



Special Town Meeting Agenda

Friday, August 28, 2026 at 6:00 PM

3820 40th Avenue Cottage City, Maryland 20722

This meeting will be hosted on Zoom:

<https://us02web.zoom.us/j/82824259550?pwd=bjORLsneAGwOywqDvCI94WA58yjUqs.1>

Phone: 301-715-8592 | Meeting ID: 828 2425 9550 | Passcode: 833289

Call to Order and Roll Call

Business

1. Suspension of the rules to vote in a Special Town Meeting (Commission Vote)
2. A Resolution of the Cottage City Commission approving the temporary closure of Cottage Terrace (mun. Route nos. 0030 and 0031), and authorizing the temporary closure of portions of Shepherd Street (mun. Route no. 0050) and Bunker Hill Road (mun. Route no. 0020) as needed, for tree pruning and removal operations adjacent to the CSX Railroad right-of-way; providing for the erection and placement of traffic control signs and devices; providing for enforcement by the Cottage City Police Department and its designees; approving a public notice attached as exhibit a; and providing an effective date. (Commission Vote)

Adjournment

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.

TOWN OF COTTAGE CITY

PRINCE GEORGE'S COUNTY, MARYLAND

RESOLUTION NO. 2026-24

A RESOLUTION OF THE COTTAGE CITY COMMISSION APPROVING THE TEMPORARY CLOSURE OF COTTAGE TERRACE (MUN. ROUTE NOS. 0030 AND 0031), AND AUTHORIZING THE TEMPORARY CLOSURE OF PORTIONS OF SHEPHERD STREET (MUN. ROUTE NO. 0050) AND BUNKER HILL ROAD (MUN. ROUTE NO. 0020) AS NEEDED, FOR TREE PRUNING AND REMOVAL OPERATIONS ADJACENT TO THE CSX RAILROAD RIGHT-OF-WAY; PROVIDING FOR THE ERECTION AND PLACEMENT OF TRAFFIC CONTROL SIGNS AND DEVICES; PROVIDING FOR ENFORCEMENT BY THE COTTAGE CITY POLICE DEPARTMENT AND ITS DESIGNEES; APPROVING A PUBLIC NOTICE ATTACHED AS EXHIBIT A; AND PROVIDING AN EFFECTIVE DATE.

Introduced by: Cottage City Commission

WHEREAS, the State Highway Administration has prepared a Route Number Index Map for Cottage City available at https://www.roads.maryland.gov/Town_Gridmaps/TownMap_039_CottageCity.pdf; and

WHEREAS, CSX Transportation, Inc., or its contractors (collectively, "CSX"), will conduct tree pruning and removal operations along the railroad right-of-way adjacent to Cottage Terrace, requiring the use of heavy equipment, including a crane, and necessitating temporary restrictions on vehicular and pedestrian traffic and on-street parking; and

WHEREAS, the duration of the tree pruning and removal operations is anticipated to last from Tuesday, September 1, 2026, at 12:01 a.m. through Friday, September 4, 2026, at 6:00 p.m., which dates and hours are subject to change depending on weather, rail-flagging requirements, and field conditions; and

WHEREAS, pursuant to Section 66 of the Charter of the Town of Cottage City, the Town has control of all public ways in the Town except those under the jurisdiction of the State Highway Administration, and, subject to the laws of the State of Maryland and said Charter, the Town may do whatever it deems necessary to establish, operate, and maintain in good condition the public ways of the Town; and

WHEREAS, Section 67 of the Town Charter authorizes the Town to alter, improve, or close up any existing Town public way or part thereof; and

WHEREAS, Section 25-109 of the Transportation Article of the Annotated Code of Maryland grants to the legislative body of every local authority in Maryland, including the Town of Cottage City, as to highways under its jurisdiction, general powers to designate through highways and place appropriate signs at specified locations; and

WHEREAS, Section 25-106 of the Transportation Article provides that on every highway under its jurisdiction, a local authority shall place and maintain those traffic control devices that it considers necessary to carry out the provisions of the Maryland Vehicle Law or local traffic ordinances or to

regulate, warn, or guide traffic, and that each such device shall conform to the manual and specifications of the State Highway Administration; and

WHEREAS, Section 9-4 of the Code of the Town of Cottage City (the “Town Code”), having the catchphrase “Parking signs, traffic control devices, and notices,” authorizes the Cottage City Commission to erect such signs, traffic control devices and notices regarding parking and traffic for the common good, provided that the order to take such action shall be issued by ordinance or written resolution and that said ordinance or resolution or a fair summary thereof shall be published in the Town newsletter or a newspaper of general circulation in the Town; and

WHEREAS, Section 6-9 of the Town Code requires that all persons obey all rules and signs posted by authority of the Town on public property and rights-of-way; and

WHEREAS, Section 6-11 of the Town Code (Emergency Barricades) makes it unlawful to disobey police barricades erected to control pedestrian and vehicular traffic where a need for such has been determined and authorized by the Chief of Police because of a local and temporary emergency which cannot safely be dealt with in any other manner; and

WHEREAS, the Chief of Police may, consistent with Cottage City Police Department Policy 201 (Special Orders) and § 6-11 of the Town Code, issue a special order or erect additional barricades if field conditions constitute a local and temporary emergency; and

WHEREAS, the Cottage City Commission finds that the regulation of vehicular and pedestrian traffic and on-street parking is necessary to promote public safety during the CSX tree pruning and removal operations, to advise motorists of the proper and safe use of the Town’s roadways, to protect residents and the public from hazardous conditions associated with heavy equipment operating adjacent to the railroad right-of-way, and to accomplish other purposes in furtherance of the public health, safety, and welfare; and

WHEREAS, the Commission further finds that alternate parking is reasonably available on other Town streets where otherwise lawful, in front of Cottage City Town Hall and in the Town Hall parking lot at 3820 40th Avenue, Cottage City, Maryland 20722, and in the Cottage City Towers parking lot at 4142 Bunker Hill Road, Cottage City, Maryland 20722.

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED by the Cottage City Commission of the Town of Cottage City, Maryland, that the Town hereby approves, adopts, and orders the temporary closure of the entire length of Cottage Terrace (Municipal Route Nos. 0030 and 0031) along the CSX railroad right-of-way within the corporate limits of the Town, for tree pruning and removal operations; and

BE IT FURTHER RESOLVED AND ORDAINED that portions of Shepherd Street (Municipal Route No. 0050) and Bunker Hill Road (Municipal Route No. 0020) may also be closed, in whole or in part, as determined necessary by the Town Manager and the Chief of Police for equipment staging, crane operations, sight distance, or public safety; and

BE IT FURTHER RESOLVED AND ORDAINED that the period of closure shall begin at 12:01 a.m. on Tuesday, September 1, 2026, and shall end at 6:00 p.m. on Friday, September 4, 2026, provided that the Town Manager and the Chief of Police may shorten, extend, suspend, or shift the hours or segments

of closure as weather, CSX operations, or public safety require, without further action of the Commission so long as the closure remains temporary and related to the operations described herein; and

BE IT FURTHER RESOLVED AND ORDAINED that during the period of closure, the closed segments shall be closed to through traffic and to on-street parking. Local access for residents and access for emergency vehicles shall be maintained to the extent practicable and as determined by the Cottage City Police Department and personnel conducting the work; and

BE IT FURTHER RESOLVED AND ORDAINED that the Town, the Cottage City Police Department, CSX, or the Town's or CSX's contractors shall install temporary signage, barricades, and traffic-control devices in accordance with the Maryland Manual on Uniform Traffic Control Devices (2011 edition, as amended) to designate the closure and any no-parking zone along all or portions of the public ways described herein; and

BE IT FURTHER RESOLVED AND ORDAINED that the Cottage City Police Department and its designees are hereby authorized to enforce this Resolution and the provisions of Sections 6-9 and 9-4 of the Town Code, and, if a local and temporary emergency exists that cannot safely be dealt with in any other manner, Section 6-11 of the Town Code; and

BE IT FURTHER RESOLVED AND ORDAINED that residents affected by the temporary closure may utilize available parking: (i) on other Town streets where parking is otherwise lawful; (ii) in front of Cottage City Town Hall and in the Town Hall parking lot at 3820 40th Avenue, Cottage City, Maryland 20722; and (iii) in the Cottage City Towers parking lot at 4142 Bunker Hill Road, Cottage City, Maryland 20722. Residents are encouraged to move vehicles from Cottage Terrace before the closure begins; and

BE IT FURTHER RESOLVED AND ORDAINED that the Public Notice attached hereto as Exhibit A is hereby approved, and the Town Manager is directed to post Exhibit A on the Town website, at Town Hall, and along Cottage Terrace, and to cause a fair summary of this Resolution to be published in the Town newsletter and on the Town website as soon as practical after adoption and, in any event, before the closure begins to the extent feasible; and

AND BE IT FURTHER RESOLVED AND ORDAINED that this Resolution shall take effect immediately upon passage and shall remain in effect for the duration of the temporary closure described herein, unless modified, extended, or terminated by the Commission or, as to emergency barricades only, by the Chief of Police pursuant to § 6-11 of the Town Code and applicable Town policy.

INTRODUCED by the Cottage City Commission at a Special Meeting held on August 28, 2026.

PASSED by the Cottage City Commission at a Meeting held on August 28, 2026.

ATTEST:

TOWN OF COTTAGE CITY, MARYLAND

John Hoatson, Town Manager

Wanda Wheatley, Ward 3, Commissioner-Chair

Julia Salsich, Ward 1, Commissioner-Secretary

Joshua Durant, Ward 2, Commissioner

Tom Campos, Ward 4, Commissioner Vice-Chair

John Brooks, At-Large, Commissioner

CERTIFICATION

I hereby certify, as the duly appointed Town Manager of the Town of Cottage City, Maryland, that on the 28th day of August, 2026, Resolution No. 2026-24, CSX Road Closure as set forth above, was duly adopted by the Cottage City Commission of the Town of Cottage City, Maryland, by a vote of _____ Aye, _____ Nay, and _____ Absent.

John Hoatson, Town Manager

EXHIBIT A - TO RESOLUTION NO. 2026-24
TOWN OF COTTAGE CITY, MARYLAND
PUBLIC NOTICE

TEMPORARY CLOSURE OF COTTAGE TERRACE

(and portions of Shepherd Street and Bunker Hill Road as needed)

Pursuant to Resolution No. 2026-24 of the Cottage City Commission, and consistent with Charter §§ 66 and 67, Town Code § 9-4, and Town Code § 6-9, the Town of Cottage City hereby gives notice of the following temporary street closure. The Chief of Police may also erect barricades under Town Code § 6-11 if a local and temporary emergency arises that cannot safely be dealt with in any other manner.

PURPOSE. CSX Transportation, Inc., or its contractors, will conduct tree pruning and removal operations along the CSX railroad right-of-way adjacent to Cottage Terrace. The work requires heavy equipment, including a crane.

STREETS CLOSED. The entire length of Cottage Terrace (Municipal Route Nos. 0030 and 0031) along the CSX railroad right-of-way within the corporate limits of the Town. Portions of Shepherd Street (Municipal Route No. 0050) and Bunker Hill Road (Municipal Route No. 0020) may also be closed as determined by the Town Manager and the Chief of Police.

DATES AND TIMES. Beginning 12:01 a.m. on Tuesday, September 1, 2026, and ending 6:00 p.m. on Friday, September 4, 2026. Dates and hours are subject to change depending on weather, rail-flagging, and field conditions.

TRAFFIC AND ACCESS. Closed segments will be closed to through traffic and to on-street parking. Local access for residents and emergency-vehicle access will be maintained to the extent practicable, as determined by the Cottage City Police Department and personnel conducting the work. Barricades, signage, and traffic-control devices will be placed in accordance with the Maryland Manual on Uniform Traffic Control Devices.

ALTERNATE PARKING. Residents affected by the closure may park:

- On other Town streets where parking is otherwise lawful;
- In front of Cottage City Town Hall and in the Town Hall parking lot, 3820 40th Avenue, Cottage City, Maryland 20722; and
- In the Cottage City Towers parking lot, 4142 Bunker Hill Road, Cottage City, Maryland 20722.

Please move vehicles from Cottage Terrace before the closure begins.

COMPLIANCE. All persons must obey police barricades, signage, and traffic-control devices. Failure to do so may constitute a violation of Town Code §§ 6-9, 6-11, and 9-4.

QUESTIONS. Cottage City Police Department, 301-927-9225; Town Hall, 301-779-2161.

Issued by Order of the Cottage City Commission, Chief of Police and pursuant to Resolution No. 2026-24.

Cottage City Police Department (Chief David Martini) · Town of Cottage City, Maryland · Date of posting: Friday, August 28, 2026