



TOWN MEETING
March 9, 2023
8:00 PM

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Consent Agenda**
 - **Approval of Minutes** (Town Meeting – 2/9/23, Work Session – 2/26/23)
 - Grant Request – Mount Hope Commission
5. **Resident Input** – Public comment period on items not on the agenda. All comments are limited to 3 minutes. Residents are asked to please state name and ward.
6. **Committee Reports**
 - Recreation Council
 - Green Infrastructure Committee
 - Cheverly Day Committee
 - Planning Board
 - Board of Elections
7. **2300 Craftsman Circle** - André J. Gingles will provide an update.
8. **2nd Reader of Ordinance 2023-02 – Council Compensation** – Mayor Munyeneh will read ordinance.
9. **Town Administrator Report** – Town Administrator will provide a report to the Mayor and Council regarding Town operations and a summary of actions taken.
10. **Police Report** – Chief Miller will give monthly report.
11. **Public Works Report** – Director Brayman will give update on the Department of Public Works.
12. **Review of March work session agenda and future requests** and Town Administrator will offer a forecast of the work session agenda. Mayor will seek Council input on agenda items for consideration for future meetings.
13. **Mayor and Council Announcements** – Opportunity for Mayor and Council to share community happenings and events. The mayor will afford each elected official up to five minutes to speak. Unused time may not be transferred, and formal council business will not be conducted.
14. **Adjourn**

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



**In addition to general Resident Input, for regular meetings, as part of action items, presentations and discussion items on the agenda, residents seeking to speak will be recognized by the presiding officer. Residents may speak once, for no more than three minutes on each eligible agenda item.*

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=cEhsbmU2aEs5MGViaGlnWVh6c1h6UT09>

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



**TOWN MEETING
February 9, 2023
8:00 PM**

Minutes

Meeting called to order at 8:00 pm

In attendance: Mayor Munyeneh, **Vice Mayor** Fry, **Council Members** Nettles, Watson, McCann, Dalaker, Garces

Town Attorney: Jason Deloach

Staff: Assistant to the Town Administrator -Priscilla Matthews, Public Works Director Steve Brayman, Chief Carl Miller, Town Clerk Giselle Richards,

Pledge of Allegiance

Approval of Agenda

Motion to approve the amended agenda: by CM McCann seconded by CM Dalaker.
Approved unanimously.

Consent agenda removed.

Move to move letter of support for Tropicana to number 13 on the agenda pending update from attorney made by CM Nettles. 2nd by CM Watson

Resident Input-

- Ethan Sweep from Congressman Glenn Ivey's office introduced himself as the community liaison and offered support.
- Murry Williams House committee chair for PCAB advisory board introduced herself and offered support and invited anyone interested to reach out.
- Christopher -Ward 5 – Would like the town to evaluate the town park field for safety and any updates that would help.
- Mr. Todd Ward 1 – wanted to thank the town for their work to remedy the water woes on Laurel Ave



- Felicia Brown – Also thanking the town for working on water woes. Also, would like to know how to get the site number included based on the letter sent.

Committee Reports

- Recreation Council – Chuck Hegeman –
- Green Infrastructure Committee – Sheila Salo –
- Cheverly Day Committee – CM Watson –
- Planning Board – CM Fry –
- Board of Elections – Robin Kay-
 - Election is coming up on May 1, 2023, 7am-8pm
 - Petitions, voter registrations Forms are available online, in person.

Presentation-

- **Water Woes Task Force** - Emily Clifton of LID Center presented the task force and how it can help residents by providing guidance on how to complete the letter and share their water woes.
- **2nd Reader of Traffic Monitoring Ordinance 2023-01** - Mayor Munyeneh read Ordinance 2023-01
- **Ecosite Contract Renewal** – Director Brayman presented an updated contract to renew and continue working with Ecosite.
 - Requests for council to approve a 2-year contract instead of a 1-year contract.
 - CM McCann requests a scope of work. Director Brayman stated that it's more of an open contract for Mr. Clarr to work on various projects with the town within the price of the contract.
 - Town Administrator Galloway recommends the council go with 2-year contract.
- **LIDC Contract Renewal** - Director Brayman presented an updated contract to renew and continue working with LIDC.
 - Director Brayman would like council to consider renewing this contract for 2 years.
 - Town Administrator Galloway recommends the council go with 2-year contract.
 - Town Administrator Galloway recommends that the council adopt both Ecosite and LIDC contract.

Motion to amendment LIDC contract for 2 years made by CM Dalaker. 2nd by CM McCann. Approved unanimously.



Motion to approve Ecosite and LIDC contract for 2 years made by CM Dalaker. 2nd by CM Watson. Approved unanimously.

