



TOWN MEETING
April 13, 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 – 1/12/23, 3/9/23 Work session 1/26/23, 3/23/23 Public Hearing 1/25/23)
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 their name and ward.
6. **Committee Reports**
 - Recreation Council
 - Green Infrastructure Committee
 - Cheverly Day Committee
 - Planning Board
 - Board of Elections
7. **Audit presentation - Lindsey & Associates-** Mr. Bob Dis will provide an update to the Mayor & Council
8. **Boyd Park restroom** - Ms. Bertha Ballew from Prologis will provide an update regarding the restrooms.
9. **Whole Foods Expansion Presentation**– Mr. Tom Haller will present an update to the Mayor & Council.
10. ***3rd Reading of Ordinance 2023-02 – Council Compensation** – Mayor Munyeneh will read, and council will vote on ordinance.
11. **4601 Lydell Rd Development Letter of opposition** – Mayor and Council will discuss contents of the letter.
12. **First reading of Speed Camera Ordinance Update**– Mayor Munyeneh will introduce the ordinance.
13. **Adoption of 2023 ARPA Budget** – Mayor and Council will adopt the second round of the funds.
14. **Town Administrator Report** – The Town Administrator will provide a report to the Mayor and Council regarding Town operations and a summary of actions taken.
15. **Police Report** – Chief Miller will give monthly report.
16. **Public Works Report** – Director Brayman will give an update on the Department of Public Works.



17. **Review of April 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.
18. **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.
19. **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:

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Webinar ID: 840 2598 3118

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Or One tap mobile :

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Dial(for higher quality, dial a number based on your current location):

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TOWN MEETING
January 12, 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 Agenda: by CM **Watson** seconded by CM **Dalaker**. Approved unanimously.

Motion to approve the consent agenda made by CM **McCann**. 2nd by CM **Nettles-Simpson**. Approved unanimously.

- Items on the Consent Agenda:
- Approval of Minutes (Town Meeting – 12/08/22)

Committee Reports

- Recreation Council – Barbara P. – retired from the rec council at the age of 85. Chuck Hegeman is now president. Also resigning from town hall utilization committee.
- Chuck Hegeman – First meeting 1/23/23. Inviting residents to attend. Men’s basketball is still Tuesday nights and pickle ball is Tuesday mornings 10am -2pm
- Green Infrastructure Committee – Sheila Salo – Presentation regarding Tributary 4 (Red Maple Run) There will be a stakeholder meeting 1/23/23 6pm via zoom. More information on Friends of Maple Run Facebook group.
- Cheverly Day Committee – CM Watson – Visit www.cheverlyday.com for more information. Target day is either Saturday before or after Oct 1
- Planning Board – CM Fry – WMTA attended Dec meeting regarding development at Metro site, still in need of more members.



- Board of Elections – Robin Kay- Election Day is Monday May 1, 2023. All 6 council seats are up for election. Forms will be sent to town staff soon. Residents are encouraged to check their voter registrations. Register to vote with the State of MD until April 1st. Town registrations open up to and on election day. Public meetings are now on 3rd Mondays of the month via Zoom. Welcome new election judges & supervisors.

Presentation-

Anthony Fairfax with Census Channel LLC presented 2 draft plans for redistricting for the town.

- Redistricting General Overview & Fundamentals
- Redrawing of district boundary lines that usually occur every 10 years, directly after the Decennial Census
 - Why Redraw District Lines?
 - One-person, one-vote
 - Adjusting the boundary lines to equalize the population of the districts.
 - General Demographic Changes
 - Goal is to equally populate the districts within a deviation.
 - District Ideal Population Size
 - Attorney DeLoach and Mr. Galloway have formalized the process so that every 10 years redistricting can be completed in a simple process. For a point of information, after this plan is accepted by the Mayor and Council, we will need to formally adopt the redistricting plan through a formal charter process. We anticipate having the first hearing and public hearing in February.

Motion to move 5801 Arbor St discussion up on the agenda made by CM Nettles. 2nd CM McCann. Approved unanimously.

- ***5801 Arbor Street –**
 - Town administrator asked council to reconsider the vote tonight pending the updated request from Attorney Nate Forman to be reviewed by the Cheverly planning board.
- **Election Resolutions - Mayor Munyeneh read:**
 - R-1-23 Election Clerk Resolution
 - Motion to approve R-1-23 made by CM Nettles. 2nd CM Fry. Approved unanimously.
 - R-2-23 Election Judges Resolution
 - Motion to approve R-2-23 made by CM McCann 2nd by CM Nettles. Approved unanimously.
 - R-3-23 Board of Elections Supervisor
 - Motion to approve R-3-23 made by CM Dalaker. 2nd by CM McCann. Approved unanimously.



Mayor Munyeneh recommended Mr. Karlo Silbiger

Council will have names for missing judge & supervisor by next work session.

