General Government division.
    - Debt and committee-related obligations, including an annual $500,000 payment related to the Ely Public Works building.

**Fund Balance**

Town Treasurer Ms. Mock provided clarification using the FY 2025 audit figures and confirmed the June 30, 2025, financial position as follows:

- Total fund balance: $6,039,000 (approx.)
- Unassigned fund balance: $4,767,000
- Remaining balances consisted of:
    - Restricted funds (including Highway User Revenue funds)
    - Restricted Ely Public Works building funds
    - Committed funds

Ms. Mock explained that approximately $384,000 was committed for the FY 2026 budget deficit. This amount was removed from the unassigned fund balance because it had already been designated to cover anticipated FY 2026 shortfall.

With the committed funds accounted for:

Projected FY 2026 year-end unassigned fund balance remains approximately $4.767 million, assuming budgeted revenue and expenditures hold.

Motion to adjourn at 7:53 pm made by CM Bryner. 2nd by CM Fry. Approved unanimously.

Closed Session Summary – May 28, 2026

On May 28, 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 at 6:36 p.m. by motion made by CM Bryner and seconded by CM Tansey. 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 consult with counsel to obtain legal advice;" § 3-305(b)(7)

"consult with staff, consultants, or other individuals about pending or potential litigation; § 3-305(b)(8)

Those present in the closed session were the Mayor and Council, Dylan Galloway, Jason DeLoach, Esq., Todd Pounds, Esq. (partial), Steve Brayman (partial), and consultant, Robyn Barnhart of Charles P. Johnson & Associates (CPJ) (partial).

During the closed session, Mr. Galloway updated the Council on the potential legal impact of a change in law on particular employees.

Mr. Galloway provided an update on an employee's status going forward.

Mr. Galloway provided an update on his deliverable as an employee to the Mayor and Council

The mayor brought a concern of his regarding a potential personnel issue to the Council he found concerning. The matter was discussed amongst the Council, and Attorney DeLoach provided advice on the issue.

Mr. Pounds discussed an issue about an alleged agreement regarding a real estate matter and its legal implications with the Mayor and Council. Mr. Galloway provided background information on the issue.

Robyn Barnhart, Mr. Galloway, Mr. Brayman and Mr. DeLoach discussed the status of an ongoing matter that may lead to potential litigation. There was a discussion on options moving forward. A motion to adjourn the closed meeting was made by VM Byner and seconded by CM Tansey.

The motion passed unanimously. The closed session ended at approximately 7:31 p.m.

No actions were taken in the closed meeting.

Thursday, June 11, 2026

# PROCLAMATION
## Juneteenth Celebration

**TO FACILITATE THE JUNETEENTH CELEBRATION AND OBSERVANCE OF THE AFRICAN AMERICAN PURSUIT OF FREEDOM THROUGHOUT AMERICA. THIS WILL BRING THE CHEVERLY COMMUNITY TOGETHER TO CELEBRATE OUR COMMON BOND OF FREEDOM. THIS HAS BEEN AN AFRICAN AMERICAN ANNUAL CELEBRATION TRADITION SINCE JUNE 19, 1886. THE YEAR'S NATIONAL THEME IS "JUNETEENTH BRINGS BALANCE TO AMERICA'S CELEBRATION OF FREEDOM". THE 4TH OF JULY FREED THE LAND; JUNETEENTH FREED THE PEOPLE!**

**WHEREAS**, our country is made up of people from all nationalities, who are declared equal not only in freedom but also in justice, both of which are essential for a healthy human civilization; and

**WHEREAS**, Our nation was conceived on July 4th, 1776 with the Declaration of Independence, the classic statement being: "We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty, and the pursuit of Happiness; and

**WHEREAS**, Juneteenth commemorates June 19, 1865, the day when news of emancipation reached enslaved African Americans in Galveston, Texas, more than two years after the issuance of the Emancipation Proclamation; and

**WHEREAS**, Texans began the celebration of Juneteenth in 1866. Generations of African Americans since then, have contributed immeasurably to the cultural, civic, economic, educational, and spiritual life of our communities and our nation despite centuries of slavery, segregation, discrimination, injustice; and

**WHEREAS**, African American history has gone unrecognized, not discussed, and or covered up. The Civic African American Community Organization (CAACO) is honored to present to the residents of Cheverly and the surrounding communities, relevant African American History and the importance of the observance and recognition of Juneteenth. The historical legacy of Juneteenth illustrates the value of never giving up hope in uncertain times.

