

September 13, 2023, Town Council Meeting Summary

(held by Zoom Video Conferencing)

- Approved the Town Meeting Minutes of August 14, 2023.
- Approved the Closed Session Minutes of August 21, 2023.
- Acknowledged a Closed Work Session was held on Monday, August 21, 2023, with our 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 for 48 public parking spaces at the proposed Flats at Knowles Station development project.
- Supported the American Society of Breast Surgeons Foundation 5K Race scheduled for October 8, 2023, providing the course is revised to limit the number of street closures.
 - The Town staff will work with the race director to revise the course, and the Town will notify residents of the street closures.
- Discussed the proposed Lease Agreement with 10509 Summit Avenue, LLC, with the Town Attorney for 48 public parking spaces at the proposed Flats at Knowles Station development project.
 - A resolution will be presented at the October 11, 2023, Council Meeting.

Town Council Meeting September 13, 2023, 7:01 pm, held by Zoom Video Conferencing

Mayor Furman; Council Members Bartram, Crimmins, Engle, and Lichter; Town Manager Hoffman; Assistant Town Manager Marini; Town Attorney Ferguson; and Clerk-Treasurer Engels were present. A Moment of Silence was observed for longtime Resident and former Council Member, Sharon Scott, who passed away.

The Town Meeting Minutes from August 14, 2023, and the Work Session and Confidential Closed Session Minutes from August 21, 2023, were reviewed and approved. See Council Actions.

From the Mayor and Town Council

Mayor and Council Reports

A Closed Session was held on August 21, 2023, pursuant to State Government Articles §3-305(b)(7), “Closed Session”, to discuss with the Town Attorney amending an existing covenant with the property located at 10401 Connecticut Avenue; and drafting a lease agreement with 10509 Summit Avenue for 48 public parking spaces at the proposed Flats at Knowles Station development project. See attached form – “Statement for Closing a Meeting”.

Council Member Crimmins reported the Brookside Apartments (Frederick Avenue) have been sold to Willco and will be renamed The Glen at Kensington and rented as market rate apartments.

Joe Campbell questioned the sale price and whether there were any expansion plans.

Mayor Furman stated there were no expansion plans at this time and the property is in a flood plain area.

American Society of Breast Surgeons Foundation Race

Andrea Gilde and Ryan Cliche discussed their plans for the American Society of Breast Surgeons Foundation Race on October 8, 2023, and the Town streets requiring closure. The Mayor and Council discussed the course and requested the race organizers revise the course to minimize street closures in Town.

Vintage Clothing and Antique Trade Show Proposal

Assistant Town Manager Marini stated Nicholas McMillan reached out to the Town to see if he could hold multiple Vintage Clothing and Antique Trade Shows in the Town on public property. The Council declined to close Town streets and suggested Mr. McMillan, who was not present, engage with local businesses or work with a private property owner to hold his events.

Council Member Crimmins reported that the ULI Technical Assistance Panel is working on their draft report for the Town.

Council Member Engle stated he is waiting to hear on whether the Town achieved the Bronze Status for Sustainable Kensington; and the Pedestrian and Bicycling Access and Safety Working Group (PBASWG) is planning the Annual Walktober event on October 28 and will be partnering with businesses to provide vouchers for participation.

Council Member Lichter reported the Back-to-School Block Party was successful; and encouraged participation in the 8K Race which will be held on September 23, 2023, and is a fundraiser for the local schools.

From the Town Manager and Staff

Town Manager Hoffman reported he received a vegetation plan from State Highway (SHA) for plantings within median along Connecticut Avenue. The Town will be removing the existing plantings so SHA can move forward with their vegetation plan, which was proposed by SHA prior to COVID.

Mayor Furman and the Council discussed the long-delayed project and suggested SHA invest in providing a better environment to cross Connecticut Avenue with crosswalks, pedestrian lighting, and tree canopy, instead of obstructing the median with vegetation.

Council Member Crimmins reported that he, along with Town Attorney Ferguson, and Town Manager Hoffman, had an informal meeting with Bill Kominers and Bert Donohoe to discuss the existing covenant and the proposed development of the Bakers Union property; and suggested residential development without a retail component and noted concerns over density and traffic. The existing covenant will remain along with outparcel A until they bring forth a project that the Town can fully support.

Ordinances, Resolutions, and Regulations

Resolution No. R-15-2023 was not presented.

Town Manager Hoffman stated Town Attorney Ferguson was present to discuss the proposed lease agreement with 10509 Summit Avenue Ventures, LLC (The Flats at Knowles Station), for 48 public parking spaces, which the Town was awarded a \$800,000 Legislative Bond bill to help offset the cost of the parking structure.

The Council addressed areas in the draft lease with Town Attorney Ferguson for revision by including the location of the 48 spaces, increasing the term of the lease to 20 years, control over parking enforcement, and signage.

Town Attorney Ferguson stated that the Department of General Services (DGS) will release the funds as reimbursement for work that has been completed; and will check further with DGS if the funds can be placed in escrow.

Public Appearances

Joe Campbell requested the status on the Kensington Crossing Project and status on the plans for Joseph Park.

Council Member Crimmins stated the developer at Kensington Crossing is finalizing storm water management plans and should commence construction later this year.

Mayor Furman stated the plans for Joseph Park have been tabled right now to work on other priorities.

Council Actions

Council Member Crimmins moved to approve the Town Meeting Minutes from August 14, 2023. The motion passed unanimously.

Council Member Crimmins moved to approve the Work Session and Confidential Closed Session Minutes from August 21, 2023. The motion passed unanimously.

Council Member Bartram moved to adjourn the meeting at 8:45 pm. The motion passed unanimously.