



Special Town Meeting Agenda

Monday, May 11, 2026 at 6:30 PM

3820 40th Avenue Cottage City, Maryland 20722

This meeting will be hosted on Zoom:

<https://us02web.zoom.us/j/89977350921?pwd=TaXh1P6NimkQFJE5bz8iYWPNDlr6U.1>

Phone: 301-715-8592 | Meeting ID: 899 7735 0921 | Passcode: 385648

Call to Order and Roll Call 6:30 PM

Attendees

- 1.) Commissioner Salsich- Ward 1
- 2.) Commissioner Henderson- Ward 2
- 3.) Commissioner Wheatley- Ward 3
- 4.) Commissioner Givens- Ward 4
- 5.) Commissioner Brooks- At-Large
- 6.) John Hoatson- Town Manager
- 7.) Tom Campos-Commissioner Elect

Review of Agenda

There were no changes or edits to the agenda.

Public Comments

Anyone seeking to speak under Public Comments must sign in prior to the end of the Town Meeting. There is a 3-minute time limit. When you come up to speak, you will need to state your name, address, what organization that you represent and your topic of concern(s).

There were no public comments.

Business

1. Vacant & Public Utility Property Tax (Commission Discussion)

The Town Manager stated that he wanted to bring forth the idea of creating two new tax classes within the Town:

Public Utility Property Tax - A simple statement would be placed into the budget during budget season. When assessments are issued, this additional amount would be sent to cable companies and various utility providers within the Town. This would assist the Town with generating additional revenue.

Vacant Property Tax - This tax would help address blighted properties within Town limits. The Town Manager stated that this would require an ordinance and would take some time to implement; therefore, it would not be ready for the FY27 budget. He

also stated that he would compile a list and advertise to various property owners that the Town is developing a vacant property tax initiative to encourage upkeep of properties.

Commissioner Givens stated that the Town already has an ordinance in place and asked the Town Manager to follow up with the Town Attorney regarding enforcement.

The Town Manager stated that he checked with both the Town Attorney and the Town Treasurer, and neither had knowledge of an existing Public Utility Property Tax or Vacant Property Tax.

Commissioner Givens stated that the Commissioners should establish a resolution for these matters so that future administrations are informed and able to enforce them.

The Commissioners discussed the matter and concluded that the Town Manager would conduct additional research and present the findings to the Commission at a later date.

2. **Motion To Suspend The Rules To Vote In A Special Town Meeting (Commission Vote)**
3. **Motion To Go Into A Closed Session (Commission Vote)**

Motion

Commissioner Givens made the motion, seconded by Commissioner Chair Wheatley. Salsich-Aye, Henderson-Aye, Wheatley-Aye, Givens-Aye, & Brooks- Aye. There were no nays or abstentions. The motion passed unanimously.

Closed Session 6:44 PM

Motion To Go Into A Closed Session: This meeting will be closed under General Provisions Art. § 3-305(b) only: (1)___“To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals”; (7)___ “To consult with counsel to obtain legal advice”.

The Commission proposes to enter into a closed session to conduct interviews for the Part-Time Public Works Laborer position, discuss employee performance evaluations and proposed salaries, and to deliberate on a matter concerning a former employee of the Cottage City Police Department (CCPD).

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 Commission retire to executive or closed session the Chair will announce the reasons and a report will be issued at a future meeting disclosing the reasons for such closed session.

Open Session Following Closed Session 8:12 PM

Commissioner Chair Wheatley stated that the Town Manager and the four Commissioners, including herself, conducted interviews with two candidates for the part-time Public Works

position. They reached a consensus on an hourly rate of \$22.00 per hour for a part-time position consisting of 30 hours per week with 4 hours of leave.

The Commission also discussed an ongoing internal concern regarding missing equipment and the possible misappropriation of funds but determined that additional information would be needed before reaching a resolution.

The Town Manager will contact the candidate regarding the background check and reference check..

Motion

Commissioner Givens made the motion to hire the part-time Public Works candidate David Reyes, seconded by Commissioner Brooks. Salsich-Aye, Henderson-Aye, Wheatley-Aye, Givens-Aye, & Brooks- Aye. There were no nays or abstentions. The motion passed unanimously.

Adjournment 8:15 PM

Motion

Commissioner Givens made the motion to adjourn, seconded by Commissioner Brooks. Salsich-Aye, Henderson-Aye, Wheatley-Aye, Givens-Aye, & Brooks- Aye. There were no nays or abstentions. The motion passed unanimously.

All meetings are subject to closure pursuant to the Maryland Open Meetings Act: 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 Commission retire to executive or closed session the Chair will announce the reasons and a report will be issued at a future meeting disclosing the reasons for such closed session.