**NOW, THEREFORE**, We Cheverly Mayor and Council do hereby proclaim June 20, 2026, as Juneteenth Celebration Day in the Town of Cheverly, and to be celebrated and commemorated with the raising of the Juneteenth Flag at Cheverly Town Hall.

# PROCLAMATION
## Juneteenth Celebration

**BE IT FURTHER PROCLAIMED** that we recommit ourselves to building communities grounded in justice, compassion, civic responsibility, and equal opportunity for all people. Let us continue the work of honoring the past while strengthening the future for generations to come. Presented this 20th day of June 2026 in celebration of Juneteenth and the enduring pursuit of freedom.

Date: Thursday, June 11, 2026

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

Saturday, June 6, 2026

# PROCLAMATION

# PRIDE MONTH 2026

**A PROCLAMATION RECOGNIZING JUNE AS PRIDE MONTH IN CHEVERLY, MD AND TO ACTIVELY PROMOTE THE PRINCIPLES OF EQUALITY, DIVERSITY, AND LIBERTY.**

**WHEREAS**, the Town of Cheverly is dedicated to fostering a welcoming community, ensuring that our town is an exceptional place for all to live, learn, work, play, and raise a family; and

**WHEREAS**, our community is committed to realizing a set of principles that affirm that every person is equal, has rights to their life, liberty, and pursuit of happiness, and shall be accorded the full recognition and protection of law; and

**WHEREAS**, our Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ+) neighbors are a diverse, engaged, and vital part of the Cheverly community, contributing to all walks of life and serving as active and visible leaders, thereby strengthening our community; and

WHEREAS, our nation is founded on the principle of equal rights for all people, yet many Americans continue to be denied the fulfillment of that promise; and

**WHEREAS**, we are witnessing ongoing civil rights movements that strive to bring marginalized groups into the mainstream of American society, with much work remaining to ensure justice and equity for all; and

**WHEREAS**, nearly 55 years ago, the Stonewall Uprising became a pivotal moment for the gay rights movement, where members of the LGBTQ+ community rose up in protest against the injustice of a police raid at the Stonewall Inn in Greenwich Village, NYC; and

**WHEREAS**, we must acknowledge and honor the legacies of two transgender women of color**,** Marsha P. Johnson and Sylvia Rivera, who helped ignite the LGBTQ+ rights movement in the United States at the Stonewall Inn; and

**WHEREAS**, we continue to witness that fatal violence disproportionately affects transgender women of color, particularly Black transgender women, and that, according to the Human Rights Campaign, the intersections of racism, sexism, homophobia, biphobia, transphobia, and unchecked access to guns deprive these individuals of employment, housing, healthcare, and other necessities; and

Saturday, June 6, 2026

# PROCLAMATION

## PRIDE MONTH 2026

**WHEREAS**, the Town of Cheverly recognizes that it is imperative that all people in our community, regardless of sexual orientation or gender identity, feel valued, safe, empowered, and supported by their peers, educators, and community leaders; and

**WHEREAS**, Cheverly is strengthened by and thrives upon the rich diversity and intersectionality of ethnic, cultural, racial, gender, age, and sexual identities of its residents, all of which contribute to the vibrant character of our town;

**NOW, THEREFORE**, the Mayor and Council of Cheverly hereby proclaim and recognize June as Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ+) Pride Month in the Town of Cheverly and the first Saturday of June as a day to raise a Pride flag at the Town Hall flagpole.

As the Mayor and Council of Cheverly, we urge town residents to recognize the contributions made by members of the LGBTQ+ community, to encourage our LGBTQ+ youth to stand proud all year long, to actively promote the principles of equality and liberty, and to reject prejudice and bias in any form.

