



WORKSESSION
February 22, 2024
7:30 PM

Minutes

Call to Order:

Meeting called to order at 7:30 pm via Zoom.

In attendance, Mayor Munyeneh, Vice Mayor Fry, Council Members Wade, Watson, Bryner, Dalaker, Garces

Staff: Town Administrator Dylan Galloway, Interim Chief David Morris, Public Works Director – Steve Brayman, Town Clerk – Giselle Richards

Motion to change order of agenda for meeting made by CM Dalaker. 2nd by CM Wade.
Approved Unanimously

Redistricting Update – Town Administrator provided copy of the proposed charter amendment.

- The public hearing will be held March 14th at 6:30pm. The first reader will be at the March town meeting. 2nd Reader 4/11/24, 3rd reader & adoption 5/9/24
- The council will go with the recommendation from Mr. Fairfax

Revisiting Homestead Tax credit – CM Dalaker reported on new data from the American Community Survey with a 5-year estimate.

- Given the estimate of 2,557 households in Cheverly, and an estimated 16.1% with incomes below \$50,000, that translates to approximately 412 households. That's not the full eligibility because the cutoff is \$60,000.
- 208 owner-occupied units are estimated to be below \$50,000 in household income.
- Another 172 are estimated to have household income between \$50,000 and \$74,999. Interpolation is required.
- The margin of errors are wide. Could be either a bit less than double the estimate, or a lot fewer than the estimate.
- Income distribution usually isn't flat (matters for interpolating to \$60,000).
- Ultimately, we're looking at somewhere around 250 or so eligible households, give or take a lot. (I'll compute margins of error later)



- There are approximately 302 households with incomes between \$50,000 and \$74,999. (11.8% of 2,557). Not all of which will qualify (some interpolation is needed).
- Would like to raise the amount from \$50 to \$150 depending on fiscal impact to the town.

Vision Zero Plan – CM Fry would like the town to apply for the Safe Streets and Roads for All grant.

- Vision Zero Plan is an effort from the federal government to create safe streets.
- Intersection to consider is on Rt 202 between Monroe St/Neighbor Lane & 62nd.

Motion to amend agenda order to move to Town administrator's report next, made by CM Dalaker. 2nd by CM Garces. Approved Unanimously

Town Administrator Update – Town administrator provided an update:

- Prince George's County Executive's meeting – Questions the town may ask at the meeting. Mayor Munyeneh and Town Administrator will attend.
 - Can municipalities enforce county codes?
 - Can the town work with the Grants & Agreements department to do the work and get reimbursed by the county?
 - Can Cheverly Metro be prioritized?
 - What can Cheverly expect regarding the annexation of Hospital Hill?
 - Can county land adjacent to the town be surplus?
- The town has been in communication with MDE to schedule the annual meeting air pollution and noise. Mid-April- beginning of May.
- Chief Morris provided an update on the 2 new speed cameras on Rt 202. Preliminarily there have been a significant number of citations already produced.
- HVAC ask \$130,000 at next town meeting using the savings from the last HVAC system. Looking to add HVAC updates to the Capital Improvement Plan
- Vehicle ask (Budget Amendment)
- Community Native clean up on Landover Rd & 57th Ave on 2/24/24 in partnership with Cheverly Native Plant. This location is going to be a park.
- 3,500 tires need to be removed from
- Constant Yield information will be forwarded it to the Mayor & Council
- The town will be asking for Earmark funds for bike trails.
 - CM Bryner suggests funds for pedestrian safety on Rt 202



- CM Wade asks for funds for cameras to monitor illegal dumping
- CM Fry asks for a soundwall on RT 50
- Assistant Police Chief Silvers is retiring 2/23/24

Salary Analysis - Mr. Eversten from Municipal Solutions provided the salary analysis to the Mayor and Council.

- Recommendations:
 - Adopt the Classification System presented
 - Adopt of adjust recommended pay ranges (uniform to all classifications)
 - Adopt a % scale – 1.5%,2% or 3% (higher %=fewer steps)
- Recommends the town provide a “Living Wage” particularly for non-management positions
- Total fiscal impact of new adjustment to bring employees to new minimum is \$237,000

Temporary Environmental Group – Mayor and Council discussed establishing a temporary environmental work group (Green Team) to make recommendations on developments around the town and to maintain the town’s Sustainable Community Designation. CM Fry will present a resolution at the next meeting.

Motion to extend the meeting until 11:30 pm by CM Bryner. 2nd by CM Dalaker. Approved unanimously.

- **Update by CM Fry and Garces Regarding Cheverly Station Apartments –**
 - Ward walks in partnership with Cheverly Station management will resume this month on the last Wednesdays.
 - Working with management to find cameras.
 - Not too many resident complaints.
 - The current project of pipe repairs should be completed by the end of the month.
 - No new developments/complaints from residents

Review of March Town Meeting Agenda and Future Requests -

- Resolution for cease fire in Gaza
- Women’s History Month Proclamation
- Hospital Hill traffic study timeline
- Craftsman Building update

Motion to adjourn at 11:23 pm made by CM Bryner. 2nd by CM Fry. Approved unanimously.