TOWN MEETING
July 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 – 6/11/26)
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. **Verizon Coverage –** Representatives from Verizon will hear concerns and answer questions.
8. **Bike Trail Update -** Town Administrator Galloway will provide an update on the bike trail.
9. **Prince George's County CDBG Urban County Cooperation Agreement (FY 2027–2029)*** – Town Administrator will make recommendation for the Town's continued participation in the Prince George's County Cooperation CDBG program for Federal Fiscal Years 2027–2029
10. **Town Administrator Report –** Town Administrator Galloway will provide the Mayor and Council with a report on Town operations and a summary of actions taken.
11. **Police Report –** Chief Morris will give a monthly report.
12. **Public Works Report –** Acting Director Cardenas will give an update on the Department of Public Works.
    - Keller Update
13. **Review the July 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.

14. **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.
15. **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 - 11

2. Prince George's County CDBG Urban County Cooperation ..... 12 - 13

TOWN MEETING
June 11, 2026
7:30 PM

Minutes

Meeting called to order at 7:30 pm.

Pledge of Allegiance

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

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

Town Attorneys: Jason DeLoach, Todd Pounds

Motion to excuse CM Fry made by CM Bryner. 2nd by CM Tansey. CMs Bryner & Tansey voted yes. CM LeGloahec voted no. CM Wade abstained. Motion failed 2-2

Motion to approve the agenda with the addition of the reading of the Historical Society Proclamation made by CM LeGloahec. 2nd by CM Tansey. Approved Unanimously. 4-0

Consent Agenda

- **Approval of Minutes:** (Town Meeting – 5/14/26 Revised, Work Session 5/28/26, Budget Meeting 5/21/26)

Motion to approve the consent agenda made by CM Wade. 2nd by CM LeGloahec. Approved Unanimously. 4-0

Resident Input -

- Elaine Johnson (Ward 6) – Expressed concern regarding the excused absence of the Ward 6 Councilmember during consideration of the FY 2027 Budget and the Hospital Hill annexation, noting that many residents had attended the budget hearing to address those matters. She questioned the Town's policy on excused absences and asked how they are determined.
- Fred Price (Ward 4) - Expressed concern regarding the proposed removal of funding for improvements in the Old Fourth Ward from the FY 2027 Budget.
- Sheila Salo (Ward 2) – Encouraged residents to reduce traditional lawn areas by planting native trees, shrubs, and ground covers to improve stormwater management and support wildlife habitat. She also highlighted the Town's tree planting program, conservation landscaping rebates, and State protections for pollinator-friendly and conservation landscaping.
- Joyce Jones (Ward 2) – Thanked the Mayor, Council, and Town staff for their service and acknowledged the challenges of addressing difficult issues. She expressed appreciation for the

removal of the proposed compost program funding from the FY 2027 Budget and encouraged continued collaboration with the Green Infrastructure Committee on sustainable initiatives.

Motion to excuse CM Garces for the remainder of the meeting made by CM Wade. 2nd by CM LeGloahec. Approved Unanimously 4-0

Committee Reports

- **Recreation Council** – CM Wade – Councilmember Wade reported that the Recreation Council's annual Pickleball Tournament and Scholarship Program was well attended. He thanked the Recreation Council, Town staff, and Town Administrator Dylan Galloway for their support and congratulated the five scholarship recipients, each of whom received a $1,000 Recreation Council scholarship and an additional $1,000 scholarship from Delegate Julian Ivey.
- **Cheverly Day Committee** – Committee Chair Nick D'Angelo reported that no additional funding requests are anticipated beyond the amount included in the FY27 budget. The FY26 Cheverly Day expenses were fully covered and that the FY27 allocation is expected to fund the fireworks and related event expenses. Mr. D'Angelo also provided an update on fundraising efforts, noting that several local businesses have made or pledged contributions. The Committee continues to seek community and business support for the Town's 95th Anniversary Cheverly Day celebration on September 26, 2026.
- **Planning Board –** CM Tansey – Reported that the Planning Board did not meet due to the absence of Board leadership and will instead meet the following week. The agenda includes accessory dwelling unit regulations, Port Towns planning initiatives, updates on the Hospital Hill development and PILOT agreement, Community Development Block Grant opportunities, the Kim Lamphier Bikeway Grant, and construction activity at the former church site in Old Ward 4.
- **Board of Elections –** No Report
- **Ethics Commission –** No Report
- **Hometown Hero Committee** – Mr. Galloway – Presented seven new Hometown Heroes banner nominations for approval: Anthony Gustavo Rubio, Linwood Keys Jr., Joseph B. Joco, Michael Patrick Benton, Paula E. Hawkins, Frederick William Murphy, and Chief David Morris. He also reported that the banners for Raymond Clay Mosley, Michael Clauses, and Joseph Stephenson were renewed for another year, with renewal notices sent to the remaining eligible honorees. The Committee announced that the 2026 Hometown Heroes Recognition Ceremony will be held on Thursday, July 9, 2026, at 6:30 p.m. prior to the Town Meeting.
- **Cheverly Youth Council** – Yvonne White – No Report

