

November 13, 2024, Town Council Meeting Summary

(held in Person and by Zoom Video Conferencing)

- Approved the Town Meeting Minutes of October 10, 2024.
- Approved the Closed Session Town Meeting Minutes of October 10, 2024.
- Approved the Closed Session Town Meeting Minutes of October 21, 2024.
- Held a Public Comment session with regard to the possible sale of Joseph Park (3420 Plyers Mill Road).
- Acknowledged receipt of the Audit Committee’s Report for Fiscal Year Ending June 30, 2024 (FY24).
- Approved Resolution No. R-22-2024 Proclaiming November to be Municipal Government Works Month in the Town.

Town Council Meeting November 13, 2024, 6:30 pm, held in Person and 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. The Pledge of Allegiance was recited and a moment of silence observed.

The Town Meeting Minutes from October 10, 2024, were reviewed and approved. See Council Actions.

The Closed Session Meeting Minutes from October 10, 2024, and October 21, 2024, were reviewed and approved. See Council Actions.

From the Mayor and Town Council

Closed Session

Town Manager Hoffman acknowledged a Closed Session was held on Monday, October 21, 2024, at 10:02 am pursuant to State Government Article §3-305 (b)(4) and (7), “Closed Session”, to consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State, and to consult with counsel to obtain legal advice with regards to 10509 Summit Ventures, LLC, and the Flats at Knowles Station development project. The Closed Session adjourned at 11:23 am. No actions were taken. See Closed Meeting Form.

Joseph Park

Town Manager Hoffman gave a presentation on 3420 Plyers Mill Road (Joseph Park) and discussed future land acquisitions by the Town. The presentation is available on the Town website and will be included as an attachment to the November 13, 2024, Council Minutes.

Joe Campbell, Zacharey Carmichael (non-resident), Jamie Keller, Sienna Lyon (non-resident), Beth Meyer, Leslie Olson, Alicia Shekter, Lee Shekter, and Andrea Stumpf (non-resident) spoke in opposition to selling Joseph Park.

The above speakers spoke in opposition to selling Joseph Park for the following reasons: historical significance of the Park; stated that it was the last undeveloped parcel in Joseph Park (*EDIT: this*

was incorrectly stated by a speaker); the sentimental value the Park has for the block and community; the potential loss of mature trees and greenspace if the lot were to be developed; there was no clear intention for the proceeds and that selling the Park should be a last resort (*EDIT: the presentation clearly noted that the funds would be allocated to the Property Acquisition fund within the CIP to acquire additional land*); suggested activating the Park by creating a community or pollinator garden, adding benches, or splash pad; and questioned other possible funding sources instead of selling the Park.

John Haines, Rachael Leffler, Arlene Lukacs, and David Romeo asked questions and commented on the possible sale of Joseph Park.

Questions and Comments included addressing traffic in the area of Wheatley Street and Plyers Mill Road; the desired level of funding for property acquisitions in the CIP; potential property acquisitions and timeframe; and the importance of prioritizing spending so taxes are not raised.

Jody Kreiger spoke in support of selling Joseph Park for the following reasons: the Park is not actively used; there is no buffer between the Park and Plyers Mill Road; the proximity to St. Paul Park; and so taxes are not raised.

The audio recording is available at <https://archive.org/details/2024-11-13-Town-Council-Meeting> for additional information.

Mayor Furman thanked the community for their comments and noted a future Public Hearing would be held if the Council decides to move forward with an ordinance to sell the property located at 3420 Plyers Mill Road (Joseph Park).

10528 St. Paul Street Acquisition

Town Manager Hoffman stated that the Town acquired 10528 St. Paul Street on November 1, 2024, as approved by Ordinance No. O-01-2024, for \$1,010,000, plus additional closing costs; ServPro currently leases the property; however, they will be moving to a new location at 3925 Plyers Mill Road in January 2025; Town Manager Hoffman also noted that the Town plans on acquiring the adjacent property at 10526 St. Paul Street, and will use both properties for a new public works facility.

Town Food Waste (Composting) Program

Council Member Engle gave an overview of the Town's plans to establish a food waste program for all residential properties; Sustainable Kensington has been reviewing the options from Compost Crew and Ecology Services Refuse & Recycling, LLC, and the consensus was to recommend Ecology, which uses the Bioenergy Center in Jessup, MD.