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• **Town Administrator Report –**

- Town submitted a fact sheet for public works building for \$3million from the general assembly.
- Met with MDE regarding Booms and smells to schedule another community meeting. Will post once scheduled.
- MML Summer conference is coming. Asks Mayor and council to let town clerk know if you plan to attend.
- Ms. Yvonne White presented an update regarding the Cheverly Youth Council and upcoming events.

Move to adopt town administrator’s recommendation to consider an increase in council member compensation to \$7,000 for council members & \$8,500 for mayor via an ordinance and to have the compensations reviewed every 5 years by staff made by CM Nettles-Simpson. 2nd by CM Garces. **Yes** – CM Nettles-Simpson, CM Dalaker, CM Garces, CM Fry. **Opposed** CM Watson, CM McCann 4-2

Motion to table previous motion made by CM Nettles-Simpson. 2nd by CM Watson. Approved unanimously.

- **Police Report** – Chief Miller gave monthly report.

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- **Public Works Report** – Director Brayman provided an update on the Department of Public Works.

Motion to send a support the letter as long as Tropicana has reached out to Radiant Valley homeowners association made by CM Nettles-Simpson. 2nd by CM Fry

Representative from Radiant Valley President Smalls came to oppose the letter of support for a liquor license for Tropicana from the town due to various issues/concerns surrounding Tropicana owner.

Town administrator requests that the council remain mute regarding Tropicana until he conducts and investigation on the allegations that President Smalls has brought forth.

- **Review of February work session agenda and future requests**



- Redistricting on March town meeting
- Council compensation discussion and 1st reader
- Traffic Safety around St Ambrose & Spellman Elementary on Joslyn St
- CM Garces requests PEPCO representative regarding meter readings
- Oxford properties update – Closed session

- **Mayor and Council Announcements –**
 - CM Dalaker – Ward 4 Civic association meeting on 3 Mondays open to members of all wards but only Ward 4 members may vote.
 - CM McCann – St Ambrose spaghetti dinner 2/22/23
 - Mayor – Women’s Club & CAACO Black History Event 2/25, State of Cheverly address on 3/6/23

Adjourn motion to adjourn at 10:57 pm by CM Watson. 2nd CM McCann. Approved unanimously.



WORKSESSION
February 23, 2023
7:30 PM

Minutes

Call to Order:

Meeting called to order at 7:33 pm via Zoom.

In attendance Mayor Munyeneh, Council Members Nettles, Watson, McCann, Dalaker, Fry

Town Attorney: Jason DeLoach

Staff: Town Administrator – Dylan Galloway, Assistant to Town Administrator -Priscilla Matthews, Public Works Director – Steve Brayman, Town Accountant - Mike Lightfield, Town Clerk – Giselle Richards, Communications Specialist – Tonya Jones

Pledge of Allegiance and Flag:

Motion to amend agenda and move town administration report to end made by CM Watson, 2nd CM Nettles-Simpson. Approved unanimously.

1. **Grant Request from Mount Hope Commission** will be added to consent agenda.
2. **2300 Craftsman Circle** – Town administrator will provide an update.
3. **Final Draft Report Cheverly MD Redistricting** –
 - Motion to execute redistricting plan with plan a3 made by cm Watson. 2nd by CM McCann. Approved unanimously.
4. **Financial update** – Mr. Lightfield provided a year-to-date financial update to the Mayor and Council.
5. **Ordinance 2023-02 – Council Compensation** – Mayor Munyeneh read ordinance regarding updating the council's compensation. CM Nettles-Simpson has requested that current council members that run in the upcoming election and win the next term, publicly do not accept the increase.
6. **Update by CM Fry & Garces Regarding Cheverly Station Apartments** –
 - CASA will assist Cheverly Board of Election during voter registration drive at the apartments.



- CM Fry stated that tenants are being asked/told that they will need to renew their leases at a higher raise in anticipation of the rate stabilization bill coming. Working to inform tenants about the rent stabilization bill.

7. Town Administrator Update –

- Town administrator recommends moving forward with the grant request from Mount Hope Commission.
- NPS Signs for Cheverly - Recently the USPP and NPS have asked us to add these signs to our project. They are large, extruded aluminum signs, which I would expect to have a lead time of 2-3 months minimum. I expect the new signs to be installed in May/June. I hope this helps.
- Park and Planning update - Today the administrative staff met with Park and planning. We have agreed to meet twice a year to follow up on matters. We discussed several matters including the bike trail, dog parks, Euclid Park, Cheverly east park. Regarding the bike trail currently we are waiting on the state to complete the feasibility study. The study has begun. Parks and planning recommending that I get the contracting performing the study information so that we can establish contact. We also discussed a town wide bike riding event for a potential summer date. Regarding a dog park, they performed a study to determine where a dog park would be best located throughout town and I will make that study availability to you all when we receive it. The first two options were. Regarding Cheverly East Park, we did speak about demolishing and or auctioning of the old park and planning house.
- Two matters that have been requested one from CM Garces, I asked about upgrading the equipment at Cheverly East and making the court futbol ready. CM Watson requested that we request to have the recreation shade installation. They indicated to me that we will get an update on these matters.
- 4601 Lydell Road - Met with the owner who would like to develop the location into a gas station. I indicated to them that they need to come and speak with Council and work with our committees.
- National Register Nomination Update - The HPC supported the nomination of the Cheverly Historic District on the basis of two of four National Register criteria. In addition to the final nomination documents, a form that requires the County Executive's signature is attached.
- Out lot B -The tree replacement work is scheduled to be completed today. We are also working on installation of the permanent TCP fencing. When that is done (in the next couple of weeks) we will be calling our County site inspector for a final inspection.