Motion to approve the Hometown Heroes 7 nominations listed, made by CM Wade. 2nd by CM LeGloahec. Approved Unanimously 4-0

(Anthony Gustavo Rubio, Lenwood Keyes, Jr. Joseph B. Jochum, Michael Patrick Benton, Paula E. Hawkins, Frederick William Murphy, David C. Morris)

Closed Meeting Summary – Mayor Watson read the fair summary of the 5/28/26 closed meeting.

Proclamations – CM Wade read the Juneteenth Proclamation.

Resident Comment

- Joyce Jones (Ward 2) – Thanked the Mayor, Council, and staff for recognizing and celebrating Juneteenth and the Town's diversity and expressed appreciation for the Town's continued acknowledgment of cultural and civil rights issues.

Vice Mayor Bryner read the Pride Month Proclamation.

Resident Comment

- Joyce Jones (Ward 2) – Thanked Council Member Bryner and Council Member Wade for their remarks and expressed appreciation for the Town's recognition of Pride Month and commitment to diversity.

Historical Society Proclamation - Susan Pruden read the Historical Society Proclamation recognizing Cheverly's designation on the National Register of Historical Places.
Reported on the Cheverly Historic District's recognition by the Prince George's County Historical Society. She noted that the Town was added to the National Register of Historic Places on July 5, 2024, and described the designation as the result of a five-year effort recognizing the Town's historic and architectural significance, including its early 20th-century suburban development, housing patterns, and role in regional growth and civil rights history. She also highlighted the Town's collection of Sears kit houses and presented an award from Prince George's County Historical Society recognizing the Town's historic preservation efforts.

Budget Ordinance 2026-01* – Mayor Watson conducted the final reader of the budget ordinance and summarized the proposed FY 2027 budget, noting real property tax rates of $0.60 and $1.03 per $100 of assessed value, anticipated revenues of $11,397,000, anticipated expenditures of $11,537,000, and a projected deficit of $140,590. He also reported that the Town continues to address the FY 2026 budget deficit, which was projected to be between approximately $384,000 and $570,000 at fiscal year-end.

Resident Comment

- Sean McGuire (Ward 2) – Requested clarification regarding the projected FY 2026 budget deficit, specifically asking for the exact amount represented by the estimated range, and commented on the Town's spending.

Motion to approve the FY27 Budget Ordinance 2026-01 made by CM Tansey. 2nd by CM LeGloahec. Approved Unanimously. 4-0

Annexation Charter Amendment CAR 1-26* - Mayor Watson conducted the final reader of the charter amendment.

Resident Comment

- Sheila Salo (Ward 2) – Expressed support for the proposed Hospital Hill annexation while requesting clarification that the annexation area excludes properties previously annexed into the Town. Noted a discrepancy between the acreage stated in the ordinance and the legal property description, requested that the ordinance be revised to reflect the legal description of 39.98 acres, identified a typographical error in the legal description ("Spring Mill" rather than "Spring Hill"), and recommended updating the annexation plan to accurately identify the fire and emergency medical service provider for the annexation area.
- Sean McGuire (Ward 2) – Asked whether the proposed payment in lieu of taxes (PILOT) agreement could be modified to increase the Town's share of revenues by adjusting the allocation between the Town and the County and inquired whether such a change would affect the agreement or the development.
- Fred Price (Ward 4) – Asked whether the Hospital Hill development could be completed in phases similar to other developments, with residential construction preceding commercial development, and inquired whether there is a timeline or deadline for completion of the project.
- Joyce Jones (Ward 2) – Recognized Sheila Salo for her volunteer service to the Town, particularly her leadership of the Green Infrastructure Committee. She commended Ms. Salo's research, attention to detail, and contributions to environmental initiatives and the Hospital Hill annexation process.

Motion to adopt Charter Amendment Resolution No. 1-26, as amended, to reflect the annexation area as 39.98 acres, made by CM Tansey. 2nd by CM LeGloahec. Approved Unanimously 4-0

Environmental Protection of the Lots on Wayne Place* – Mayor Watson introduced a proposed motion directing the Town Administrator and Town Attorney to prepare the documents necessary for the Town to acquire two privately owned lots on paper Wayne Place, south of Arbor Street, from the property owner. The acquisition would preserve the properties in perpetuity for environmental conservation purposes.