- **Budget Schedule –**
 - Town Administrator presented schedule for FY24 budget meetings.
 - Dates subject to change.
- **Homestead Tax Credit – 2nd reader of Ordinance 2022-07 – Homestead Tax Credit.**
 - Mayor Munyeneh read Ordinance 2022-07 Homestead Tax Credit
- **Traffic Monitoring Ordinance 2023-01 –** Town Administrator and Chief were going to introduce ordinance regarding speed monitoring devices but is pending updates due to error from vendor.
- **Town Administrator Report –**
 - Boyd Park renovation is on delay due to permitting delay.
 - Hospital Hill – There has been illegal dumping which has been reported to the developer and the county.
 - Stream Restoration meeting 1/23/23
 - CDBG Grant – work is being completed on 58th & Monroe. New sidewalks and repairs have been started.
 - We have applied for another grant for more sidewalk repairs.
 - Blood Drive 1/25/23
 - Public Hearing 1/25/23 -Lowering Voting age to 16 yr olds.
 - Town staff held meeting with Boards, Committees & Organizations
 - World Recycling has been cleaned up.
 - Narcan Training for staff/community
- **Police Report –** Chief Miller unavailable to give report.
 - Coffee with the Chief 1/13/23 @ 9:30am
 - CM Garces would like to know where to report illegal dumping happening at Cheverly Station Apartments
 - CM Nettles asked about strong gas smell coming from the sewers.
 - CM Dalaker seeking update for traffic lights at Columbia Park Rd & Cheverly Ave
- **Public Works Report –** Director Brayman
 - Leaf Schedule is up to date.
 - Concrete work that has been done through out town will be followed up with striping and signing.
 - Ealy Building – Delay with DPIE regarding foundation and soils that will take around 4 weeks.
- **Review of January work session agenda and future requests**
 - Redistricting (possible special meeting)
 - Voting for Ordinance 2022-07 Homestead Tax Credit
 - Black History Month Proclamation
 - Gas powered lawn equipment.



- Bike Trail update
- **Mayor and Council Announcements –**
 - **CM Fry** – Thanks to Mrs. Pejokovich for her many years of service to the town. Congratulations to Chuck Hegeman for your new position. Happy Korean American Day tomorrow 1/13/23
 - CM Watson – Thanks to the town staff from resident on Crest Ave
 - CM Garces – Thanks to staff. There is a Cheverly Soccer Club started, next game 1/16/23 2pm-4pm
 - CM Nettles – Happy National Law Enforcement Day Jan 9th. Thanks to Cheverly Village and the local postal carrier.
 - CM Fry – Happy Birthday & Congratulations to CM Marverly Nettles-Simpson
 - Mayor – Thanks to staff. Happy Founders Day to Deltas. Forth Ward Civic Association meetings on 3rd Mondays

Adjourn motion to adjourn at 10:30 pm by CM Fry. 2nd CM Garces. Approved unanimously.



TOWN MEETING

March 9, 2023

8:00 PM

Minutes

Meeting called to order at 8:14 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 agenda: by CM McCann seconded by CM Dalaker. Approved unanimously.

Motion to approve consent agenda by Cm Fry. 2nd CM Watson. Approved unanimously.

Resident Input-

- Fred Price – Ward 4 – In honor of Women’s History Month the rec council and hand dancers will be celebrating Pinkey Oden’s Golden Circle 3/16/23 at the American Legion
- Marlon Prioleau - Ward 4- concerns:
 - Requests that Columbia Park Bridge to be made more pedestrian friendly.
 - Requests that the timing on the lights at Cheverly Ave and Columbia Park Rd be reduced in half.
 - Are there grants subsidies to assist residents with removing/trimming older trees?
 - Foul odor in Ward 4. Probably from the Amazon reservoir
 - Trees at sidewalk near metro needs to be improved.
 - Concerned about vibration at his residence.



- Evelyn Johnson – PG County – Kilmer Street residents outside town limits are interested in being annexed by the town.

