

February 12, 2025, Town Council Meeting Summary

(held by Zoom Video Conferencing)

- Approved the Town Meeting Minutes of January 8, 2025
- Approved the Closed Session Town Meeting Minutes of January 24, 2025.
- Acknowledged a Closed Session was held on January 24, 2025, pursuant to State Government Article §3-305 (b)(7), “Closed Session”, to consult with the Town Attorney with regards to legislative bill MC 116-25 and proposed amendments by the Montgomery County Delegation and Montgomery Planning.
- Held a Public Hearing on Ordinance No. O-01-2025 - Authorizing the Sale of Certain Real Property located at 3420 Plyers Mill Road, Kensington, Maryland, that is no longer needed for a public purpose.
 - *The Public Hearing will remain open until 4:00 pm on Friday, March 7, 2025.*
- Approved Resolution No. R-02-2025 –Authorizing a Contribution in the amount of Forty Thousand Dollars (\$40,000) from the Fiscal Year 2024-2025 (FY25) Budget to the Noyes Children’s Library Foundation for the Restoration and Renovation project at Noyes Children’s Library.
- Approved Resolution No. R-03-2025 –Confirming Appointments made by the Mayor to the Town Ethics Commission.
- Approved Resolution No. R-04-2025 - Authorizing the Donation of a surplus vehicle, 2008 Ford F-250 (1FTNF21538EE35863), from the Public Works Department to the Montgomery County Students Automotive Trades Foundation.
- Approved Resolution No. R-05-2025 –Authorizing the Purchase of a new 2025 Ford F-350 for the Public Works Department, per a Bid Contract (0004504) awarded by Baltimore County, to Apple Ford, LLC, in the amount of \$60,819.30.

Town Council Meeting February 12, 2025, 7:00 pm, held by Zoom Video Conferencing

Mayor Furman; Council Members Bartram, Crimmins, Engle, and Lichter; Town Attorney Suellen Ferguson; Town Manager Hoffman; Assistant Town Manager Marini; and Clerk-Treasurer Engels were present. A moment of silence was observed.

The Town Meeting Minutes from January 8, 2025, were reviewed and approved. See Council Actions.

The Closed Session Meeting Minutes from January 24, 2025, were reviewed and approved. See Council Actions.

From the Mayor and Town Council

Closed Session

The Mayor and Council held a Closed Session on Friday, January 24, 2025, at 9:00 am, pursuant to State Government Article §3-305(b)(7), “Closed Session”, to consult with the Town Attorney with regards to legislative bill MC 116-25 and proposed amendments by the Montgomery County Delegation and Montgomery Planning. The meeting adjourned at 10:00 am. See Closed Meeting Form.

February 18, 2025, Council Work Session

The Mayor and Council will hold a Work Session on February 18, 2025, to discuss the FY26 Budget and legal matters with the Town Attorney.

MC 116-25

Council Member Crimmins and Town Attorney Ferguson explained that Bill MC 116-25 clarifies language so that residential structures with four units or fewer are subject to the additional zoning requirements that municipalities are allowed to regulate, such as setbacks.

Town Attorney Ferguson stated there was support from the Planning Board, County Council, and County Delegation, based on it being a local bill, and should go through without any further amendments.

More Housing N.O.W. Community Meeting

County Councilmembers Kate Stewart, Andrew Friedson, and Natali Fani-González will be scheduling a Community Meeting at the Kensington Town Hall on Monday, March 3, 2025, 7:00 - 8:30pm by Zoom and in person to discuss the proposed More Housing N.O.W legislation.

Council Member Crimmins stated that More Housing N.O.W. is a proposed zoning text amendment, ZTA 25-02, that addresses specific lots along transit corridors to allow high density housing that is more affordable; and in the Town this would apply to six lots on Connecticut Avenue, which would still be subject to the public review process.

Maryland House & Garden Pilgrimage (MHGP) Tour

Mayor Furman stated that the Kensington Historical Society, Noyes Library, and the Town will be participating in the Maryland House & Garden Pilgrimage Tour in June 2026, which will be a Town-wide event to include a luncheon along with house and garden tours. The event will provide fundraising for Noyes Library Foundation.

Mayor and Council Reports

Council Member Engle reported that he, along with Council Member Crimmins, will be recording a public service announcement with Montgomery Municipal Cable to provide information on the new food waste collection program; met with State Highway Administration and are waiting for the results of studies; and the Town has been approached by the Green Bank to partner in resilience activities including storm water management.

Council Member Crimmins reported all EV stations are operational; and the Parking Task Force met January 30, 2025, with Montgomery County's parking division to discuss the best strategies and partnership opportunities.

Al Carr noted that Pepco files a report with the Maryland Public Service Commission with usage data on all their charging stations.

Council Member Lichter reported Sustainable Kensington is assessing the EV charging needs in the Town; the Greenscape Committee has set dates throughout the rest of the year for Weed Warriors and are continuing the work on a refreshed design at Ernest Memorial Park.

Council Member Bartram reminded the Council of the upcoming meeting with the MML Montgomery Chapter and the County Executive which will be held on February 20th.

Mayor Furman stated she testified on February 6 to keep the Sumit Avenue Extended project in the County's CIP.

From the Town Manager and Staff

Town Manager Hoffman stated the contractor has completed the test pits and ordered the structures and forms needed to begin the Carroll Place and Hadley Place Storm drain project; the sidewalk on Howard Avenue is being installed, the guardrail will need to be moved and a pedestrian crosswalk and ramp will be installed at Armory Avenue and Howard Avenue; and the Fiscal Year 2026 Budget will be introduced at the March 12, 2025, Town Council Meeting.

