September 16, 2026, Town Council Meeting Summary
(held in Person and by Zoom Video Conferencing)

- Approved the Confidential Closed Session Minutes of June 4, 2026
- Approved the Town Organizational Meeting Minutes of July 15, 2026
- Approved the Town Meeting Minutes of July 15, 2026
- Approved the Special Town Meeting Minutes of September 11, 2026
- Approved the Public Closed Session Minutes of September 11, 2026
- Approved the Confidential Closed Session Minutes of September 11, 2026
- Announcement of Violation and Oral Summary of Open Meetings Compliance Board Decision 20-OMCB-265
- Acknowledged a Closed Session was held on September 11, 2026, pursuant to General Provisions Article §3-305(b)(1) and (7), "Closed Session", Code of Maryland, to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction; or any other personnel matter that affects one or more specific individuals; specifically to discuss the process to fill the Town Manager position; and a separate employee issue involving a specific individual and to consult with counsel to obtain legal advice concerning same.
- Held a Variance Hearing for 10311 Summit Avenue for an encroachment of one-foot (1') into the required side yard setback on the northeast side of the property for a proposed addition in accordance with Section 5-104, "Building Lines", of the Town Code.
    - *The Council moved to approve the Variance. A Resolution in support of the Variance will be prepared for approval at the October 21, 2026, Council Meeting.*
- Approved Resolution No. R-11-2026 – A Resolution Confirming the Appointment of Anne-Marie Turner and the re-Appointment of Mike Henehan and Michael Gordon to the Development Review Board.
- Moved to enter into a Closed Session pursuant to General Provisions Article §3-305(b)(7), "Closed Session", Code of Maryland, to consult with counsel to obtain legal advice regarding the proposed acquisition of Parcel A of the Kensington Crossing Homeowners Association.

Town Council Meeting September 16, 2026 7:06 pm (held in Person at Kensington Town Hall 3710 Mitchell Street, Kensington, MD and by Zoom Video Conferencing)

Mayor Furman; Council Members Crimmins, Engle, Lichter, and Sparker; Town Attorney Ferguson; Assistant Town Manager Marini; Assistant to the Town Manager Curran and Clerk-Treasurer Engels were present. The Pledge of Allegiance was recited and a moment of silence observed.

Mayor Furman read a letter the Town received from James Anderson's family member.

The following Minutes were reviewed and approved:
Confidential Closed Session Minutes of June 4, 2026; Town Organizational Meeting Minutes of July 15, 2026; Town Meeting Minutes of July 15, 2026; Special Town Meeting Minutes of

September 11, 2026; Public Closed Session Minutes of September 11, 2026; and Confidential Closed Session Minutes of September 11, 2026. See Council Actions.

From the Mayor and Town Council

Announcement of Violation and Oral Summary of Open Meetings Compliance Board Decision 20-OMCB-265
Mayor Furman read the summary of the Open Meetings Compliance Board Opinion.

Joe Campbell inquired about the complaint and questioned who was responsible.

Council Member Crimmins stated processes are being put in place to comply with the recommendations in the opinion.

Acknowledge Years of Service
The Mayor and Council acknowledged 30 Years of Service to the Town by Shirley Watson, Facilities Manager and 25 Years of Service to the Town by Susan Engels, Clerk-Treasurer.

Closed Session – September 11, 2026
The Mayor and Council held a Special Town Council Meeting for the purpose of a Closed Session on Friday, September 11, 2026, pursuant to General Provisions Article §3-305(b)(1) and (7), "Closed Session", Code of Maryland, to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom it has jurisdiction; or any other personnel matter that affects one or more specific individuals; and specifically to discuss the process to fill the Town Manager position. Closed Session Public Minutes are attached.

10311 Summit Avenue – Variance Hearing
The property owners, Kristi Pappalardo and Kevin Jones, were present and requested a Variance for an encroachment of one-foot (1') into the required side yard setback on the northeast corner of the property for a proposed screened in deck in accordance with Section 5-104, "Building Line", of the Town Code.

The Council supported the variance based on the position of the house in relation to the lot line and confirmed only the rear corner of the addition is one-foot (1') into the required setback and is the minimum necessary. A Resolution in support of the Variance will be prepared for approval at the October 21, 2026, meeting. See Council Actions.

There were no public comments.

Walker Consultants Parking Analysis Update
Council Members Lichter and Sparker gave an update on the draft parking analysis from Walker Consultants, the highlights of the draft recommendations include improving wayfinding signage, both physical and digital; upgrading technology, moving to digital handheld systems; targeting curbside management, adjust parking limits combined with enforcement; and examining public/private partnerships.