Committee Reports

- Recreation Council – Mayor thanks Barbara Pejocovich for her years of service.
- Green Infrastructure Committee – Sheila Salo –
 - Invites residents join and to support water quality monitoring of local streams and Anacostia River
 - Tips for native plants in March newsletter, onsite visits from Cheverly Native Planting project or National Audubon Society. Don't forget the Garden Club plant sale 5/13/23.
 - Red Maple Run- Crayfish spotted in stream, indicating that the quality of water is good. Visit Red Maple Run Facebook group.
- Cheverly Day Committee – CM Watson – Cheverly Day 2023 will be Saturday, Sept. 30. Monthly meetings will resume soon.
- Planning Board – Amie Olivo – Two new prospective members.
 - CM Fry planning board still accepting members. Meetings are 1st Tuesday s of the month.
 - CM Dalaker nominates Steven Johnson in Ward 4
 - Motion to accept nomination of Steven Johnson to the Planning Board made by CM Dalaker. 2nd by CM Nettles Simpson. Approved unanimously.
 - CM Nettles-Simpson nominates Christopher Wade from Ward 1.
 - Motion to accept nomination of Christopher Wade to the Planning Board made by CM Nettles-Simpson. 2nd by CM Fry. Approved unanimously.
- Board of Elections – Robin Kay-
 - Deadline to submit candidate petitions is March 17.
 - Deadline to register as a voter with the state is April 1
 - No deadline to register with the town's registry.
 - Next registration drive is March 25th at Boyd Park
 - Dates to be determine for 2 more drives in April.
 - Mail in ballot forms are on the website and at town hall, Fillable online version will be available soon.
 - Next meeting is 3/17 where candidate petitions will be certified.
- **2300 Craftsman Circle** – Attorney André J. Gingles – Pictures of the development will be shared with the council via email.
 - Tear down of older building withing the town. Construction is currently taking place for 180,000 sq ft building. Expected to be completed by end of May. First



tenant expected 1st quarter of 2024. Most of the likely tenants will be warehouse services.

- CM Watson asked what the impact to the neighbors will be. Requests that there is an open meeting with planning committee and also a site walk.
 - Have been in communication with the town and have been responsive.
 - Have been consistent with the town's covenants.
 - There is a cap on the trip traffic allowed for construction.
 - Site visit can happen post construction after May.
 - Ensuring that lights are not pointed towards residential areas.
 - Parking is onsite and don't foresee additional off-site parking.
 - Will be in contact with town administrator around April.
- **2nd Reader of Traffic Monitoring Ordinance 2023-01** - Mayor Munyeneh read Ordinance 2023-01 which has been amended to include a 5-year review of the compensation by the town administrator.
- **Town Administrator Report –**
 - Updates to 63rd & Joslyn to add stop signs will be done.
 - Unable to provide a recommendation to the council until a meeting that will happened within 2 weeks between Radiant Valley and Tropicana owner to with the hopes of reaching an agreement.
 - Please let town administrator if there are issues with the work to hold the contractors liable for repairs done by a WSSC contractor.
 - Ernest Williams with the Redevelopment Authority will no longer be there after tomorrow. He has been the town's point of contact there.
 - CSX Route 50 over pass- A request by the town has been made for CSX and SHA to remove graffiti.
 - There will be a meeting with the county and SHA to sync stop lights at Cheverly Ave and Columbia Park Rd.
 - Town applied for three earmarks thru the US Senate's office:
 - Stormwater management
 - Public Works Building
 - Accessible Town Park
 - Town administrator will schedule an audit presentation in the April town meeting.
 - Open Gym Teen Night 3/14/23
 - Resident Appreciation Day 3/17/23
 - Coffee with the Chief 3/10/23
 - Narcan 3/28/23
 - State of Cheverly Address 3/27/23



- Booms Noise meeting 3/29-23
- 21st Century Policing Forum will be 3/13/23.
- Striping will be performed in spring.

- **Police Report** – Chief Miller gave monthly report.
 - 13 reported crimes
 - **5** Thefts (**4** Theft from Auto **1** Stolen Vehicle), **2** Assaults **1** Property Damage
 - There was a total of **2** arrests.
 - **5** adult arrests (**4** Warrant service, **1** DUI.)
 - The department responded to **319** calls for service, **46** premise checks, **6** elder watch checks, and wrote **23** case reports and **9** accident/collision reports.
 - The department made **93** traffic stops, **101** citations, **51** warnings, **3** (ESERO),
 - Increased surveillance on Oak Street
 - MOU with METRO has been established for Cheverly officers to patrol Cheverly Metro Station
 - Working with Major Keleti with PG County Division 1
 - Policing hours increased to 4am

CM Nettles-Simpson request more surveillance on Lake Ave.

CM Fry requests better lighting on Oak St

- **Public Works Report** – Director Brayman provided an update on the Department of Public Works.
 - Gast Park water main brake has been repaired by WSSC.
 - Sink hole at Gast Park has been evaluated by the county and LIDC. A storm drain has been identified as possible reason for sink hole around a residence. The county is responsible for that water drain and is aware of the problem.
 - Working with DPIE to acquire grading permit for public works building.
 - Due to the pending construction, there is limited space for mulch available. Seeking alternative to store mulch for future use.

