



TOWN MEETING

June 9, 2022

8:00 PM

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
 - Daisy Troop #22029
3. **Approval of Agenda**
4. **Consent Agenda**
 - **Approval of Minutes** (Council Meeting – May 12 , Work Session – May 26,)
 - **Grant Request** –Friends of Quincy Run Watershed
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. **Proclamation on Pride Month** – Mayor Munyeneh and CM Fry will read proclamation on Pride Month
8. **Juneteenth Proclamation-** Mayor Munyeneh will read 2022 Juneteenth Proclamation
9. * **Ordinance 2022-04 - FY23 Budget** – Mayor & Council will vote on budget ordinance
10. **Town Administrator Report** – Town Administrator will provide a report to the Mayor and Council regarding Town operations and a summary of actions taken
11. **Police Report** – Chief Miller will give monthly report
12. **Public Works Report** – Director Brayman will give update on the Department of Public Works.
13. **Review of June Work session Meeting agenda and future requests** and Town Administrator will offer a forecast of the June Work Session Meeting agenda. 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 five 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.

*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, State Government Article Section 10-508(a), 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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US: +1 301 715 8592



TOWN MEETING

May 12, 2022

8:00 PM

Minutes

Call to Order

Meeting called to order at 8:00 pm via Zoom.

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

Town Attorney: Jason Deloach

Staff: Town Administrator – Dylan Galloway, Assistant to the Town Administrator -Priscilla Matthews Town Accountant – Mike Lightfield, Director of Public Works – Steve Brayman, Captain Silvers, Town Clerk – Giselle Richards,

Pledge of Allegiance: Led by Micah Watson

Approval of Agenda

Motion to Approve the Agenda: by CM Nettles seconded by CM Dalaker. Approved unanimously.

Motion to Approve the Consent Agenda: by CM Nettles seconded by CM Fry. Approved unanimously.

Items on the Consent Agenda:

- **Approval of Minutes** (Council Meeting – April 14, Work Session – April 28, Budget Meeting – April 4)

Resident Input –

- Fred Price Ward 4
 - Would like Mayor and Council to allow more resident input at council meetings.
- Alice Ward 4
 - Would like more resident input at council meetings.
- Ed Redick Ward 4
 - Would like more opportunities to for resident input at council meetings.
- David Kinsey Ward 4
 - Constant yield is good idea. Would like council to establish a more stable budget and a constant yield process for future budgets.

Committee Reports

Recreation Council: No updates

Green Infrastructure Committee: Sheila Salo – Gave update on climate change. Minutes for April 14 need to be updated to reflect that Green Infrastructure comments

Move to correct record for April 14 Council meeting made by CM McCann. 2nd by CM Dalaker. Approved unanimously.

Cheverly Day Committee: CM Watson stated that Megan Daily is helping out with Cheverly Day. Cheverly Day will be held on Saturday, October 2, 2022. Thank you to staff for preparations that have been made already. Volunteers still needed. Meet on 4th Wednesday of the month.

Planning Board: CM Fry gave update. In order to join planning board residents would need to be nominated by their council members.

Board of Elections: Mayor thanked Board of Elections for good election day.

7. **AAPI Proclamation** – Read by CM Fry
8. **CYTR (Constant Yield Tax Rate)** – Mr. Lightfield explained the difference between current tax rate which is \$.4899/100 assessed value and constant yield \$.4715/100 assessed value. The Town proposes to adopt a real property tax rate of \$.4899 per \$100 of assessment for real property excluding apartments. This tax rate is 3.9% higher than the constant yield tax rate and will generate \$142,120 in additional property tax revenues.
 - Motion to maintain constant revenue made by CM McCann. 2nd by CM Watson. CM Watson & CM McCann in favor. CM Nettles, CM Dalaker, CM Garces, CM Fry voted no. 2-4
 1. CM Nettles does not support going to constant yes but the town needs to
 2. CM Fry does not support going to constant yield. Would prefer to stay at current rate. In support of CM Nettle's proposed assistance to residents. Would like council to explore a tax credit for residents in need.
 3. CM Dalaker not in support of going to constant yield. Would like to stay at current rate.
 4. CM McCann would like to go to constant yield. Would like to keep the revenue amount per constant yield.
 - Amended motion to maintain current tax rate for single family homes at .4899 and multi-dwellings at .66 made by CM Fry. 2nd by CM Dalaker. CM Nettles, CM Watson, CM Dalaker, CM Garces, CM Fry voted yes. CM McCann voted no. 5-1
 1. CM Nettles would like to point out that members that voted to go to constant yield which would put the services received in danger.
 2. CM Dalaker would like to work with CM Nettles to find assistance for residents that need help with taxes by trying to find alternative revenues for the town.
9. **Final Budget Review** – Budget reviewed by TA Galloway. Total revenue based on current tax rate is \$6,607,523, Total expenditures \$7,805,036, Deficit -\$1,197,513
 - CM Fry recommends having a town hall during next budget season not just a hearing.
10. **Ordinance 2022-04 - FY23 Budget** – First reading by Mayor Munyeneh
11. **Town Administrator Report** –
 - Bike trail update: Letter sent to SHA, and they will follow up with the town by end of month.
 - A declaration of intent will be needed for the bonding of the new public works meeting.

