June 4, 2026, Town Council Meeting Summary
(held by Zoom Video Conferencing)

- Approved the Town Meeting Minutes of May 13, 2026.
- Approved the Closed Session Meeting Minutes of May 18, 2026.
- Acknowledged a Closed Session was held on May 18, 2026, pursuant to State Government Article §3-305(b)(7), "Closed Session", to consult with the Town Attorney to obtain legal advice with regards to the proposed acquisition of 15,167 square feet from Parcel A of the Kensington Crossing Homeowners Association and the sale of the Town-owned lot at 3420 Plyers Mill Road.
- Announced that Tracey Furman, Nate Engle, and Ann Lichter were declared Elected by the Board of Supervisors of Elections in accordance with Article VII, "Registration, Nominations, and Elections", Section 710, "Conduct of Elections", of the Town Charter.
- Supported the County Sign Variance for 10800 Connecticut Avenue for an illuminated wall sign on the south side of the property.
- Resolution No. R-09-2026 – A Resolution of the Mayor and Council of the Town of Kensington Authorizing a Contract Agreement with Brudis & Associates, Inc., to provide Engineering and Support Services for Drainage Analysis and Storm Drain Design within the area of Kensington Parkway and Frederick Avenue.
    - *The Council voted 3-1 to support Resolution No. R-09-2026; however, the vote required an extra-majority by the Council in order to be approved in accordance with Section 2-405, "Professional Services Contracts", so the Resolution was not adopted.*
- Approved Resolution No. R-10-2026 – A Resolution of the Mayor and Town Council declaring the first Friday in June to be National Gun Violence Awareness Day in the Town of Kensington to honor and remember all victims and survivors of gun violence and to declare that we as a Country must do more to reduce gun violence.
- Held a Closed Session, pursuant to State Government Article §3-305(b)(7), "Closed Session", to consult with the Town Attorney to obtain legal advice with regards to the proposed acquisition of 15,167 square feet from Parcel A of the Kensington Crossing Homeowners Association and the acquisition of 10526 St. Paul Street (Pepco lot).

Town Council Meeting June 4, 2026, 7:00 pm, held by Zoom Video Conferencing
Mayor Furman; Council Members Crimmins, Engle, Lichter, and Sparker; Town Attorney Ferguson; Town Manager Hoffman; Assistant Town Manager Marini; and Clerk-Treasurer Engels were present. A moment of silence was observed.

The Town Meeting Minutes of May 13, 2026, were reviewed and approved. See Council Actions.

The Confidential Closed Session Minutes of May 18, 2026, were reviewed and approved. See Council Actions.

<u>From the Mayor and Town Council</u>

Closed Session – May 18, 2026
The Mayor and Council held a Closed Session on May 18, 2026, at 8:05 am, pursuant to State Government Article §3-305(b)(7) "Closed Session", to consult with the Town Attorney with

regards to the proposed acquisition of 15,167 square feet from Parcel A of the Kensington Crossing Homeowners Association and the sale of the Town-owned lot at 3420 Plyers Mill Road. See Attached Closed Meeting Form.

Town Manager Hoffman noted that the staff is requesting a Closed Session at the end of the meeting for an update by the Town Attorney from the May 18, 2026, Closed Session discussion.

Certification of the June 1, 2026, Town Election
Tracey Furman, Mayor; Nate Engle, Council Member; and Ann Lichter, Council Member; were declared Elected by the Board of Supervisors of Elections in accordance with Article VII, "Registration, Nominations, and Elections", Section 710, "Conduct of Elections", of the Town Charter.

10800 Connecticut Avenue – Sign Review Board Variance
Justin Cook, representing Constanto Group, from 10800 Connecticut Avenue, was present and requested a variance from the Montgomery County Sign Board for a proposed wall sign, which requires comments from the Town prior to the hearing.

The existing 197 square foot channel lettered sign from the south elevation will be removed and replaced with a smaller sign, 34.57 square feet. The previous tenant, Equality Builders, received a variance from the County for a sign in the same location in January 2024.

The Council was supportive of the variance request before the Sign Review Board, as the new sign would be smaller than a previously approved sign.

There were no public comments.

Town Organizational Meeting
The Annual Organizational Meeting was scheduled for July 15th at 6 pm followed by the July Town Meeting at 7 pm. The Mayor and Council concurred to have an August recess.

The Mayor and Council provided their reports and updates. Please refer to the Meeting Audio at the following link:

https://archive.org/details/2026-06-04-Town-Council-Meeting

<u>Public Appearances</u>
Joe Campbell requested an update on the crosswalk marking on Kensington Parkway.

<u>Ordinances, Resolutions, and Regulations</u>
Resolution No. R-09-2026 – A Resolution of the Mayor and Council of the Town of Kensington Authorizing a Contract Agreement with Brudis & Associates, Inc., to provide Engineering and Support Services for Drainage Analysis and Storm Drain Design within the area of Kensington Parkway and Frederick Avenue was presented. See Council Actions.

Town Manager Hoffman stated that a video clip was provided to the Council depicting flooding at 10009 Kensington Parkway, in which a storm drain analysis and design was necessary due to the pending redevelopment of 10005 and 10009 Frederick Avenue. The analysis will allow the Town to provide conditions on the building permits to help mitigate future flooding, along with designing the necessary infrastructure to add storm drain inlets along the 10000 block of Frederick Avenue.

Council Member Engle noted the importance of using a longer flood return period; the use of Kensington Cabin Park, lobbying the county officials regarding this; and bidding out the design for a more innovative approach if successful with use of Kensington Cabin Park.

Council Member Lichter supported moving forward because of the pending development; suggested neighboring property owners be informed; and the need for a bioengineer approach to the solution.

Council Member Sparker stated he supports the Resolution; however, it is a significant sum of money and requested it be bid since competitive bids are required for contracts over $30,000 in accordance with Article 4, Section 2-402 of Kensington's ordinances.

Joe Campbell questioned the number of contracts the Town has with Brudis and whether this will affect the sewer and steam restoration.

Town Manager Hoffman stated the Brudis contract is being carried forward from a prior bid contract that was awarded in 2023 (Resolution No. R-08-2023), and that this resolution requires extra majority approval; and noted that the WSSC mainline sewer repair project was completely independent of the Town's storm water projects.

Council Member Crimmins stated the bidding process would be approximately 4 months.

Council Member Engle questioned if less could be done to be under $30,000.

Town Manager Hoffman stated this project is in line with other projects Brudis has done, and would be the fourth drainage analysis completed by BAI, and that the proposal costs were consistent with the three prior analyses.

Town Attorney Ferguson stated the Town has other options than bidding this out or approving it with an extra majority. The Town Code allows the Town to proceed by adopting a fully bid contract in effect by other governments with similar bidding requirements that covers the same services and pricing; the cost of going out to bid can add to the cost of the project; and this will satisfy that the contract went out to full bid with another jurisdiction.

Resolution No. R-10-2026 – A Resolution of the Mayor and Town Council declaring the first Friday in June to be National Gun Violence Awareness Day in the Town of Kensington to honor and remember all victims and survivors of gun violence and to declare that we as a Country must do more to reduce gun violence was presented. See Council Actions.

Closed Session
Mayor Furman requested a motion to go into Closed Session to discuss updates from Town Attorney Ferguson regarding the Kensington Crossing HOA property and the Pepco property. See Council Actions.

Joe Campbell questioned the reason it was necessary to go into closed session.

Mayor Furman stated it was for an update from the Town Attorney from the last meeting before being taken to the public.

The Council went into Closed Session at 8:42 pm. See Council Actions.

The Closed Session was adjourned at 9:15 pm.

The Town meeting reconvened at 9:15 pm. The Mayor reminded everyone that the Annual Organizational Meeting will be at 6 pm on July 15, 2026, followed by the Town Meeting at 7 pm.

The Town meeting adjourned at 9:16 pm. See Council Actions.

Council Actions
Council Member Crimmins moved to approve the Town Meeting Minutes from May 13, 2026. The motion passed unanimously.

Council Member Crimmins moved to approve the Closed Session Meeting Minutes from May 18, 2026. The motion passed unanimously.

Council Member Crimmins moved to support the County Sign Variance for Constanto Group, 10800 Connecticut Avenue, for a sign on the south side of the property. The motion passed unanimously.

Council Member Crimmins moved to approve Resolution R-09-2026 Authorizing a Contract Agreement with Brudis & Associates, Inc., to provide Engineering and Support Services for Drainage Analysis and Storm Drain Design within the area of Kensington Parkway and Frederick Avenue. The vote was 3-1. Council Member Sparker opposed the Resolution. The Resolution did not pass since an extra-majority vote was required in accordance with Section 2-405, "Professional Services Contracts".