Date: Saturday, June 6, 2026

Attest:_____

_____
Micah Watson
Mayor

_____
Christopher R. Wade
Councilmember

_____
David Tansey
Councilmember

_____
John LeGloahec
Councilmember

_____
Charly Garces
Councilmember

_____
Nicole Bryner
Councilmember

_____
Amy Jean Chung Fry
Councilmember

**TOWN OF CHEVERLY**
**ORDINANCE 2026-1**
**BUDGET ORDINANCE**
**FOR THE 2027 FISCAL YEAR**

**An Ordinance whereby the Town of Cheverly adopts a Budget for Fiscal Year 2027 which begins on July 1, 2026, and ends on June 30, 2027.**

**(Uncodified)**

**WHEREAS**, Article VII, Section C-23A(2) of the Charter of the Town of Cheverly grants to the Mayor and Council the power to appropriate and expend funds for any purpose deemed to be public; and

**WHEREAS**, each fiscal year of the Town commences on July 1 and ends by the following June 30, pursuant to Section C-32 of the Charter of the Town; and

**WHEREAS**, the Mayor and Town Council have, prior to each fiscal year, adopted a budget to govern the appropriation and expenditure of funds for the next fiscal year; and

**WHEREAS**, after numerous discussions and meetings, the Mayor and Town Council have prepared a budget for fiscal year 2027 containing anticipated revenues and proposed appropriations and expenditures for said fiscal year; and

**WHEREAS**, said budget, as discussed at numerous public meetings by the Mayor and Council, is attached hereto as Exhibit A;

**NOW**, **THEREFORE**, **BE IT ORDAINED,** by the Mayor and Council of Cheverly in regular session assembled that the budget for fiscal year 2027 containing anticipated revenues and proposed expenditures of the Town, which budget is attached hereto as Exhibit A, and is hereby incorporated by reference, be and hereby is adopted for the fiscal year 2027 to take effect July 1, 2026, until June 30, 2027.

**AND BE IT FURTHER ORDAINED,** that this budget shall govern the expenditure of funds by the Town during the fiscal year 2027;

**AND BE IT FURTHER ORDAINED,** that the Mayor and Town Council may, from time to time, during the fiscal year amend this budget by motions made, discussed and carried so long as any action regarding this budget is taken at a public meeting after notice and a public discussion and the amendments to the budget for entire fiscal year do not increase the total expenditures by more

than ten percent (10%) of the total expenditures figure appearing on attached Exhibit A;

**AND BE IT FURTHER ORDAINED** that this Ordinance shall take effect on July 1, 2026; however, provided that a fair summary of the ordinance is published at least once in a newspaper of general circulation in the Town of Cheverly.

**INTRODUCED** by the Mayor and Town Council of the Town of Cheverly, Maryland, at a Regular Meeting on **May 21, 2026**, at which meeting copies were available to the public for inspection.

**ADOPTED** by the Mayor and Town Council of the Town of Cheverly, Maryland, at a Regular meeting on _____, at which meeting copies were available to the public for inspection.

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

[-] indicate deletion
CAPS/**BOLD indicate additions**

# 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: | 12/18/2025 |
| First Reading: | 12/18/2025 |
| Second Reading: | 4/9/2026 |
| 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, GENERALLY KNOWN AS 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: The Town of Cheverly hereby agrees to accept and shall not revise, participate or interfere with any PILOT that is agreed upon between the developer/owner of this property and Prince George's County. To this end, the Town of Cheverly agrees to provide special municipal tax treatment as authorized by Md. Local Gov. Code Ann., 4-405. The Town of Cheverly agrees that the Annexation Area shall be subject to an adjusted municipal tax rate that takes into account any PILOT agreements entered into with the County for non-residential and multi-family uses such that the applicable municipal tax rate shall result in an aggregate real property tax burden on the multi-family or non-residential uses that is no greater than the aggregate real property tax burden prior to the annexation after consideration of the PILOT with the County. This special tax treatment

is withdrawn upon the sale of any portion of the Annexation Area to any homeowner or 15 years following final approval of any use and occupancy permit for non-residential or multi-family properties. The Town of Cheverly intends to enter into an Annexation Agreement, executed by the Town Administrator, to provide further details regarding the special municipal tax rate following adoption of this Resolution.

