

August 14, 2023, Town Council Meeting Summary (held by Zoom Video Conferencing)

- Approved the Organizational and Town Meeting Minutes of July 10, 2023.
- Discussed providing additional comments to the Montgomery County Sign Review Board for the proposed Holy Cross Health sign at 10605 Concord Street. The Town will request that the sign comply with the County's height restriction of twenty-six feet (26') for the placement of the proposed sign.
- Approved Resolution No. R-14-2023 – Authorizing a Contract with EMCOR Services Combustioneer for the replacement of two Reznor Duct Heaters within the Drill Hall at the Kensington Town Hall.

Town Council Meeting August 14, 2023, 7:00 pm, held by Zoom Video Conferencing

Mayor Furman; Council Members Bartram, Crimmins, Engle, and Lichter; Town Manager Hoffman; Assistant Town Manager Marini; and Clerk-Treasurer Engels were present. A Moment of Silence was observed.

The Organizational and Town Meeting Minutes from July 10, 2023, were reviewed and approved. See Council Actions.

From the Mayor and Town Council

Beginning September 2023, Town Council meetings will be moved to the second Wednesday of the month and the next Town Meeting is scheduled for Wednesday, September 13, 2023, 7:00 pm, which will be held by Zoom.

Mayor Furman reported that a Work Session will be held on Monday, August 21, 2023, 9:00 am, at Town Hall with the Town Attorney to discuss amending an existing covenant with the property located at 10401 Connecticut Avenue; and to draft a lease agreement with 10509 Summit Avenue, LLC, for 48 public parking spaces at the proposed Flats at Knowles Station development project. The Work Session may be closed to consult with counsel.

Mayor and Council Reports

Council Member Engle reported he is planning the Annual Walktober Event for October 28 and the Town may provide gift cards from local businesses as an incentive for participation.

Council Member Lichter stated the Sustainable Kensington application is under the second review and the Town should know by October on the Bronze designation; and the 3rd Annual Back to School Block Party, sponsored by the Racial Justice Committee, in partnership with KensingtonCAN! and the Town, will be held on August 26 from 2 to 4pm.

Council Member Crimmins reported the Town will be applying for a Community Parks and Playground grant for new surfacing and additional equipment to make the St. Paul Playground more inclusive for those with disabilities.

Mayor Furman reported the Kensington Historical Archives are being moved to renovate the room, and the Town is receiving applications for an archivist; the Town Directory will be mailed out soon; planning has begun for the 130th Anniversary of the Town; and County Councilmember Kate Stewart will be attending the Town's October meeting.

From the Town Manager and Staff

10605 Concord Street

Town Manager Hoffman stated Holy Cross Health Partners will be relocating from 3720 Farragut Avenue to 10605 Concord Street, and they have requested a variance from the County Sign Review Board to allow their existing sign to be moved to a placement height of 47'6". The Montgomery County Sign Review Board has requested the Town comment on the proposal.

Town Manager Hoffman stated, although the sign they are proposing to relocate is compliant with the Town code, an option would be to allow the height they are requesting given they provide a new sign which is aesthetically pleasing and matches existing signage in the area.

The Mayor and Council confirmed the existing sign met the Town code requirements for illumination and concurred to send comments to the Sign Review Board requesting the sign comply with the County's height restriction of 26'6" for the proposed placement on the new location.

Town Drill Hall HVAC System

Town Manager Hoffman discussed the Town Drill Hall HVAC system which needs replacing; he stated a quote was received from the Town's service contractor, EMCOR, for an in-kind replacement of two Reznor Duct Heaters for \$53,107; proposals were also received from two other service providers and a proposal for a heat pump system from Havtech, in conjunction with the Town's energy audit. The other proposals were at higher cost and would not be completed by this winter.

Council Member Engle noted the importance of the energy audit study report which would provide energy savings and ways to finance the complete heat pump system.

The Council discussed the life span of the existing air conditioner along with the need for heat this winter and concurred to move forward with the EMCOR proposal as an interim solution and still pursue the Havtech feasibility design study for a heat pump replacement in 3 to 5 years possibly using the new gas units as an auxiliary system for the heat pump.

Town Manager Hoffman will check with EMCOR to see if the units they are installing could be used as an auxiliary back up to a future heat pump unit.

See Council Actions.

Joe Campbell clarified the proposals were estimates not bids and requested clarification of progress payments listed on the EMCOR proposal/contract.

Town Manager Hoffman stated in this contract, progress payments refer to completion of the installation.

Ordinances, Resolutions, and Regulations

Resolution No. R-14-2023 – A Resolution of the Mayor and Council of the Town of Kensington Authorizing a Contract with EMCOR Services Combustioneer for the replacement of two Reznor Duct Heaters within the Drill Hall at the Kensington Town Hall was presented. See Council Actions.

Town Manager Hoffman stated the Council would need to waive the bid requirements for this contract.

Public Appearances

Joe Campbell requested information on the upcoming Labor Day Parade.

Town Manager Hoffman stated the Annual Labor Day Parade and Festival will be held on September 4, beginning at 10 am.

Mayor Furman stated Jamie Boston will be the Grand Marshal of the Parade.

Council Actions

Council Member Crimmins moved to approve the Organizational Meeting Minutes from July 10, 2023. The motion passed unanimously.

Council Member Crimmins moved to approve the Town Meeting Minutes from July 10, 2023. The motion passed unanimously.

Council Member Bartram moved to adopt Resolution No. R-14-2023 Authorizing a Contract with EMCOR Services Combustioneer for the replacement of two Reznor Duct Heaters within the Drill Hall at the Kensington Town Hall. The motion passed unanimously.

Council Member Bartram moved to adjourn the meeting at 8:11 pm. The motion passed unanimously.