- Radiant Valley Civic Association has indicated that they do not want to meet with Tropicana or the attorney. Currently, we do not have a recommendation to provide.
 - Narcan Training – Sign up Genus – 6-7 for the community.
 - Booms Meeting March 29 at 7pm
- 8. Review of March Town Meeting Agenda and Future Requests -**
- Update on LIDC site summaries at clean water restoration project location
 - Annexation update
 - Cheverly Day Committee set Saturday, September 30 for Cheverly Day this year.
- 9. Motion to adjourn at 10:02 pm made by CM Fry. 2nd by CM McCann**

Approved unanimously.

**ORDINANCE – 2023-02
TOWN OF CHEVERLY**

AN ORDINANCE WHEREAS THE TOWN COUNCIL INCREASES THE SALARIES OF THE MAYOR AND COUNCILMEMERS TO TAKE EFFECT AFTER THE NEXT ELECTION BY REPEALING, RE-ENACTING, AND AMENDING SECTION 1.1 OF CHAPTER 1 OF THE TOWN CODE

WHEREAS, pursuant to Section C-10(D) of the Town Charter, the Mayor and Council are entitled to receive a salary for their service; and

WHEREAS, the current salaries of the Mayor and Council have been the same since 2006; and

WHEREAS, Section C-10(D) of the Charter also authorizes the Mayor and Council to revise the salaries by ordinance, so long as the salaries do not take effect during the term for which they were elected; and

WHEREAS, after researching salaries of elected officials in other municipalities in Prince George’s County, the Mayor and Council have determined the current salaries in place are in need of revision to bring the amounts more in line with similarly sized municipalities; and

WHEREAS, the Mayor and Council have determined that the salary of the mayor shall be increased to \$8,500.00, and the salary for each councilmember shall be \$7,000.00; and

WHEREAS, the Mayor and Council believe these salary increases for future members of the Mayor and Council are in the best interests of the Town of Cheverly; and

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Cheverly, in regular session assembled that “Sec. 1.1 – Salaries” of Chapter 1 of the Town Code be and it is hereby repealed, re-enacted and amended to read as follows:

Sec. 1-1 – Salaries

The salary of the mayor shall be ~~three thousand six hundred dollars (\$3,600.00)~~ EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$8,500.00) a year, and the salary of a

councilmember shall be ~~two thousand four hundred dollars (\$2,400.00)~~ SEVEN THOUSAND DOLLARS (\$7,000.00) a year, payable in four (4) equal quarterly installments; provided, however, that the salary specified at the time a mayor or councilmember takes office shall not be changed during the term for which that mayor or councilmember was elected. **THE TOWN ADMINISTRATOR SHALL FORMALLY REVIEW THE SALARY FOR MAYOR AND COUNCILMEMBER EVERY FIVE (5) YEARS TO DETERMINE IF AN ADJUSTMENT IS NECESSARY. THE FIRST REVIEW SHALL BEGIN IN MARCH 2028.**

AND BE IT FURTHER ORDAINED, that if any provision of this ordinance or the application thereof to any person or circumstance is held invalid for any reason, such an invalidity shall not affect the other provisions or other applications of the ordinance which can be given effect without the invalid provision or applications, and to this end, all the provisions of this ordinance are hereby declared to be severable;

AND BE IT FURTHER ORDAINED, that this ordinance shall take effect 20 days from the date of its adoption;

AND BE IT FURTHER ORDAINED, that a fair summary of this ordinance shall forthwith be published twice in the newspaper having general circulation in the Town and otherwise be made available to the public.

INTRODUCED, by the Town Council of the Town of Cheverly, Maryland at a regular public meeting on February 23, 2023.

ADOPTED, by the Town Council of the Town of Cheverly, Maryland, at a regular public meeting on _____, 2023.

ADOPTED: _____, 2023

Attest: _____

Kayce Munyeneh
Mayor

Marverly Nettles
Councilmember

Joseph Dalaker
Councilmember

Micah Watson
Councilmember

Charly Garces
Councilmember

Ted McCann
Councilmember

Amy Fry
Councilmember

~~Strikethroughs~~ – Indicate deletions.
All CAPS – Indicate additions to existing law.
All **CAPS** – Indicate matter added in amendment.