Review of March work session agenda and future requests

- 4601 Lydell Rd Development
- 2023-03 Grass Ordinance
- *3rd Reader of Ordinance 2023-02
- Update from Chief Advisory Board
- Water task force update



- Move to direct the Town Attorney Deloach and Town Administrator to draft language for a charter amendment to lower the voting age from 18 to 16-year old in the Town of Cheverly to be applied in the next election made by CM Nettles-Simpson. 2nd by CM Dalaker. 3-3
 - Yes - CM Nettles-Simpson with explanation due to push from residents who are active and have done the work to support.
 - Yes - CM Dalaker- Received input from residents on both sides.
 - Yes - CM Fry – To see legislation drafted to allow and support young citizens.
 - No - CM Watson- Hoping to be persuaded during reading process. Based on feedback from Ward 2 residents.
 - No - CM McCann
 - No - CM Garces
- Due to 3-3 tie, Mayor Munyeneh has to vote.
- Yes- Mayor Munyeneh – Does not want to disenfranchise others.
- CM McCann is concerned that this topic was not advertised on the agenda. Prefers this to be a referendum.
- CM Watson clarifies that the motion is to give direction to the attorney to draft a charter amendment.
- CM Fry asked if there will be a need to hold a public hearing for the charter amendment? – Yes, there needs to be a hearing held for the charter amendment.
- CM Dalaker is in favor due to previous public hearing which made him move in favor to lower the voting age.

Mayor and Council Announcements –

- CM Fry-
 - Bill passed in the county for Rent stabilization and will be in effect April 1st. Residents are encouraged to report landlords who try to deny the new bill.
 - Acknowledge CBGC for another great basketball season. All Star game will be held 3/11-23.
 - Joe Ruddy Jr. was acknowledged for his 4 decades of service in the Boys and Girls Club.
 - Baseball registration is open.
 - Acknowledge Mr. Larry for going above and beyond during the games.
- CM Dalaker –
 - Acknowledgement of passing of Judith Heumann who was an American disability rights activist. Heumann was a lifelong civil rights advocate



for people with disabilities and instrumental to equality for people with disabilities in the United States.

- Encourages Ward 4 residents to attend Forth Ward Civic Association meet every 3rd Mondays.
- CM Watson – American Legion 108 will have a concert on 3/11/23 at 6pm
- CM McCann –
 - Thank you to Larry Fry for his work a
 - Fish Fry at St Ambrose 3/24/23
- CM Nettles-Simpson – Excited for progress on Vote 16 efforts
- Mayor Munyeneh –
 - Shot out to Barbara Pejocovich and
 - Shot out to CBGC coaches.
 - Thank you to Joe Ruddy Jr. for his dedication to bring women to the CBGC
 - State of Cheverly Address is an opportunity to share more information to residents.
 - Encourage residents to come to 21st Century Panel

Adjourn motion to adjourn at 10:06 pm by CM Nettles-Simpson. 2nd CM McCann.
Approved unanimously.



WORKSESSION
January 26, 2023
7:30 PM

Minutes

Call to Order:

Meeting called to order at 7:32 pm via Zoom.

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

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:

- 1. Tropicana Restaurant** – Restaurant is pursuing beer and wine license. The owner and Attorney informed the Mayor and Council of their upcoming hearing with the liquor board and requested support from the town.
- 2. Redistricting** - Mr. Fairfax updated Mayor and Council with a recap of the previous meeting and presented an updated plan. Next steps are for Mayor & Council to decide on a plan to proceed with. The council is considering Plan A3.
- 3. Traffic Monitoring Ordinance 2023-01** – Mayor Munyeneh introduced Ordinance 2023-01 and asked Council to complete 3rd reader at another work session to get the process moving forward.
- 4. *3rd Reading of Ordinance 2022-07 Homestead Tax Credit** – Councilmember Nettles-Simpson completed 3rd reader of Ordinance 2022-07. This ordinance adds a new chapter to the town code. The new chapter is Chapter 30.
Motion to adopt Ordinance 2022-07 made by CM Nettles-Simpson. 2nd by CM Dalaker.
Approved unanimously.
- 5. Black History Month Proclamation** – Read by Mayor Munyeneh. The proclamation will be updated to include Ward 1's first black council member and the naming of the first town structure to be named after an African American (New pavilion)
- 6. Gas powered lawn equipment discussion.** – CM Watson communicated the asks of concerned residents.



1. What is the possibility of including funds in the budget to assist with phasing out leaf blowers for the town's public works department?
2. What can we do to incentivize residents to purchase electric vs. gas powered equipment?

CM Dalaker wanted to reiterate that what is being proposed is not a ban on gas powered equipment. What is being proposed is to encourage residents to help to reduce environmental and noise pollution.

7. Bike Trail update- Town Administrator Galloway will provide an update to the Mayor and Council

8. 58th Place and Newton St Update – CM Nettles requested for county to provide a streetlight at this location but they are not willing to proceed because its not on county property. Due to the low lighting, crime is committed here. CM Nettles requests that the town purchase and install a streetlight at this location.

Mayor Munyeneh stated that the town administrator has the authority to purchase and will proceed with the installation. The cost is under the threshold needed for council approval.

