

**September 12, 2022, Special Town Council Meeting
Closed Session (held in person)**

- Held a Closed Session meeting pursuant to State Government Article §3-305(b)(ii)(3), “Closed Session”, to consider the acquisition of real property for a public purpose and matters directly related to the acquisition and to consult with counsel to obtain legal advice pursuant to Article §3-305(b)(ii)(7).

**September 12, 2022, Town Council Meeting Summary
(held in person and by Zoom Video Conferencing)**

- Approved the Town Meeting Minutes of August 8, 2022.
- Held a Variance Hearing for 10025 Frederick Avenue in accordance with Section 5-104, “Building Lines”, of the Town Code. A Resolution in support of the Variance request will be prepared for the October 11, 2022, Council meeting.
- Approved sending a letter to the County Council commenting on County Bill 18-22, Noise Control – Leaf Removal Equipment for the County Hearing on September 20.
- Approved Resolution No. R-25-2022 – A Resolution Authorizing the Town Manager to accept the proposal from Rippeon Equipment Company for the purchase of a Kubota V-Series RTV under Sourcewell Quotation #2447851.
- Approved Resolution No. R-26-2022 – A Resolution Authorizing the Town Manager to accept the proposal from Contracting Specialists Incorporated for certain brick repointing within the portico at the Kensington Town Hall.

Town Council Meeting September 12, 2022, 7:00 pm held in person and by Zoom Video Conferencing

The Council met in a Closed Session at 6:00 pm pursuant to State Government Article §3-305(b)(ii)(3), “Closed Session”, to consider the acquisition of real property for a public purpose and matters directly related to the acquisition and to consult with counsel to obtain legal advice pursuant to Article §3-305(b)(ii)(7). Attorney Michele Rosenfeld will research questions pertaining to acquisition options and a meeting will be scheduled to discuss the findings once researched. See attached form – “Statement for Closing a Meeting”.

Mayor Furman, Council Members Bartram, Crimmins, Engle, Lichter, Town Manager Hoffman, Assistant to the Town Manager Marini, and Clerk-Treasurer Engels were present. The Pledge of Allegiance was recited, and a moment of silence was observed.

The Minutes from the August 8, 2022, Town Meeting were reviewed and approved. See Council Actions.

From the Mayor and Town Council

Variance Hearing 10025 Frederick Avenue

A Variance Hearing was held following a request for a two-foot (2') encroachment into the allowed ten (10') foot side yard setback in accordance with Section 5-104 (4) (b), of the Town Code for an addition at 10025 Frederick Avenue.

The property owners, Reva and Aaron Snow, and their architect, Margaret Upton, were present. The proposed addition would add a front entrance, entry room, and reconfigure the bedrooms; the proposed addition exceeds the setback requirements by 15.6 square feet on the southwest front corner due to the angle of the lot.

The Council questioned whether the addition was the minimum necessary to overcome the hardship, the size of the bedrooms, and the reason it was not located in the rear.

Margaret Upton stated due to the configuration of the house, with the bedrooms in the front and no front entranceway, a front addition required the least amount of renovation and provided a front entranceway to the home; and the proposed addition is an "L" shape to minimize the encroachment into the setback.

Town Manager Hoffman stated the adjacent and abutting property owners were notified of the variance request and no comments were received.

There were no comments from the public at the Hearing.

The Council supported the variance request, contingent that the property owners obtain written letter of support for the project by the adjacent property owner. A Resolution will be prepared for the October 11, 2022, Council meeting. See Council Actions.

County Bill 18-22, Noise Control – Leaf Removal Equipment

Montgomery County is proposing a ban on gas-powered leaf blowers and vacuums, which would be enforced under the County's noise ordinance, and apply within the Town of Kensington.

Council Member Bartram reviewed the draft comments to be submitted to the County by September 20, which includes requesting clarification on the type of equipment banned, such as the Town's tow behind gas leaf vacuum; an assessment of the tradeoffs of a gas powered leaf equipment ban; addressing the burden on municipal governments for curbside leaf removal; permitting gas-powered leaf equipment during peak leaf collection period; addressing the racial equity and social justice impact; addressing health aspects; and providing an educational component to include information on reducing leaves by composting.

The Council approved sending a letter with the comments to the County. See Council Actions.

There were no public comments.

Kensington Walktober Event

Council Member Engle stated that the Pedestrian and Bicycling Access & Safety Working Group will be hosting a Walktober Event on Saturday, October 29 (rain date October 30th), which will

center around walking the Connecticut Avenue corridor study area and will review TLC grant recommendations; it will also include a short training on the walkability and audit process for those interested in helping with conducting the walkability audit later this fall.

The Council supported the event.

Green Team

Council Members Lichter and Engle stated the Green Team solicited volunteers and is in the process of planning the first meeting in early October and clarified members could be from outside the Town within the boundaries of the sector plan to provide proper representation.

George Buckwalter suggested noise, an aspect of the environment, be addressed within the Sustainable Maryland designation.

Council Member Engle stated noise and lighting was not referenced in the designation for Sustainable Maryland and he would research it further.

Design Guidelines

Council Member Crimmins discussed whether the Town should update the existing Design Guidelines in conjunction with Thrive and the County's revised General Plan.