- Sustainable Community designation received. A request was made to modify the submission to include hospital hill. A resolution will need to be approved at the work session to modify the request.
- DHHD grant can move forward due to the Sustainable Community designation.
- Elections was successful working with the Board of Elections
- Upgrades to catch basins on Cheverly Ave is progressing

CM Nettles thanks staff.

CM Dalaker asked if the town has received census of governments yet.

Forest Rd. and Cheverly Ave will be addressed.

Will work with SHA for crossing light at Cheverly Ave and Rt 202

12. Police Report – Captain Silvers provided report for police department.

- Social media and Ring cameras were able to identify and write warrants and apprehend suspects.
 1. CM Garces, CM Watson, CM McCann and Mayor Munyeneh thank the PD for their professionalism and all the positive interactions with the public.

13. Public Works Report – Director Brayman provided report for public works department.

- Catch basins on Cheverly Ave have been updated to allow better drainage.
- Parkway & Forest Rd have been restored.
- Thank the council, the county and Council member Ivey for working together to resolve catch basin water woes within the town.

14. Review of May Work session Meeting agenda and future requests

- Resolution to modify sustainable
- RDA
- Linsey Rader will update on bonding
- Grant request
- Update regarding PD complaints board
- Budget Ordinance Second reader
- Building usage policy discussion
- Annexation update
- Homestead tax credit
- Noise and electric equipment

15. Mayor and Council Announcements

- CM Nettles, Ward 1- Alzheimer’s Event on 5-18-22
- CM Watson, Ward 2- Food truck event at Legion on 5-27-22
- CM McCann, Ward 3 - St Ambrose Men’s club summer kick off 6-26-22
- CM Dalaker, Ward 4 - Disability advisory board starting to work, Cheverly Village acknowledgement
- CM Garces, Ward 5 – Thanks the town and PD staff for all their work.
- CM Fry, Ward 6 – May is Jewish American Month, Mental Health Awareness Month, Cheverly Village holding event 5-22-22, CPRC family event 5-16-22. Thanks to the public works staff, PD staff and administration staff.
- Mayor Munyeneh – 4th Ward Civic Association meetings on first Mondays of the month. Thank the Board of Election. Thank the staff. Thank council

Adjourn: by CM Nettles at 10:40 pm, seconded by CM McCann. Approved anonymously.



WORKSESSION

May 26, 2022

7:30 PM

Minutes

Call to Order:

Meeting called to order at 7:31 pm via Zoom.

In attendance Mayor Munyeneh, Council Members Nettles, 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 Clerk – Giselle Richards,

Pledge of Allegiance and Flag: CM Watson

Move to switch agenda # 5 to before the town administrator update made by CM McCann. 2nd by CM Watson. Approved unanimously

1. (*) **Resolution R-4-22 - DECLARATION OF OFFICIAL INTENT** - Attorney Lindsey Rader explained the need for the resolution which is required by federal tax code is to preserve the town's reimbursement rights from proceeds for previously paid expenses before closing on financing.

Move to approve Resolution R-4-22 DOOI made by CM Watson. 2nd CM Garces.
Approved unanimously

2. **Town Administrator Update - Town Administrator Galloway** - provided a report to the Mayor and Council.
 - SHA did improvements to US 50 & Columbia Park Rd intersection. MOU will be worked on for June
 - Annexation analysis will be provided in June
 - Boyd Park quotes received were high. TA will meet with Prologis and Amazon to form a partnership to improve restrooms
 - Code Compliance Officer Redding provided an update on how to get better community engagement with the code compliance department. Possible ward meetings.