9. Town Administrator Update –

- Good news!—the County Historic Preservation Commission is tentatively scheduled to approve forwarding the nomination at their meeting of February 21, 2023.
- Narcan Training is scheduled for Staff and Community for March 30 at 6pm. Watch News and Announcements for how to register.
- Update on Columbia Park Rd, we received a response from the state indicating that they are waiting on a response from the county public works to finalize the stoplight issue.

10. Update by CM Fry & Garces Regarding Cheverly Station Apartments –

11. CM Garces – CM Garces stated that residents are upset that parking spots were taken away on Oak St on their side of the streets.

CM Fry stated that per Cheverly Station Apartments, every resident that is on the lease has the ability to request a parking spot on the apartment parking lot.

CM Garces has met with the new security guards who are now patrolling. Has 10 complaints and is directing them to the new management who has been more responsive and being more accountable for repairs/resident concerns.



Flooding and the clean up of it is currently the main issue.

Mayor Munyeneh recommends having another meeting with management to discuss future requests and keeping a good working relationship with them.

12. Review of February Town Meeting Agenda and Future Requests -

- 2nd Reader of Ordinance 2023-01
- Extended Chief's report
- Financial update
- Audit update
- USPS representative to attend meeting.
- Stop sign at 63rd St update.
- Amazon, UPS, and FedEx representatives
- Request for updating of Town Park field -CM Garces
- Request for updating lighting at Town Park field to allow playing after dusk- CM Fry
- Request to have outreach to the residents of Forest Rd to update them regarding Ely Building construction- CM Dalaker
- Request for new floor for floor in town hall gym – CM Nettles
- Talk to the school board regarding ability to use Hoyer building & field- CM Fry
- Street light at Parkway and Arbor St needs to be updated due to darkness.
- Crestlawn Ave project update from the county- CM Dalaker
-

13. Motion to adjourn at 10:02 pm made by CM Nettles. 2nd by CM McCann

Approved unanimously.



WORKSESSION
March 23, 2023
7:30 PM

Minutes

Call to Order:

Meeting called to order at 7:44 pm via Zoom.

In attendance Mayor Munyeneh, Council Members Nettles-Simpson, Watson, McCann, Dalaker, Garces, 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 remove **3rd Reader of Ordinance 2023-02** and add resident input made by CM Fry, 2nd CM Watson. Approved unanimously.

Resident Input –

Ward 4 – It's important to vote on Ordinance 2023-02 in a regular work session. The pay raise could have been done with the budget.

Laila Riazi – Ward 1 – Maybe there could be better ways to provide incentives for the council members.

- 1. PEPCO Program** - Dwayne Taylor from EZ Green Home presented information about the Home Energy-Savings Program. Encourages residents to take advantage of these programs. Programs are free to residents. Call to schedule the Energy Home Check
- 2. 4601 Lydell Rd Development documents and follow up** – Mr. Leith Khanafseh provided an update to the Mayor & Council regarding next steps for the feasibility of the project. Will get in touch with Hospital Hill Developer to try to work together. This development presentation was received with many opposing it. Residents do not want trucking style gas stations near the town.



3. **Water Woes / Water Task Force** - Emily Clifton and David Miller with LIDC provided an update on the initial and ongoing evaluation of the Water Woes list. Residents can report concerns online via www.cheverlywaterreport.com. LICD will visit locations reported to do an assessment.
4. **2023-03 Grass Ordinance** -Code Enforcement Officer Reading stated that the current code is not very specific and does not define what a weed is nor address natural gardens.
5. **Town Administrator Update –**
 - Spoke with President Smalls of Radiant Valley and they are still opposed to the liquor licensing for Tropicana.
 - TA recommends that the Mayor & Council stay neutral.
 - Craftsman Circle site – Code compliance and DPIE did a site visit. DPIE provided them with corrective action items.
 - Gast Park – Accessible swing is broken, and an order has been placed for a replacement. WSSC is still working there regarding the water main breaks and are finding new breaks. Will be back out 3/27/23 to continue repair work.
 - The Speed Ordinance will need to be updated with additional language recommended by the State of Maryland. Will have to go through a 3 reader process.
 - Working on a community meeting 4/25/23 regarding Claybrick Rd
 - Prologis is currently unable to fund the repair of Boyd Park restrooms.
 - Town administrator is recommending that the town complete the upgrade and work to get Prologis to fund.
 - Narcan Training 3/28/23
 - Booms & Noise meeting with MDE 3/29/23
 - Dumpster Day 4/22/23
 - Mayor’s State of Cheverly 3/27/23
 - Candidate Forum hosted by CACCO 4/22/23
6. **Update by CM Fry & Garces Regarding Cheverly Station Apartments –**
 - Met with Cheverly Station Management – discussed:
 - items brought up by residents
 - Security
 - cameras on properties
 - updating amenities
 - AC/Heat system



- Possible AMAZON lockers on site.
- Rent stabilization.