Leslie Olson questioned whether crossing improvements were being made to the west side of Howard Avenue at Connecticut Avenue.

Council Member Engle stated that area was reviewed and due to utility equipment, the sidewalk cannot be extended, but we may be able to explore additional improvements.

Council Member Lichter suggested a bench be installed at the Ride On bus stop along the new sidewalk and suggested holding a Community Budget Forum.

Public Appearances

Leslie Olson stated that Pepco did not clear all of the snow from their sidewalks and some commercial properties do not have addresses available for reporting.

Ordinances, Resolutions, and Regulations

Ordinance No. O-01-2025 – A Public Hearing was held on Ordinance No. O-01-2025 Authorizing the Sale of Certain Real Property located at 3420 Plyers Mill Road, Kensington, Maryland, that is no longer needed for a public purpose. The Public Record will remain open until Friday, March 7, 2025. See Council Actions.

Joe Campbell, Beth Meyer, Leslie Olson, and Alicia Toledano spoke against the sale of Joseph Park. Please see the Audio recording of the February 12, 2025, Council Meeting: <https://archive.org/details/2025-02-12-Town-Council-Meeting>.

Alicia Toledano asked if Town residents had recourse if the Council approved the sale.

Town Attorney Ferguson stated that once the Ordinance is adopted, a petition can be filed before the 28th day following approval, containing the signatures of at least twenty percent of qualified voters for the ordinance to be submitted to referendum (Section 411 of the Town Charter).

Town Manager Hoffman stated the Town received 14 public comments, a letter from the Kensington Historical Society, and a letter from Leslie Olson addressed to the Kensington list serve; the public comment period will remain open until March 7.

Al Carr stated another financing option for municipalities is the Local Government Infrastructure Fund, a program through State of Maryland Department of Housing and Community Development.

Jody Krieger spoke in support of the sale of the Park.

Town Manager Hoffman stated he would determine the estimated building envelope prior to the next Council meeting; and clarified Joseph Park is not in the historic district.

Resolution No. R-02-2025 – A Resolution of the Mayor and Town Council of Kensington Authorizing a Contribution in the amount of Forty Thousand Dollars (\$40,000) from the Fiscal Year 2024-2025 (FY25) Budget to the Noyes Children’s Library Foundation for the Restoration and Renovation project at Noyes Children’s Library was presented. See Council Actions.

Resolution No. R-03-2025 – A Resolution of the Mayor and Town Council of Kensington Confirming Appointments made by the Mayor to the Town Ethics Commission was presented. See Council Actions.

The Resolution is to reappoint Deborah Eckert and Tina Sherman for two-year terms.

Resolution No. R-04-2025 - A Resolution of the Mayor and Council of the Town of Kensington Authorizing the Donation of a surplus vehicle, 2008 Ford F-250 (1FTNF21538EE35863), from the Public Works Department to the Montgomery County Students Automotive Trades Foundation was presented. See Council Actions.

Town Manager Hoffman stated that the 2008 Ford F-250 needed significant repairs, and it is in the best interest to donate the vehicle to the Thomas Edison High School of Technology, as has been done in the past, and purchase a new vehicle.

Resolution No. R-05-2025 – A Resolution of the Mayor and Council of the Town of Kensington Authorizing the Purchase of a new 2025 Ford F-350 for the Public Works Department, per a Bid Contract (0004504) awarded by Baltimore County, to Apple Ford, LLC, in the amount of \$60,819.30 was presented. See Council Actions.

Council Actions

Council Member Engle moved to approve the Town Meeting Minutes from January 8, 2025. The motion passed unanimously.

Council Member Crimmins moved approve the Closed Session Minutes from January 24, 2025. The motion passed unanimously.

Council Member Engle moved to hold the Public Record open on Ordinance No. O-01-2025, Authorizing the Sale of Certain Real Property located at 3420 Plyers Mill Road, Kensington, Maryland, that is no longer needed for public purposes, until Friday, March 7, 2025, at 4 pm. The motion passed unanimously.

Council Member Lichter moved to adopt Resolution R-02-2025 Authorizing a Contribution in the amount of Forty Thousand Dollars (\$40,000) from the Fiscal Year 2024-2025 (FY25) Budget to the Noyes Children's Library Foundation for the Restoration and Renovation project at Noyes Children's Library. The motion passed unanimously.

Council Member Crimmins moved to adopt Resolution R-03-2025 Confirming Appointments made by the Mayor to the Town Ethics Commission to reappoint Deborah Eckert and Tina Sherman for a two-year term. The motion passed unanimously.

Council Member Engle moved to adopt Resolution R-04-2025 A Resolution of the Mayor and Council of the Town of Kensington Authorizing the Donation of a surplus vehicle, 2008 Ford F-250 (1FTNF21538EE35863), from the Public Works Department to the Montgomery County Students Automotive Trades Foundation. The motion passed unanimously.

Council Member Bartram moved to adopt Resolution R-05-2025 Authorizing the Purchase of a new 2025 Ford F-350 for the Public Works Department, per a Bid Contract (0004504) awarded by Baltimore County, to Apple Ford, LLC, in the amount of \$60,819.30. The motion passed unanimously.

Council Member Bartram moved to adjourn the meeting at 8:29 pm. The motion passed unanimously.