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

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

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

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

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

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

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

**AND BE IT FURTHER RESOLVED**, that as soon as the Annexation hereby enacted shall become effective, either as herein provided or following a Referendum, the Mayor shall promptly register both the original boundaries and the new boundaries with the following agencies: The Chief Operating Officer; the Town Clerk, the Clerk of the Circuit Court for Prince George's County, Maryland; the Maryland Department of Legislative Reference; and the Maryland-National Capital Park and Planning Commission. Said registration shall include: a copy of this Annexation Resolution, the date of the Referendum Election, if any; the number of votes cast for and against the Annexation, whether in the legislative body or in the Referendum; and the effective date of the Annexation as said registration shall further be in such form and subject to such registration requirements as are

contained in the Md. Local Gov. Cod Ann., as amended, including the requirement that the documents require to be registered shall be sent to each respective agency by certified mail and return receipt requested.

MICAH WATSON, MAYOR

CHRISTOPHER R. WADE, Councilmember

JOHN LEGLOAHEC, Councilmember

NICOLE BRYNER, Councilmember

DAVID TANSEY, Councilmember

CHARLY GARCES, Councilmember

AMY JEAN CHUNG FRY, Councilmember

ATTEST:

_____
_____, Town Clerk

Approved for Legal Sufficiency:

Todd Pounds, Esq., Town Solicitor Date: _____

**Description of**

# Area to be Annexed by the Town of Cheverly

**Prince George's County, Maryland**

**Beginning** at a point at the beginning of the fifth (5th) or South 64°55'36" East, 237.34 line as described in a deed from Prince George's County, Maryland, a body corporate and politic, to Redevelopment Authority of Prince George's County, Maryland, a body corporate and politic, dated October 6, 2023 and recorded among the aforesaid Land Records in Liber 49441 at Folio 130, said line being also a westerly municipal boundary line for the Town of Cheverly, as described in the Code of Ordinances for the Town of Cheverly, Maryland, in Part I, Article II, Section C-2. - Boundaries, 1951 Limits, and running thence with and binding on the outline of the land described in said deed, the following eight (8) courses and distances and running with and binding on the municipal boundary lines for the Town on Cheverly as defined in said Section C-2. - Boundaries, 1951 Limits, the following seven (7) courses and distances

1. South 64°50'55" East, 237.34 feet to a point, thence
2. South 20°08'00" West, 761.34 feet to a point, thence
3. South 18°28'27" West, 50.99 feet to a point, thence
4. South 17°31'51" West, 256.67 feet to a point, thence
5. South 19°00'40" West, 50.26 feet to a point, thence
6. South 18°38'36" West, 332.01 feet to a point, thence
7. South 19°08'17" West, 141.51 feet to a point on the northerly or North 68°06'00" West line as shown on a subdivision record plat entitled "Blocks A,B,C,D,&E, Springhill Addition to Cheverly" and recorded among the aforesaid Land Records in Plat Book 16 as Plat Number 23, said line being a municipal boundary line for the Town of Cheverly as defined in Section C-3. – Annexation, 1951, of the aforesaid Code of Ordinances for the Town of Cheverly, Maryland, Part I, Article II, and running thence with and binding on said plat line and municipal boundary line, the following course and distance

8. North 68°06'00" West, 417.59 feet to a point at the end of the fourteenth (14th) or North 68°08'00" West, 161.70 feet line as described in Section C-4. - Annexation, 1958, of the aforesaid Code of Ordinances for the Town of Cheverly, Maryland, Part I, Article II, and running thence with and binding on the municipal boundary lines of the Town of Cheverly as described in said 1958 Annexation, the following four (4) courses and distances