7. Review of April Town Meeting Agenda and Future Requests –

- *3rd Reader of Ordinance 2023-02
- Vote 16
- Grass ordinance feed back

8. Motion to adjourn at 10:04 pm made by CM McCann. 2nd by CM Garces

Approved unanimously.



PUBLIC HEARING

January 25, 2023

7:00 PM

Minutes

Call to Order

Meeting called to order at 7:02 pm

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

Staff: Town Clerk – Giselle Richards, Communication Specialist -Tonya Jones

Pledge of Allegiance led by CM Dalaker

Mayor Munyeneh read the charter section regarding the age of voting.

Resident Input –

- Hugh Fike, Ward 4 - Opposed to lowering the voting age to 16 years old.
- Zora Hennigan, Ward 1 - In favor of lowering the voting age to 16 years old.
- Laila Riazi, Ward 1 - In favor of lowering the voting age to 16 years old.
- Barbara Solt, Ward 2 - Had questions and concerns about lowering the age.
- Carlos Sopiger, Ward 4 - In favor of lowering the voting age to 16 years old.
- Karl Russo, Ward - Opposed to lowering the voting age to 16 years old.
- Kate Keplinger, Ward 4 - In favor of lowering the voting age to 16 years old.
- Cathleen Cooney, Ward 1 – In favor of lowering the voting age to 16 years old.
- Clareen Heikel, Ward 3 - In favor of lowering the voting age to 16 years old.
- Nicholas Kernan, Ward 2 - Opposed to lowering the voting age to 16 years old.
- Chris Reimer, Ward 4 - Opposed to lowering the voting age to 16 years old.
- Karen Dolan, Ward 3 - In favor of lowering the voting age to 16 years old.
- Murry Green, Ward 1 – Opposed to lowering the voting age to 16 years old.
- Sophia Eldridge, Ward 3 - In favor of lowering the voting age to 16 years old.
- Nicole Bryner, Ward 3 - In favor of lowering the voting age to 16 years old.
- Margaret McDonald, Ward 1 – In favor of lowering the voting age to 16 years old.
- Lauren Ardinger, Ward 4 - Opposed to lowering the voting age to 16 years old.
- Ruth Briggers, Ward 3 - In favor of lowering the voting age to 16 years old.
- Norman Osluk, Ward 3- In favor of lowering the voting age to 16 years old.
- Jennifer Porcari, Ward 1 - In favor of lowering the voting age to 16 years old.
- Michael Clauser, Ward 2 – Opposed to lowering the voting age to 16 years old.
- Tammie Nelson, Ward 2 - In favor of lowering the voting age to 16 years old.

- Johnny Merino, Ward 4 – Unsure if 16 years old is the right age but not opposed to lowering the age.
 - Fred Price, Ward 4 – Unsure. Would like the question to go to referendum.
 - RJ Eldridge, Ward 3 - In favor of lowering the voting age to 16 years old.
 - Sarah Porcari, Ward 1 - In favor of lowering the voting age to 16 years old.
 - Caroline Bridgers, Ward 3 – Had questions regarding who can vote in Cheverly.
- CM Nettles, Commends Cheverly Youth Council for bringing this topic to the attention of the council. Hoping that this will be brought about as a referendum for this upcoming election. In favor of lowering the voting age to 16 years old.
 - CM Dalaker, Thanks to everyone who came to speak. Especially Ms. Zora Hennigan for bringing this topic up. In favor of lowering the voting age to 16 years old.
 - Mayor Munyeneh stated that it's incredible that Ms. Hennigan was able to bring so many people to discuss this topic. While I'm in favor of lowering the voting age to 16 years old, I do hear the concerns that were brought up tonight. Being the first black mayor of Cheverly, I am concerned that there are no minorities here saying that they want to vote. Thank everyone who came out to engage.

Adjourn: by CM Nettles at 8:26 pm, seconded by CM Dalaker. Approved anonymously.

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

AN ORDINANCE WHEREAS THE TOWN COUNCIL INCREASES THE SALARIES OF THE MAYOR AND COUNCILMEMBERS 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.

Cheverly Mayor and Town Council:

The Cheverly Green Infrastructure Committee joins with the Town Council in opposing the proposal to build a truck stop on the two lots forming 4601 Lydell Road.

As proposed by the landowner, the project would include a diesel fuel station, truck wash, and convenience / food store.

The strictly environmental issues raised by this proposal are those of air, water, and soil.

The Town of Cheverly supports the Cheverly Air Quality Monitoring Project, which aims to make sure air pollution and its health issues are considered when evaluating developments. The town has been actively concerned about cumulative air quality issues raised by the District of Columbia's Claybrick Road bus and training facility project. Research by the Maryland Department of the Environment shows that Cheverly lies within the cone of air pollution emitted by the District of Columbia; prevailing winds are from the west. It is hard to imagine that the town would approve a project which would invite more trucks and their air pollution within one-third of a mile of the nearest existing residences, the Cheverly Swim and Racquet Club, and the southernmost townhouses of the planned development for the former hospital property.