Resident Comment

- Sean McGuire (Ward 2) – Expressed support for preserving the two Wayne Place lots but encouraged the Town to pursue a County land use designation that formally recognizes the properties for environmental or green infrastructure purposes to help ensure their long-term protection.
- Joyce Jones (Ward 2) – Expressed support for the proposed acquisition of the Wayne Place lots and thanked Gabe Horchler for his volunteer service and environmental stewardship.
- Sheila Salo (Ward 2) – Expressed support for the Town's acquisition and environmental protection of the Wayne Place lots. She noted that the properties are part of a larger

environmentally significant area and encouraged consideration of rezoning the lots as reserved open space to provide additional long-term protection.

Motion to direct the Town Administrator and Town Attorney to negotiate and prepare the documents necessary for the Town's acquisition of the two lots on paper Wayne Place, south of Arbor Street, currently owned by Mr. Horchler, and to include deed restrictions ensuring that the properties are preserved in perpetuity for environmental conservation purposes, made by CM Tansey. 2nd by CM LeGloahec. Approved Unanimously 4-0

5701 Landover Rd Park Naming* - Mayor Watson introduced a proposal to name the park at 5701 Landover Road in honor of former Chief of Police Gilbert Jones Jr., citing his long-standing service to the Town and his connection to the surrounding community. Council Member Wade described the site's transformation from a former dumping area into a walkable park and noted community involvement in its cleanup and redevelopment.

Resident Comment

- Joyce Jones (Ward 2) – Expressed support for naming the park after Chief Jones, recognizing his service and contributions to the Town.
- Julia Mosley (Ward 2) – Expressed support for the nomination and noted Chief Jones' longstanding impact on the community.
- Fred Price (Ward 4) - Thanked the council and the community for taking this step to name the park after Chief Jones.

Motion to name the park at 5701 Landover Rd after former Chief Gilbert Jones Jr made by CM Wade. 2nd by CM Bryner. Approved Unanimously. 4-0

Town Administrator Report –

- **Cheverly Station Apartments:** Town officials met with Ross Management to discuss property concerns. Since the meeting, management has completed several improvements, including playground upgrades and swimming pool inspection requirements, and plans to meet with the Town again at the end of the summer to review progress.
- **Employee Benefits:** The Town successfully completed its annual benefits enrollment period, allowing employees to update retirement and insurance benefits effective July 1.
- **Craftsman Building Redevelopment:** Staff continue exploring redevelopment opportunities for the Craftsman Building in coordination with Councilmember Tansey and state and county economic development officials. The property owner is considering modifications, and Amazon has been identified as a potential tenant. Staff will continue monitoring developments.
- **Juneteenth Celebration:** The annual CACO Juneteenth Celebration will be held on June 20 at Town Hall, featuring community programming and cultural performances.
- **Recreation Council Pickleball Tournament:** The scholarship tournament was successful, with recognition given to organizers, participants, and the Recreation Council for supporting youth scholarships.

- **Maryland Municipal League Summer Conference:** Council members received conference logistics, with additional details to be provided before the event.
- **State Highway Administration Meeting:** Staff met with SHA to address roadway lighting, guardrails, and vegetation maintenance. SHA has developed a plan to address these concerns, and additional coordination meetings with the National Park Service and Prince George's County are planned.
- **Chop Up Restaurant and Coola Lounge:** The owner has requested a Family Entertainment License. The request has been placed on hold pending discussion with the Mayor and Council. The Town's Liquor Board attorney will attend the

Police Report – Chief Morris provided a report.

- Homicide Investigation- On May 12, 2026, Cheverly Police responded to a domestic disturbance on the 6200 block of Monroe St and located a deceased individual inside a residence. A suspect was taken into custody at the scene, and Prince George's County Police Department Homicide Unit assumed the investigation. The suspect was charged with first-degree murder and related offenses.
- Suicide Investigation- On June 9, 2026, Cheverly Police responded to a reported shooting in the Town Hall parking lot and located a deceased individual with a gunshot wound. The Prince George's County Police Department Homicide Unit investigated and determined the death to be a suicide. Next-of-kin notifications were made, and the Cheverly Police Department (CPD) is assisting the family.
- CPD successfully completed its Maryland State Police NCIC security audit with 100% compliance and is scheduling the required biennial mental health assessments for all officers.
- CPD has begun traffic enforcement efforts on Columbia Park and stop-sign enforcement within the town, resulting in over 150 stops.
- Domestic Violence Awareness Program: The Police Department hosted a domestic violence awareness event, which had low attendance, and plans to hold similar events in the future.
- NCIC Security Audit: The Police Department successfully completed its Maryland State Police NCIC security audit with 100% compliance.
- Officer Mental Health Assessments: The department will begin scheduling the State-required biennial mental health assessments for all sworn officers.
- Illegal Motorcycle/Vehicle Takeovers: The Chief reported an increase in illegal motorcycle takeover events throughout the region and advised residents to report these incidents rather than engage with participants. The department continues to coordinate with regional law enforcement agencies.
- Sexual Assault @ Boyd Park - The Chief reported that the suspect, who was known to the juvenile victim, is in custody following the investigation by the Prince George's County Police Department's Sexual Assault Unit.