- Waiting on SHA for a response for letter submitted by the town regarding the bike trail.
 - Bike Trail committee will be formed by council members seeking residents from their wards.
 - CM Fry recommends Bike trail committee be represented at planning board meeting
 - Met with Craftsmen Group and they offered to pay for the grading around the Craftsmen’s building if the town pays for the permits
 - Cheverly Police has been present at all town schools due to recent events
- 3. Grant Request –Friends of Quincy Run Watershed**
- Marian Dombroski submitted the grant request on behalf of the Friends of Quincy Run Watershed.
 - The Friends of Quincy Run monitors various sites around the Anacostia Watershed
 - Add grant approval of \$600 to consent agenda for approval
- 4. (*) Resolution R-5-22 – Local Government Resolution to Modify Sustainable Community Designation**
- Mr. John Porcari expressed the benefit this modification will have on the Hospital Hill Development
 - Motion to approve resolution R-5-22 to Modify Sustainable Community Designation made by CM McCann. 2nd CM Nettles. Approved unanimously
- 5. Ordinance 2022-04 - FY23 Budget – Second reading by Mayor Munyeneh**
- CM Watson asked where the ASL amount is in the budget. Would like to see the parks budget broken down by park.
 - i. ASL is under the Professional Services under Cable & Television
- 6. Facilities Usage Policy –**
- CM Fry introduced the new policy and explained that operations usually fall under the TA. Would like to address concerns that she was trying to remove groups from the facilities usage. Would like to relive volunteers from blame and putting back on the town. Also, would like to shift the responsibility to the town administrative staff. This policy would streamline and set rules for facilities usage no matter who is on council/staff. Would like council to consider fees, rentals and hours.
 - Mayor and council will review the document and provide input.
- 7. Noise and electric equipment –**



- CM Dalaker would like to review the code regarding noise and ensure that everyone is well educated regarding the noise ordinance.
- CM Dalaker will meet with the town administrator and Code compliance officer Redding

8. Rules and Procedures –

- ASL interpretation needs to be updated to every meeting
- CM Watson would like to allow residents to speak for each topic
- CM Fry would like to allow for resident input at work sessions
- CM Nettles would like to have more dialogue with residents during work sessions
- CM Dalaker agrees with CM McCann, Nettles and Mayor on points.
- Resident input going to 2 minutes first time and 1 minute the second time on an agenda item
- During the third hour of the meeting the time limits change
- Resident input at council meetings will be for 3 minutes at the beginning of the meeting for any topic.

9. Update by CM Fry & Garces regarding Cheverly Station Apartments –

- CM Fry stated that the parking issue is still happening at the apartments. PG County has put parking restrictions on 63rd Place causing parking issues on neighboring Cheverly streets.
- CM Garces stated that Ross Mgt has included reserved parking spaces but unsure whom they are reserved for. AC units are functional at the apartments after the town spoke up for residents during the past hot weather. The pool is opening this season.

10. Review of June Town Meeting agenda and future requests –

- Annexation report at Work session
- Pride Month & Juneteenth proclamation
- Budget adoption
- Conversation about commercial vehicles at work session
- Review ordinances to educate residents at work session
- Police complaints board update at work session

11. Motion to adjourn at 10:30 pm made by CM McCann. 2nd by CM Garces

Approved unanimously.



Thursday, June 9, 2022

PROCLAMATION PRIDE MONTH 2022

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 continues to be dedicated to growing a welcoming community and 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 includes that every person is equal, that each has rights to their life, liberty and pursuit of happiness, and that each 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 fullness of our Cheverly community, contributing to all walks of life and as active and visible leaders and contributors to creating a stronger community; and

WHEREAS, our nation is founded on the principle of equal rights for all people, yet we continue to see that many Americans are not afforded the fulfillment of that promise; and

WHEREAS, we are still witnessing inspiring civil rights movements that continue to bring one group after another from the margins to the mainstream of American society with much work remaining to be done to ensure justice and equity for all; and

WHEREAS, nearly 53 years ago this month, the Stonewall Uprising became a tipping point for the gay rights movement where members of the LGBTQ+ community rose up in bloody protest and in undaunted force against the injustice of a police raid of 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, at the Stonewall Inn, helped ignite the LGBTQ+ rights movement in the United States; 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 conspire to deprive these individuals of employment, housing, healthcare, and other necessities; and



Thursday, June 9, 2022

PROCLAMATION
PRIDE MONTH 2022

WHEREAS, on this sixth anniversary of the Pulse nightclub massacre in Orlando, Florida, killing 49 people and wounding 53 more, most of whom from the Latinx community, is a somber reminder that targeted violence remains an important concern; and

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, the Town of Cheverly recognizes the importance of equity and freedom, and is dedicated to fostering acceptance of all its residents and preventing discrimination and bullying in any form; and

WHEREAS, Cheverly remains 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, Cheverly Mayor and Council, hereby proclaim and recognize June as Lesbian, Gay, Bisexual, and Transgender (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 Cheverly Mayor and Council, 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: Thursday, June 9, 2022