9. North 68°08'00" West, 161.70 feet to a point, thence

10. South 42°15'30" West, 277.00 feet to a point, thence

11. South 36°15'30" West, 328.70 feet to a point, thence

12. North 84°26'30" West, 290.99 feet to a point at the end of the seventh (7th) or South 10°14'00" West, 127.55 feet line as described in Section C-5.11. – Annexation, March, 1998, of the aforesaid Code of Ordinances for the Town of Cheverly, Maryland, Part I, Article II, and running thence, reversely with and binding on the municipal boundary lines of the Town of Cheverly as described in said 1998 Annexation, the following seven (7) courses and distances

13. North 05°45'45" East, 127.55 feet to a point, thence

14. North 84°14'15" West, 120.00 feet to a point, thence

15. North 05°45'45" East, 41.51 feet to a point, thence

16. 178.83 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 363.67 feet and a chord bearing and distance of South 81°55'01" West, 177.04 feet to a point, thence with a tangent line

17. North 83°59'45" West, 211.34 feet to a point, thence

18. 107.76 feet along the arc of a tangent curve, deflecting to the left, having a radius of 126.50 feet and a chord bearing and distance of South 71°36'02" West, 104.53 feet to a point, thence with a non-tangent line

19. South 05°45'44" West, 86.93 feet to a point on the seventeenth (17th) or North 84°26'30" West, 923.82 feet line as described in the aforesaid 1958 Annexation, distant, 34.22 feet from the end thereof, and running thence with and binding on the municipal boundary lines of the Town of Cheverly, as described in said 1958 Annexation, the following four (4) courses and distances

20. North 84°26'30" West, 34.22 feet to a point, thence

21. South 29°50'20" West, 529.73 feet to a point, thence

22. South 28°36'10" West, 83.56 feet to a point, thence

23. South 27°16'48" West, 247.66 feet to a point on the easterly side of said Kenilworth Avenue – Maryland Rte. 201 as shown on a State Roads Commission of Maryland plat entitled "Relocation of River Road", and being State Roads Commission Plat Number 11135, and running thence with and binding on said easterly side of Kenilworth Avenue – Maryland Rte. 201, the following course and distance

24. 18.68 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 725.07 feet and a chord bearing and distance of North 10°20'07" West, 18.68 feet to a point, thence running in, through over and across the right of way of the Baltimore-Washington Parkway, Maryland Rte. 295, the following six (6) courses and distances

25. North 26°02'31" East, 206.78 feet to a point, thence

26. 118.54 feet along the arc of a tangent curve, deflecting to the right, having a radius of 1,715.17 feet and a chord bearing and distance of North 28°01'19" East, 118.51 feet to a point, thence with a tangent line

27. North 30°00'006" East, 336.27 feet to a point, thence

28. 104.75 feet along the arc of a tangent curve, deflecting to the left, having a radius of 290.00 feet and a chord bearing and distance of North 19°39'13" East, 104.19 feet to a point, thence with a tangent line

29. North 09°18'19" East, 64.85 feet to a point, thence

30. 180.73 feet along the arc of a tangent curve, deflecting to the right, having a radius of 190.00 feet and a chord bearing and distance of North 36°33'19" East, 175.99 feet to a point on the twentieth (20th) or North 05°30'45" East, 159.45 feet line, as described in the aforesaid deed, distant, 13.59 feet from the end thereof, said line being also an easterly right of way line of the Baltimore-Washington Parkway, Maryland Rte. 295, and running thence with and binding on the outline of the lands described in said deed and the easterly right of way lines of said Baltimore-Washington Parkway, Maryland Rte. 295, the following eight (8) courses and distances, commencing with a non-tangent line

31. North 05°35'26" East, 13.59 feet to a point, thence

32. South 83°49'25" East, 100.29 feet to a point, thence

33. North 06°17'31" East, 147.89 feet to a point, thence

34. South 84°09'44" East, 249.31 feet to a point, thence

35. North 05°52'09" East, 126.78 feet to a point, thence

36. North 47°23'39" East, 377.95 feet to a point, thence

37. North 46°41'31" East, 898.65 feet to a point, thence

38. North 57°54'52" East, 936.69 feet to the point of beginning, containing 1,741,669 square feet or 39.98 acres of land, more or less.