Mayor Watson announced that Public Works Director Steve Brayman will retire effective July 3, 2026, after more than seven years of service. Luis Cardenas will serve as Acting Public Works Director.

Public Works Report – Deputy Director Cardenas provided a report.

- **Juneteenth Holiday Schedule:** Town offices will be closed for Juneteenth. Town-wide and bulk trash collection will occur on Thursday, June 18.
- **Road Improvement Projects:** VMP continues roadway improvements, including paving, concrete repairs, curb and gutter replacement, and sidewalk construction at several locations throughout Town. The 2500 block of Wayne Place was identified as a priority and has been repaved.
- **Compost Program:** The cooperative composting program reached its participation capacity. Beginning July 1, participating residents will contract directly with Compost Crew for continued service.

Review of July town meeting agenda and future requests.

- No June Worksession
- Virtual August Town meeting
- Town Meeting
    - Verizon
    - Bike trail update
- Work session
    - GIC
    - Election date
    - Chop Up Entertainment Briefing
    - Rank Choice Voting
    - Hospital Hill public meeting before work session
- Sept Work session
    - Fee Schedule
    - Budget & Audit update
    - PILOT status

Mayor and Council Announcements –

CM Wade – Happy Birthday to Maveric, Ward 1 event 7/18/26, Elected to PGCMA as member at large, running for MML board

CM LeGloahec – Invites everyone to Triangle Talk 6/13 @ 3 pm

VM Bryner – Congratulations to Steve Brayman's retirement, addressed homicide on Monroe St. to talk about the victim Ms. Brenda Wheeler

CM Tansey – n/a

CM Garces – n/a

CM Fry – n/a

Mayor Watson – Cheverly Market 6/13/26, Mayor's Hours 6/13/26,

Motion to adjourn made by CM Wade. 2nd by CM LeGloahec. 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.

Cheverly

Memorandum

To: Mayor and Council

From: Dylan Galloway, Town Administrator

Date: July 9, 2026

Subject: Prince George's County CDBG Urban County Cooperation

Mayor and Council, this is a summary of the advantages and considerations associated with continuing the Town's participation under Prince George's County's Community Development Block Grant (CDBG) Urban County Program for Federal Fiscal Years 2027–2029.

Pros of Continuing Participation

- Maintains eligibility for federal funding through the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program.
- Access to grant resources for eligible housing, infrastructure, public facility, and community development projects that benefit low- and moderate-income residents.
- Administrative support from the County for program management, compliance, reporting, and HUD requirements.
- No requirement for the Town to independently qualify as a HUD entitlement jurisdiction, which would involve significant administrative capacity and reporting obligations.
- Continued participation preserves the Town's opportunity to compete for future CDBG-funded projects during FFY 2027–2029.

Cons of Continuing Participation

- The Town must comply with Federal and County program requirements, including eligibility, procurement, environmental review, and reporting standards for any funded projects.
- Funding decisions are administered through the County, so the Town does not have sole control over allocation of CDBG or HOME funds.
- Projects must meet HUD eligibility and national objective requirements, which may limit the types of activities that can be funded.
- Participation may require staff time to coordinate applications, documentation, and project oversight when seeking funding.

Pros of Not Participating

- The Town would not be subject to the County's CDBG cooperation agreement requirements.

- The Town would retain full independence regarding local project priorities without CDBG program constraints.

Cons of Not Participating

- The Town would lose eligibility to receive CDBG and HOME funds through Prince George's County for FFY 2027–2029.
- Future community development and housing projects could have fewer funding opportunities.
- The Town would need to seek alternative funding sources or independently qualify for federal entitlement status, which is generally not practical for a municipality of Cheverly's size.

Staff Assessment

Based on the information provided by Prince George's County, continuing participation offers the greatest benefit because it preserves the Town's eligibility for federal housing and community development funding while allowing the County to administer the complex HUD qualification and compliance process.