Tree planting on the lots would be a welcome step, though insufficient to filter all the direct stormwater and roof runoff.

A proposed truck wash and attendant activities raise concerns relating to water quality and soil erosion. The landowner promised an underground stormwater management practice that would keep water on site. That proposal requires more elaboration. Given the constraints of the site, it would seem that the water retention structure would lie next to the underground gasoline tank. The town has just dealt with the example of a compromised gas tank at the current Public Works building.

Given the demise of the printing plants which once were the backbone – and tax source – of the Kenilworth Industrial Park, we recommend a comprehensive study of the current owners and tenants in the park with the goal of establishing a modern set of standards for proposed development and redevelopment. Such standards would include environmental factors.

As part of such a study we recommend examining the covenants established along with the Industrial Park in 1958 (Prince George's County land records, book 2233, pp. 75 ff.) At that time it was hoped that research and office space would be the primary activities in the space. The covenants cover building placement, height, and materials; loading docks; conservation of topsoil, erosion prevention, and landscaping. No outdoor storage of goods was permitted; churches and retail were excluded. An Owners and Tenants Association was set up, with a Board of Design to include a representative of the Town of Cheverly. The covenants and association were to continue in existence for 30 years, then successively for 25-year periods. ATAPCO has agreed to abide by the covenants for the 2300 Craftsman Circle redevelopments.

We look forward to seeing future proposals for our industrial and commercial properties that meet current standards of planning and environmental concerns.

Respectfully submitted,

Cheverly Green Infrastructure Committee
www.greencheverly.org

**TOWN OF CHEVERLY
ORDINANCE No.: 2023-01**

AN ORDINANCE OF THE MAYOR AND COUNCIL AMENDING CHAPTER 27 “VEHICLES AND TRAFFIC” OF THE TOWN CODE BY REPEALING, REENACTING AND AMENDING §27-2, “SPEED LIMITS AND SPEED MONITORING” TO AUTHORIZE THE PLACEMENT OF SPEED CAMERAS IN THE TOWN ON HIGHWAYS IN RESIDENTIAL DISTRICTS WITH A MAXIMUM POSTED SPEED LIMIT OF 35 MILES PER HOUR

WHEREAS, The Local Government Article of the Maryland Annotated Code, §5-202, grants to municipal corporations of the State of Maryland, including the Town of Cheverly, the power to protect the health, comfort and convenience of their citizens; and

WHEREAS, the Mayor and Town Council has previously passed an ordinance pursuant to §21-809 of the Transportation Article to enable automated speed monitoring systems; and

WHEREAS, §21-809 was amended by the General Assembly to authorize municipalities in Prince George’s County to place speed cameras on highways in residential districts with a maximum posted speed limit of 35 miles per hour; and

WHEREAS, the Mayor and Town Council have determined this expanded authority will promote the health, safety and welfare of its citizens.

NOW, THEREFORE, BE IT ORDAINED and ENACTED by the Mayor and Town Council, in regular session assembled, that Section 27-2 of the Cheverly Code be repealed and reenacted with amendments as follows:

Sec. 27-2. - Speed limits and speed monitoring devices.

- a) Speed limits. No person shall drive a vehicle upon a highway, street or roadway within the corporate limits of the Town of Cheverly at a greater speed than is reasonable and prudent, having due regard to the traffic surface and width of the highway, and hazards at intersections and any other condition then existing. The speed of any vehicle on any highway, street or roadway shall not exceed twenty (20) miles per hour, except as may otherwise be indicated by official signs of the Maryland State Motor Vehicle Administration or the Town of Cheverly for the particular district, location or conditions.

b) Speed monitoring systems.