Town Manager Hoffman reviewed the cost of the proposed food waste collection program with Ecology and noted that the monthly per unit cost was \$8.07 for the first year of the contract, which may be reduced to \$5.29 per unit, if a neighboring jurisdiction (Chevy Chase View or Garrett Park) were to join the program. The Mayor and Council approved a line item within the FY25 Budget to cover the costs of the proposed food waste collection program, which is estimated to be around \$56,000 for the first year.

The proposed food waste collection contract would initially be for one year, with three additional one-year options. This would allow the Town to evaluate the food waste collection program and determine if the program should continue each year. Additionally, Ecology has stated that if the food waste collection program was successful, the Town could potentially drop the second weekly trash collection with the Town's trash, brush, and recycling contract.

Council Member Bartram noted that it is a different discussion regarding the second trash pick-up as there are many individual factors that may affect the need for the collection.

The Council concurred to move forward with a Resolution at the next meeting for the food waste program with Ecology Services Refuse and Recycling, LLC.

Audit Committee

Town Manager Hoffman acknowledged the receipt of the Audit Committee report accepting the Audit for Fiscal Year ending June 30, 2024.

Public Appearances

Joe Campbell requested the status of re-installing the David Gregg carving in Reinhardt Park.

Leslie Olson inquired about a sign at 10410 Kensington Parkway.

Mayor and Council Reports

Ann Lichter reported that she attended the MML Chapter Meeting and MML Fall Conference, which provided a preview of the state budget and showed a significant shortfall that may impact the Town's budget and the availability of bonds in future years; attended a session at the Conference with the Mayor on artificial intelligence and the possible uses in local government; and noted that the Greenscape Committee met at Ernest Park with Mulheron Tree Experts to address certain trees that need to be pruned or removed; and also reviewed an improved location for the camera at Clum-Kennedy Park.

Council Member Crimmins reported that the newly established Parking Task Force will be meeting in December to review parking in Town, along with preparing an inventory of parking restrictions; a consultant will be hired to determine the correct mix of parking and review parking management systems; the Attainable Housing Strategies Forum went well and allowed for questions and answers from the Planning Staff; noted that he along with the Mayor, are working with other municipalities on proposed amendments to Section 20-509 of the State Code to ensure the Town will be able to apply the Town Code to multifamily units.

Council Member Engle reported the Pedestrian and Bicycling Access & Safety Working Group and the Mobility and Traffic Committee will be meeting on November 18 to focus on the Walkability Audit; the 4th Annual Walktober was very successful with over forty participants along with County Councilmember Glass and SHA Assistant District Engineer Qianyu Hu.

Mayor Furman reported KensingtonCAN! is having a Holiday Party for merchants on November 14 from 6 to 8 at Town Hall; attended a Pepco street light meeting, and if the Town is interested in

pursuing street light options, a meeting will need to be set up with the Town Attorney; and she attended the Open House at Warner Circle to view the construction progress.

From the Town Manager

Town Manager Hoffman reported that the plan for the Hadley Place Storm Drain Improvement Project using ARPA funds has now been finalized. The project will include installation of a new storm drain line of 520 linear feet with a capacity to hold 12,000 gallons of storm water, between Carroll Place (inlet C4-3) to Washington Street (inlet C2-2), along with replacing an existing 21” line between 10202 Carroll Place and 10100 Hadley Place; noted that the Brudis engineering team is working on the final plans for the proposed St. Paul Street Storm Drain Improvement Project, which will alleviate stormwater issues between 3404 University Boulevard and the 10700 block of St. Paul Street, and add a new storm drain line from University Boulevard to McComas Avenue.

The Mayor and Council will have a Closed Session with Town Attorney Ferguson on Friday, November 15, 2024, the time will be determined; and the December Town Meeting will be rescheduled for Wednesday, December 18, 2024, at 7:00 pm, in person and by Zoom video conferencing.

Ordinances, Resolutions, and Regulations

Resolution No. R-22-2024 – A Resolution of the Mayor and Council of the Town of Kensington Proclaiming November to be Municipal Government Works Month in the Town was presented. See Council Actions.

Council Actions

Council Member Engle moved to approve the Town Meeting Minutes from October 10, 2024. The motion passed unanimously.

Council Member Engle moved to approve the Confidential Closed Session Minutes from October 10, 2024. The motion passed unanimously.

Council Member Engle moved to approve the Confidential Closed Session Minutes from October 21, 2024. The motion passed unanimously.

Council Member Lichter moved to adopt Resolution R-22-2024 Proclaiming November to be Municipal Government Works Month in the Town. The motion passed unanimously.

Council Member Bartram moved to adjourn the meeting at 9:26 pm. The motion passed unanimously.