Attest: _____

Kayce Munyeneh
Mayor



Thursday, June 9, 2022

PROCLAMATION
PRIDE MONTH 2022

Marverly Nettles
Councilmember

Joseph Dalaker
Councilmember

Micah Watson
Councilmember

Charly Garces
Councilmember

Ted McCann
Councilmember

Amy Fry
Councilmember



Thursday, June 9, 2022

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. Juneteenth occurs on Father's Day in 2022. This year's national theme will be recognition of the *Founding Fathers of Freedom, the United States Colored Troops (USCT)* who proudly marched into Galveston Texas in their military uniforms, gold buttons shining in the sun, announcing freedom to those still enslaved. Their message resulted in General Order #3 being written and posted on the door of the Colored church (present-day Reedy Chapel) informing all of their Absolute Equality.

WHEREAS, Our country is made up of people from every nation on earth, 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, At 2:00 p.m. on New Year's Day, January 1, 1863, using his war powers as President, Abraham Lincoln signed the Emancipation Proclamation, providing that all persons held as slaves within any State or designated part of a State "shall be then, thenceforward, and forever free;" and

WHEREAS, The Emancipation Proclamation led the way to total abolition of slavery in the United States. With the Emancipation Proclamation, the aim of the war changed to include freeing slaves in addition to preserving the Union. Although the Proclamation initially freed only the slaves in the rebellious states, by the end of the Civil War the Proclamation had influenced and prepared citizens to advocate and accept abolition for all slaves in both the North and South; and

WHEREAS, Texas was the last Confederate territory reached by the Union Army. On June 19, 1865, almost 2 1/2 years later, Major General Gordon Granger arrived in Galveston, Texas, and announced the end of both the Civil War and slavery, with this announcement: "The people of Texas are informed that, in accordance with a



Thursday, June 9, 2022

PROCLAMATION

Juneteenth Celebration

proclamation from the Executive of the United States, all slaves are free. This involves an absolute equality of personal rights and rights of property, between former masters and slaves and the connection heretofore existing between them, becomes that between employer and hired labor. The Freedmen are advised to remain at their present homes and work for wages. They are informed that they will not be allowed to collect at military posts; and they will not be supported in idleness either there or elsewhere”; and

WHEREAS, Texans began the celebration of Juneteenth in 1866, with community events such as parades, cookouts, prayer gatherings, musical performances, and historical cultural readings; some communities purchased land for Juneteenth celebrations, such as Emancipation Park in Houston, TX; and as freed families emigrated from Texas to other parts of the United States, they carried the Juneteenth celebration with them; and

WHEREAS, Al Edwards, a freshman state representative, put forward the bill, H.B. 1016, in 1979 making Texas the first state to grant this emancipation celebration; and

WHEREAS, On June 17, 2021, President Biden signed into law a bill that made Juneteenth an official national holiday; and

WHEREAS, The Cheverly 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 19th, 2022 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.

Date: Thursday, June 9, 2022

Attest: _____

Kayce Munyeneh
Mayor



Thursday, June 9, 2022

PROCLAMATION
Juneteenth Celebration

Marverly Nettles
Councilmember

Joseph Dalaker
Councilmember

Micah Watson
Councilmember

Charly Garces
Councilmember

Ted McCann
Councilmember

Amy Fry
Councilmember



**TOWN OF CHEVERLY
ORDINANCE 2022-04
BUDGET ORDINANCE
FOR THE 2023 FISCAL YEAR**

An Ordinance whereby the Town of Cheverly adopts a Budget for Fiscal Year 2023 which begins on July 1, 2022 and ends on June 30, 2023.

(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 2023 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;

WHEREAS, pursuant to Section C-14 of the Charter the Mayor and Council have authority to enact emergency legislation by the affirmative vote of the greater of either 2/3 of the quorum present or four members of the Council, with the Mayor being able to provide a fifth vote if necessary.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of Cheverly in regular session assembled that the budget for fiscal year 2023 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 2023 to take effect July 1, 2022 until June 30, 2023.

AND BE IT FURTHER RESOLVED, that this budget shall govern the expenditure of funds by the Town during the fiscal year 2023;



AND BE IT FURTHER RESOLVED, 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 RESOLVED, that this Ordinance shall take effect on July 1, 2022; 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 12, 2022**, 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 **June 9, 2022**, at which meeting copies were available to the public for inspection.

Adopted: _____

Attest: _____

Kaycee Munyeneh
Mayor

Marverly Nettles
Councilmember

Joseph Dalaker
Councilmember

Micah Watson
Councilmember

Charly Garces
Councilmember

Ted McCann
Councilmember

Amy Fry
Councilmember

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