Mayor Furman suggested before reviewing the Design Guidelines to address the code relating to land use coverage percentages, defining bay windows, and other areas of the building code.

Council Member Crimmins will discuss with Park and Planning the process and timing to address the Design Guidelines in conjunction with the County' General Plan revision.

Town Manager Hoffman will work on reviewing the building codes of other municipalities and updating the Town's code on land use for further discussion with the Council.

Housing Opportunities Commission (HOC) – Playground Equipment

Mayor Furman stated a request was received from the facilities manager of HOC to request financial support to repair the playground equipment behind the building at 10400 Detrick Avenue.

The Council supported providing grant funding after more information is obtained on the scope and cost of repairs.

Mayor and Council Reports

Council Member Bartram stated the Mobility Traffic Committee will be meeting in mid-October to review traffic issues.

Council Member Engle stated a follow-up meeting will be scheduled with the State Highway Administration (SHA) to discuss the status of previous requests, obtain additional data on the

proposed full signal at Connecticut Avenue and Washington Street, and discuss the Town being designated as an urban core area; thanked Sean Gaiser and GIGS for the professional, organized concert.

The Town will invite the County Council to the GIGS concert on October 15.

Council Member Lichter thanked the Town and KensingtonCAN! for sponsoring the 2nd Annual Back to School Block Party, and thanked Tumbleweed, Kensington Row Bookstore, Servpro, Tyler Whitmore Interiors, and St Paul's Church for donating prizes for the event; noted upcoming Kensington Historical Society history events on September 21 at Town Hall (also by Zoom) and October 8 at the Leonard D. Jackson Community Center; reported the Racial Justice Committee (RJC) met to discuss the hate flyers at St. Paul Park, they have reached out to the MML Montgomery County Chapter to discuss at an upcoming meeting, contacted the Anti-Defamation League on community training, and will be putting together information on the incident and reporting incidents.

Council Member Lichter also stated the Racial Justice Committee and KensingtonCAN! put together and distributed over 200 welcome bags for new apartment residents in the Town.

Council Member Crimmins thanked Andrew Roud and K-Town Ladies for helping with the walking tour the Town hosted with City of Bowie representatives to showcase the Town's successful historic business district along Howard Avenue.

Council Member Crimmins congratulated the Town Crew on the positive comments he received about them.

The Mayor and Council thanked staff and volunteers for the Labor Day Parade and Festival.

Mayor Furman reminded the Council of the upcoming events including the MML Montgomery Chapter Meeting on September 15 by Zoom; KensingtonCAN! Party by the Fountain at Flinn Park on September 22 from 5 to 7; and a Business Meet & Greet with the Mayor and Council on October 4 from 9 to 10.

From the Town Manager and Staff

Town Manager Hoffman stated upgrades at Reinhardt Park and replacement driveway aprons on Washington Street are scheduled for the end of September; and confirmed the October meeting will be moved to Tuesday, October 11, by Zoom, due to the MML Fall Conference.

Public Appearances

Jack Gaffey noted upcoming astronomical events, the Autumnal Equinox on September 22 and the Draconid Meteor Shower on October 7.

Joe Campbell questioned what topics the Mobility Traffic Committee will be considering at their upcoming meeting and suggested reviewing compliance with the 20 mph speed limit and southside rush hour restrictions.

Ordinances, Resolutions, and Regulations

Resolution R-24-2022 was removed from the agenda.

Resolution No. R-25-2022 – A Resolution of the Town Council authorizing the Town Manager to accept the proposal from Rippeon Equipment Company for the purchase of a Kubota V-Series RTV under Sourcewell Quotation #2447851 was presented. See Council Actions.

Town Manager Hofman stated the Kubota V-Series RTV will be purchased under the Sourcewell contract and will be used for various jobs, events, and snow removal.

Resolution No. R-26-2022 – A Resolution of the Town Council authorizing the Town Manager to accept the proposal from Contracting Specialists Incorporated for certain brick repointing within the portico at the Kensington Town Hall was presented. See Council Actions.

Town Manager Hoffman stated this resolution was for additional work, not in the original contract, to saw-cut and repoint the interior face of the veranda columns, return walls, the walkway surface within the portico, and repoint the brick sidewalk along the perimeter of the portico.

Council Actions

Council Member Crimmins moved to approve the Town Meeting Minutes from August 8, 2022. The motion passed unanimously.

Council Member Lichter moved to direct Town Staff to draft a resolution in support of the Variance request for an addition at 10025 Frederick Avenue for approval at the October Town Meeting. The motion passed unanimously.

Council Member Bartram moved to direct Town Staff to use the draft comments to send a letter to the County Council commenting on County Bill 18-22, Noise Control – Leaf Removal Equipment for the County Hearing on September 20. The motion passed unanimously.

Council Member Engle moved to approve Resolution No. R-25-2022 authorizing the Town Manager to accept the proposal from Rippeon Equipment Company for the purchase of a Kubota V-Series RTV under Sourcewell Quotation #2447851. The motion passed unanimously.

Council Member Crimmins moved to approve Resolution No R-26-2022 authorizing the Town Manager to accept the proposal from Contracting Specialists Incorporated for certain brick repointing within the portico at the Kensington Town Hall. The motion passed unanimously.

Council Member Lichter moved to adjourn the meeting at 8:56 pm. The motion passed unanimously.