Council Member Engle moved to approve Resolution R-10-2026 declaring the first Friday in June to be National Gun Violence Awareness Day in the Town of Kensington to honor and remember all victims and survivors of gun violence and to declare that we as a Country must do more to reduce gun violence. The motion passed unanimously.

Council Member Sparker moved to close the meeting at 8:42 to discuss updates from the Town Attorney. The Motion was seconded by Council Member Crimmins. The Motion passed unanimously. Mayor Furman stated that the Mayor and Council will come back into open session.

The Closed Session adjourned at 9:15 pm.

The Town Meeting reconvened at 9:15 pm.

Council Member Crimmins moved to adjourn the Town meeting at 9:16 pm. The motion passed unanimously.

Form of Statement for Closing a Meeting

Location: **Town Hall, 3710 Mitchell Street**
Kensington, Maryland 20895

Date: June 4, 2026
Time: 8:42 pm

Vote to go into closed session for the reasons set out below:

Motion By: Council Member Sparker
Seconded By: Council Member Crimmins

Vote to Close Session:

	AYE	NAY	ABSTAIN
Council Member Crimmins	[x]	[ ]	[ ]
Council Member Engle	[x]	[ ]	[ ]
Council Member Lichter	[x]	[ ]	[ ]
Council Member Sparker	[x]	[ ]	[ ]

Other persons present for closed session:
[x] Mayor Tracey Furman [x] Town Attorney Suellen Ferguson
[x] Town Manager Matthew Hoffman [x] Clerk Treasurer Susan Engels
[x] Assistant Town Manager Alex Marini

STATUTORY AUTHORITY TO CLOSE SESSION

AUTHORITY UNDER STATE GOVERNMENT ARTICLE §3-305(b) TO CLOSE THIS MEETING. PLEASE CHECK ALL THAT APPLY:

(1) [ ] To discuss:

(i) The appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction; or

(ii) Any other personnel matter that affects one or more specific individuals.

(2) [ ] To protect the privacy or reputation of individuals with respect to a matter that is not related to public business.

(3) [ ] To consider the acquisition of real property for a public purpose and matters directly related thereto.

(4) [ ] To consider a preliminary matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State.

(5) [ ] To consider the investment of public funds.

(6) [ ] To consider the marketing of public services.

(7) [x] To consult with counsel to obtain legal advice.

(8) [ ] To consult with staff, consultants, or other individuals about pending or potential litigation.

Over

(9) [ ] To conduct collective bargaining negotiations or consider matters that relate to the negotiations.

(10) [ ] To discuss public security, if the public body determines that public discussions would constitute a risk to the public or public security, including:

(i) the deployment of fire and police services and staff; and
(ii) the development and implementation of emergency plans.

(11) [ ] To prepare, administer or grade a scholastic, licensing, or qualifying examination.

(12) [ ] To conduct or discuss an investigative proceeding on actual or possible criminal conduct.

(13) [ ]To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter.

(14) [ ] Before a contract is awarded or bids are opened, discuss a matter directly related to a negotiation strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.

(15) [ ] To discuss cybersecurity, if the public body determines that public discussion would constitute a risk to "(i) security assessments or deployments relating to information resources technology"; (ii) "network security information," such as information that is related to passwords, personal ID numbers, access codes, encryption, security devices, or vulnerability assessments or that a governmental entity collects of maintains to prevent, detect, or investigate criminal activity; or (iii) "deployments or implementation of security personnel, critical infrastructure, or security devices."

TOPICS TO BE DISCUSSED: Acquisition of 15,167 square feet from Parcel A of the Kensington Crossing Homeowners Association and 10526 St. Paul Street (Pepco property)

TOPICS DISCUSSED: Acquisition of 15,167 square feet from Parcel A of the Kensington Crossing Homeowners Association and 10526 St. Paul Street (Pepco property)

ACTION TAKEN:

No Action was taken.

VOTE TO ADJOURN CLOSED SESSION:

Motion by: Council Member Lichter Second by: Council Member Engle
Time adjourned: 9:15 pm

Tracey Furman, Mayor
Signature of Presiding Officer