1. A "speed monitoring system," as defined in Maryland law, means a device with one (1) or more motor vehicle sensors producing recorded images of motor vehicles traveling at least twelve (12) miles per hour above the posted speed limit.
2. Speed monitoring systems are hereby authorized at locations, determined by the Chief of Police or his/her designee, in school zones OR ON HIGHWAYS IN RESIDENTIAL DISTRICTS WITH A MAXIMUM POSTED SPEED LIMIT OF 35 MILES PER HOUR within the Town, as established under §§ 21-803.1 AND 21-809(b)(1)(vi) of the Transportation Article of the Annotated Code of Maryland.
3. Before activating any [school zone] speed monitoring system(s) at any location where such a system had not been previously moved or placed, the town shall:
 - a. Publish notice of the location(s) of the speed monitoring system(s) on the Town website and in a newspaper of general circulation within the Town; and
 - b. Ensure that each sign that designates a school zone or RESIDENTIAL DISTRICT HAS in close proximity to it a sign that indicates that speed monitoring systems are in use in the school zone or RESIDENTIAL DISTRICT and that the signage is in accordance with the manual and the specifications for a uniform system of traffic control devices adopted by the State Highway Administration.
4. [~~The school zone~~] A speed monitoring system may operate IN A SCHOOL ZONE Monday through Friday between 6:00 a.m. and 8:00 p.m., OR ON A HIGHWAY IN A RESIDENTIAL DISTRICT WITH A MAXIMUM POSTED SPEED LIMIT OF 35 MILES PER HOUR MAY BE OPERATED 24 HOURS PER DAY, SEVEN DAYS PER WEEK.
5. For a period of at least fifteen (15) days after ANY speed monitoring system is placed in the Town AND THE SIGNAGE AS REQUIRED BY §21-809 of the Transportation Article are in place, a violation recorded by any speed monitoring system in the Town shall be enforced only by the issuance of a warning.
6. The speed monitoring system in the Town shall be conducted in compliance with all applicable provisions of the Maryland Vehicle Law.
7. The areas in Town of Cheverly within one-half (1/2) mile of the schools listed below shall be school zones:

Gladys Noon Spellman Elementary, 3324 64th Avenue;
Judith P. Hoyer Early Learning Center, 2300 Bellview Avenue;
St. Ambrose School, 6310 Jason Street;
Bladensburg High School, 4200 57th Avenue, Bladensburg, Maryland;
Fairmount Heights High School, 1410 Nye Street, Capitol Heights, Maryland.

8. The town shall name an employee as a program administrator to oversee the contract with the speed monitoring system contractor and shall also name another town employee who has not been involved in monitoring system citations, to investigate and respond to questions or concerns about the town's speed monitoring systems as outlined in §21-809(b)(1)(ix) of the Transportation Article.

9. THE MAYOR AND TOWN COUNCIL IS HEREBY AUTHORIZED TO DESIGNATE SCHOOL SPEED ENFORCEMENT ZONES AND RESIDENTIAL DISTRICT HIGHWAY SPEED ENFORCEMENT ZONES CONSISTENT WITH THIS SECTION BY RESOLUTION.

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 invalidity shall not affect the other provisions or any 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 thirty (30) days from the date of its adoption; provided, however that a fair summary of the Ordinance is published at least once in a newspaper of general circulation in the Town of Cheverly, and a complete copy of the ordinance shall be available for public inspection at the office of the Town Clerk.

INTRODUCED by the Town Council of the Town of Cheverly, Maryland, at a regular public meeting on January 26, 2023.

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

ADOPTED: _____

Attest: _____

Kayce Munyeneh
Mayor

Marverly Nettles
Councilmember

Joseph Dalaker
Councilmember

Micah Watson
Councilmember

Charly Garces
Councilmember

Ted McCann
Councilmember

Amy Fry
Councilmember

Asterisks * * * * Indicate matter remaining unchanged in existing law but not set forth in Ordinance.

CAPS indicate additions.

~~[Brackets]~~ indicate matter deleted from the law.

~~[Brackets]~~ indicate matter deleted in amendment.

American Rescue Plan Act

FY23 Proposed Budget

	<u>Total</u>
REVENUE	
2nd Tranche 9/2022	\$ 2,697,431
EXPENDITURES	
<u>Infrastructure Improvements</u>	
New Public Works Building	\$ 2,000,000
Projects	\$ -
Road Projects (Asphalt/Concrete)	\$ 150,000
Subtotal	\$ 2,150,000
<u>Loss Revenue Category</u>	
Police Department Vehicles	\$ 260,000
Public Works Vehicles	\$ 172,431
Website Upgrade	\$ 15,000
Boyd Park Restrooms	\$ 100,000
Subtotal	\$ 547,431
TOTAL EXPENDITURES	\$ 2,697,431



Memo

To: Town Administrator, Mayor, and Council
From: C.D. Miller, Chief of Police
Date: April 3, 2023
Re: Monthly Chief's Report March 2023

Crime/Enforcement Report:

1. For **March 2023**, there were 26 reported crimes:
 - a. **13** Thefts (**9** Theft from Auto **4** Stolen Vehicle), **2** Assaults **3** Property Damage
2. There was a total of **8** arrests.
 - a. **8** adult arrests:
 - i. **5** Warrant services, **1** Shooting **1**, Assault **1** Domestic.

The department responded to **375** calls for service, **76** premise checks, **6** elder watch checks, and wrote **39** case reports and **12** accident/collision reports.

The department made **(105)** traffic stops, **(125)** citations, **(47)** warnings, **(2)** esero

Community Outreach & Cheverly PD.

- **Evaluating the workforce and hoping to reduce the number of hours without CPD coverage.**
- **Metro Station Partnership**

Administrative Report: