



CITY COUNCIL LEGISLATIVE MEETING AGENDA
VIRTUAL MEETING
WEDNESDAY, SEPTEMBER 21, 2022, 7:00 P.M.

This Agenda is subject to change. If this agenda is modified it will be reposted to the City of New Carrollton’s website: www.newcarrolltonmd.gov. If you have any questions please contact the City Clerk at (301) 459-6100.

Council Action

- 1. **Call to Order**
- 2. **Meeting Minutes**
 - a) Council Workshop Meeting Minutes (August 3, 2022)
 - b) Council Legislative Meeting Minutes (August 17, 2022)
- 3. **Council Questions/Council Announcements Pertaining to Information that Will Benefit the Residents of New Carrollton.**

OLD BUSINESS

- 4. **Discussion - 6000 Harland Street**
- 5. **Discussion PGCPs – Update on City Land Appraisals**
- 6. **Vote to Replace the Vacant Position of Mayor Pro-Tem**
Motion: I move that the City of New Carrollton City Council approve _____ as Mayor Pro-Tem – **MILLS**

NEW BUSINESS

- 7. **National Hispanic Heritage Month Proclamation**
- 8. **Permit Request to Build a New Single Family Home**
Motion: I move that the City of New Carrollton City Council approve the Permit to Build a New Single Family Home located at 6705 Sunset Terrace, New Carrollton, MD 20784 - **HOOKS**
- 9. **Comments of Paid Bills**
Batch #1 (August 02, 2022); Batch #2 (August 05, 2022); Batch #3 (August 19, 2022); Batch # (August 26, 2022); Batch #5 (September 02, 2022).
- 10. **Additions to the Agenda by the Council**
- 11. **Adjournment**

PLEASE NOTE: This meeting of the City of New Carrollton Council will be a virtual meeting. Anyone interested in listening to the meeting will be able to by

calling the following number: **301-715-8592 with code 854 6629 2401**. You do not need a participant code. If you want to join the meeting via the Computer click on the link to join Zoom Meeting <https://us06web.zoom.us/j/85466292401> Meeting ID: 854 6629 2401. If you have comments for the Council please email them to City Clerk Araceli Guzman-Benitez aguzman@newcarrolltonmd.gov by 3:00 p.m. the day of the meeting.

Appraisal Of

**Property of City of New Carrollton
Tax Map 43, Grid E3, Parcel 7
Riverdale Road
Hyattsville, MD 20784
Prince George's County**

Appraisal For

**Ms. Latasha C. Gatling
City Administrative Officer
City of New Carrollton
6016 Princess Garden Parkway
New Carrollton, MD 20784**

Prepared By

**Associated Appraisers LLC
Melville Patrick Peters
4815 Prince George's Avenue
Suite 101
Beltsville, Maryland 20705**



4815 Prince Georges Ave
Suite 101 | Beltsville MD 20705
patrick@associatedappraisersmd.com
Office 301.937.7000

August 1, 2022

Ms. Latasha C. Gatling
City Administrative Officer
City of New Carrollton
6016 Princess Garden Parkway
New Carrollton, Maryland 20784

Re: Property of City of New Carrollton
Tax Map 43, Grid E3, Parcel 7
Riverdale Road
Hyattsville, MD 20784
Prince George's County

Dear Ms. Gatling:

Pursuant to your request, I have made an inspection and appraisal of the above-named property to estimate the market value of the fee simple interest thereof, subject to the Assumptions and Limiting Conditions as set forth in this appraisal report.

After completing a careful study of all conditions affecting value and analyzing all available data in consideration of matters pertinent to the value thereof, it is my opinion that the fair market value of the subject property as of the as of the date of value, July 31, 2022 is:

FOUR HUNDRED EIGHT THOUSAND DOLLARS

(\$ 408,000.00)

The accompanying report contains the data gathered and an explanation of the method of appraisal used in making this appraisal report.

Respectfully submitted,

 08/02/2022

Melville Patrick Peters
MD Certified General No. 32344

Summary of Important Facts and Conclusions

Appraisal of:	Tax Map 43, Grid E3, Parcel 7
Owner of Record:	City of New Carrollton
Date of Valuation:	July 31, 2022
Appraisal Purpose:	To estimate the market value of the fee simple interest of the subject property as of July 31, 2022
Property Location:	Tax Map 43, Grid E3, Parcel 7 North side of Riverdale Road
Land Size:	2.9141 +/- Acres
Tax Identification Number:	17-20-2263523
Improvements:	Vacant and more or less unimproved (War Memorial)
Highest and Best Use:	Future residential development
Prior Zoning:	R-55 Residential
Present Zoning:	RSF-65 Residential
Estimated Value of Subject Property:	\$408,000.00

Appraisal Of

**Property of City of New Carrollton
Tax Map 34, Grid F4, Parcel 3 and Parcel 60
Goodluck Road
Lanham, MD 20706
Prince George's County**

Appraisal For

**Latasha C. Gatling
City Administrative Officer
City of New Carrollton
6016 Princess Garden Parkway
New Carrollton, MD 20784**

Prepared By

**Associated Appraisers LLC
Melville Patrick Peters
4815 Prince George's Avenue
Suite 101
Beltsville, Maryland 20705**

Summary of Important Facts and Conclusions

Appraisal of:	Tax Map 34, Gird F4, Parcel 3 Tax Map 34, Gird F4, Parcel 60
Owner of Record:	City of New Carrollton
Date of Valuation:	July 31, 2022
Appraisal Purpose:	To estimate the market value of the fee simple interest of the subject property as of July 31, 2022
Property Location:	Tax Map 34, Grid F4, Parcel 3 and 60 South Side of Good Luck Road
Land Size:	Parcel 3-- 6.0 +/- Acres Parcel 60 - <u>0.4420 +/- Acres</u> Total 6.4420 +/- Acres
Tax Identification Number:	Parcel 3 - 17-20-2182483 Parcel 60 - 17-20-2182475
Improvements:	Vacant and more or less unimproved (Athletic Fields)
Highest and Best Use:	Future residential development
Prior Zoning:	R-55 Residential
Present Zoning:	RSF-65 Residential
Estimated Value of Subject Property:	\$805,300.00

Appraisal Of

**Property of City of New Carrollton
Tax Map 43, Grid E3, Parcel 19
Riverdale Road
Hyattsville, MD 20784
Prince George's County**

Appraisal For

**Latasha C. Gatling
City Administrative Officer
City of New Carrollton
6016 Princess Garden Parkway
New Carrollton, MD 20784**

Prepared By

**Associated Appraisers LLC
Melville Patrick Peters
4815 Prince George's Avenue
Suite 101
Beltsville, Maryland 20705**



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August 1, 2022

Ms. Latasha C. Gatling
City Administrative Officer
City of New Carrollton
6016 Princess Garden Parkway
New Carrollton, Maryland 20784

Re: Property of City of New Carrollton
Tax Map 43, Grid E3, Parcel 19
Riverdale Road
Hyattsville, MD 20784
Prince George's County

Dear Ms. Gatling:

Pursuant to your request, I have made an inspection and appraisal of the above-named property to estimate the market value of the fee simple interest thereof, subject to the Assumptions and Limiting Conditions as set forth in this appraisal report.

After completing a careful study of all conditions affecting value and analyzing all available data in consideration of matters pertinent to the value thereof, it is my opinion that the fair market value of the subject property as of the as of the date of value, July 31, 2022 is:

TWO HUNDRED EIGHTY NINE THOUSAND SIX HUNDRED DOLLARS

(\$ 289,600.00)

The accompanying report contains the data gathered and an explanation of the method of appraisal used in making this appraisal report.

Respectfully submitted,

 08/01/2022

Melville Patrick Peters
MD Certified General No. 32344

Summary of Important Facts and Conclusions

Appraisal of:	Tax Map 43, Grid E3, Parcel 19
Owner of Record:	City of New Carrollton
Date of Valuation:	July 31, 2022
Appraisal Purpose:	To estimate the market value of the fee simple interest of the subject property as of July 31, 2022
Property Location:	Tax Map 43, Grid E3, Parcel 19 North side of Riverdale Road
Land Size:	1.93 +/- Acres
Tax Identification Number:	17-20-2182509
Improvements:	Vacant and unimproved
Highest and Best Use:	Future residential development
Prior Zoning:	R-55 Residential
Present Zoning:	RSF-65 Residential
Estimated Value of Subject Property:	\$289,600.00



**CITY OF NEW CARROLLTON
NATIONAL HISPANIC HERITAGE MONTH
SEPTEMBER 15, 2022 THROUGH OCTOBER 15, 2022**

WHEREAS, the Hispanic community has helped the City of New Carrollton to be a place of opportunity, and for that reason we celebrate Hispanic Heritage Month with pride, and

WHEREAS, the observation of Hispanic Heritage Month started in 1988 when President Ronald Regan authorized the requested an annual proclamation designating the “31-day period beginning September 15 and ending on October 15th as National Hispanic Heritage Month; and

WHEREAS, the Hispanic community’s contributions, hard work, love of country, and deep commitment to family helped to shape the character of our City. Our communities are made stronger because of so many people who trace their roots to the earliest day of the continent. Hispanics have always been integral to our national story; and

WHEREAS, in the City of New Carrollton many people identify themselves as Hispanics, being highly entrepreneurial, playing a vital role in our economy and workforce; and

WHEREAS, the City of New Carrollton is committed to recognizing Hispanic culture as an important part of the City and its strong, inclusive community; and

NOW, THEREFORE, I Mayor Phelecia E. Nembhard and City Councilmembers of the City of New Carrollton, Maryland do hereby proclaim September 15 – October 15, 2022, as National Hispanic Heritage Month and call upon all the residents of the City of New Carrollton to honor the invaluable ways generations of Hispanics have contributed to make the City of New Carrollton a City of neighbors and friends.

IN WITNESS THEREOF, we have hereunto set our hand and caused the Seal of the City of New Carrollton affixed this Twenty-fourth Day of September in the year of Our Lord Two Thousand Twenty-two.

Phelecia E. Nembhard, Mayor

Lincoln H.G. Lashley, Mayor Pro-Tem

Cynthia DB Mills, Chair

Allyne Hooks, Vice Chair

Katrina R. Dodro, Alternate Treasurer

Briana Urbina, Councilmember

DATE: _____

ATTEST: _____
Araceli Guzman-Benitez, City Clerk



CIUDAD DE NEW CARROLLTON PROCLAMA Mes de la Herencia Hispana

La Alcaldesa y el Concejo de la Ciudad de New Carrollton, proclaman Septiembre 15, 2022 hasta Octubre 15, 2022, como Mes de la Herencia Hispana en la Ciudad de New Carrollton, y celebra las contribuciones y los logros de las personas de herencia hispana en nuestra comunidad.

- Visto que,** la Ciudad de New Carrollton tiene la suerte de ser una comunidad étnicamente diversa, con muchas personas que tienen raíces y vínculos culturales de América Latina; y
- Visto que** Los Hispanos han moldeado y fortalecido el tejido de nuestra comunidad y de los Estados Unidos, además de enriquecer cada faceta de nuestras identidades locales y nacionales con tradiciones que reflejan diversas ascendencias hispanas; y
- Visto que,** Los residentes de herencia hispana que han vivido en nuestra comunidad durante generaciones, así como las personas que han llegado recientemente, merecen el reconocimiento de la Ciudad de New Carrollton por comprometerse y compartir con este país una unión más perfecta con libertad y justicia para todos;

AHORA, POR LO TANTO, SE PROCLAMA que la Alcaldesa y el Consejo de la Ciudad de New Carrollton, Maryland reconocen las muchas contribuciones de las personas hispanas en nuestra ciudad, y que nuestra comunidad recibe y celebra como hermanos y hermanas este Mes de la Herencia Hispana.

EN TESTIMONIO DE LO CUAL, suscribimos la presente y el Sello de la Ciudad de New Carrollton colocado este veinticuatro de septiembre del año dos mil veintidós.

Phelecia E. Nembhard, Alcaldesa

Lincoln H.G. Alcalde Pro-Tem

Cynthia DB Mills, Presidenta

Allyne Hooks, Vice-presidenta

Katrina R. Dodro, Tesorera Suplente

Briana Urbina, Miembro del Consejo

FECHA: _____

DA FE: _____

[SEAL]

Araceli Guzman-Benitez, City Clerk