**ANNEXATION PLAN**

**TOWN OF CHEVERLY – HOSPITAL HILL**

## I. Introduction

When annexing property into the corporate limits of a municipality, the legislative body of a municipal corporation is required to adopt an annexation plan for the area proposed to be annexed. *See* Md. Code Ann., Local Gov't Article, 4-415.
The annexation plan is in addition to, not as part of, the annexation resolution. The annexation plan is required to include:

1. A description of the land use pattern proposed for the area to be annexed, which may include a county master plan already in effect for the area;
2. The schedule to extend each municipal service performed in the municipality at the time of the annexation to the area to be annexed;
3. A statement as to the general methods by which the municipality anticipates financing the extension of municipal services to the area to be annexed; and
4. Demonstrate the available land for public facilities that may be considered reasonably necessary for the proposed use, including facilities for schools, water or sewage treatment, libraries, recreation or fire or police services.

It is required to be consistent with the Municipal growth element of the comprehensive plan of the municipality.

At least thirty (30) days before the public hearing on an annexation resolution, a copy of the annexation plan is required to be provided to: the governing body of the county in which the municipality is located; the Department of Planning and any regional or State planning agency with jurisdiction in the County.

## II. Property Description and Land Use Pattern for the Area to be Annexed

The area to be annexed into the corporate boundaries of the Town of Cheverly approximately 44.1867 acres of land and is comprised of a residential and commercial development to be constructed as depicted on the attached Exhibit A.

The Annexation Area is located within an established community and Prince George's County's growth boundary and is a residential and commercial development to be constructed.

## III. Availability of Public Facilities and Services

On the effective date of the annexation, the Annexation Area, which is a residential and commercial development, upon completion of the commercial and residential development, will be eligible to receive all applicable Town services, to include: trash, recycling and yard waste collections, special pick-ups, including right-of-way tree pruning, animal control, police, and code compliance inspection, as needed for the developed residential and commercial purposes as contiguous to the existing Town of Cheverly.

a) Water and Sewer

The Washington Suburban Sanitary Commission (WSSC) currently serves the Annexation Area with public water and sewer and will be constructed pursuant to development plans approved by Prince George's County including connections to the existing systems. This service will not be affected by this annexation.

b) Electric Service

The Potomac Electric Power Company (PEPCO) provides electric service to the Annexation Area and will be constructed pursuant to development plans approved by Prince George's County including connections to the existing system. This service will not be affected by this annexation.

c) Public Safety and Fire/Rescue Services

The Annexation Area is within the service area of the Prince George's County Police Substation, District 3 and the Cheverly Police Department. The Cheverly Police Department will provide primary police service to the Annexation Area.

The Closest location for fire engine, basic life support/ambulance personnel and medic personnel are the Cheverly VFD.

As a result of this annexation being development plan uses, the Town does not foresee any additional impact on these services beyond the current services and will address future uses as the development occurs.

d) School, Library and Recreational Facilities

County public schools currently serve the Annexation Area and will be determined by the County upon completion of the development plans. The review for Libraries, Parks and other recreation areas is not applicable as this annexed area will be determined by the County upon completion of the development plans. As a result of the annexation, the Town does not foresee any impact on these services and will be determined by the County upon completion of the development plans. These additional services shall be reviewed as the development occurs.

e) The Town of Cheverly has the capacity to provide the additional services as needed.

## IV. Extension of Municipal Facilities and Services to Annexation Area

The Town will extend all applicable municipal services as described above to the Annexation Area upon the effective date of the annexation upon the completion of the development. At that time, the Charter and Code of the City shall have full force and effect within the Annexation Area.

## V. Cost to the City in Having to Provide Each Service

The Town will incur some operational costs as a result of the annexation due to the fact that the owners of the properties within the Annexation Area will not pay Town taxes as this is a current use for the first three (3) years after this adoption and until the development of various properties occurs. However, these costs are deemed to be nominal and well within the Town resources.