Walker Consultants will present their final analysis and recommendation report prior to the October Town Meeting on October 21 at 6 pm.

Joe Campbell noted that Walker Consultants emphasized the importance of enforcement; and suggested short-term parking violations for intermittent hot spots in Town.

3420 Plyers Mill Road (Joseph Park)
An updated appraisal was received with the value of $560,000. The Council supported listing the property on Bright MLS for $560,000 and have staff initially review any contracts. The listing will be drafted for Council review at the October meeting and include any conditions on the property.

Council Member Crimmins stated throughout discussions on this property he has disclosed that the property abuts the backyard of his property; and he inquired with the Town Attorney if any conflict existed to vote on a contract for sale. Town Attorney Ferguson suggested he could request an advisory opinion from the Ethics Commission.

10400 Detrick Avenue
Council Member Crimmins stated he along with Mayor Furman, Council Member Engle, and Assistant Town Manager Marini met with MCPS regarding the former HOC property. MCPS is requesting the Town work with them to keep the public amenities, skate park, playground, and green space maintained and available to the public.

The Council supported exploring a short-term MOU to upgrade the public amenities and finding out more information on the cost of the upgrades, maintenance, and insurance for the skate park and playground; and discussed other alternatives including partnering with MCPS on a state bond bill.

The Town will meet again with MCPS to discuss an MOU and include Kensington Estates.

Al Carr commented on the property and stated MCPS maintains playgrounds at other similar sites.

Doorways to Democracy: An Art Exhibition
Carrie Witkop presented information about a community art project "Doorways to Democracy", which is a collection of decorated doors by local artists; and requested approval to display the doors which will be for sale for $500 to benefit the League of Women Voters. The Council supported the one-day art exhibit at the M&T lot on October 24.

<u>Ordinances, Resolutions, and Regulations</u>
Resolution No. R-11-2026 – A Resolution of the Mayor and Council of the Town of Kensington Confirming the Appointment of Anne-Marie Turner and the re-Appointment of Mike Henehan and Michael Gordon to the Development Review Board was presented. See Council Actions.

Resolution No. R-12-2026 – A Resolution of the Mayor and Council of the Town of Kensington Authorizing a Contract with Shorb Landscaping for Landscape Maintenance Services at Clum

Kennedy Park was not presented. Resolution No. R-12-2026 will be presented at a future meeting pending further review by the Town attorney.

Mayor and Council Reports
Council Member Sparker stated Walktober will be held every weekend in October and will include a food and restaurant walk on October 3, transportation walk on October 10, infrastructure improvements walk on October 17 and an art walk on October 24, along with a youth-focused walk on October 31; and reported the quarterly meeting was held with SHA to address progress on improvements; the addition of a light on University Boulevard at St. Paul Street is scheduled to begin in 2028.

Council Member Lichter stated improvements have been made at Ernest Memorial Park including lighting, flagpoles, and benches; the Willow Oak tree had to be removed due to decay and falling limbs; and new plantings for the Park are coming; and the Back to School Block Party had a great turnout and went well.

Council Member Engle stated he will be submitting an application to enter the Town's food waste collection program for the Maryland Municipal League achievement awards.

Council Member Crimmins thanked everyone for the successful Labor Day Parade and Festival; and reported the contract purchaser of 10410 Kensington Parkway held a community meeting, the owners are in the preapplication process to review converting the office building into 19 townhouses; once an application is submitted the Development Review Board will coordinate a meeting.

Public Appearances
Joe Campbell requested the excerpts from the Open Meeting Compliance Board be published in the Around Town Journal and asked with whom responsibility resides; suggested a panel including Residents to hire a new Town Manager; and congratulated Acting Town Manager Marini on her new position.

The Mayor and Council adjourned to the Closed Session. See Council Actions.

Council Actions
Council Member Engle moved to amend the agenda to add the Pledge of Allegiance. The motion passed unanimously.

Council Member Crimmins moved to approve the Confidential Closed Session Minutes of June 4, 2026. The motion passed unanimously.

Council Member Crimmins moved to approve the Organizational Meeting Minutes of July 15, 2026. The motion passed unanimously.

Council Member Crimmins moved to approve the Town Meeting Minutes of July 15, 2026. The motion passed unanimously.

Council Member Crimmins moved to approve the Special Town Meeting Minutes of September 11, 2026. The motion passed unanimously.

Council Member Crimmins moved to approve the Public Closed Session Minutes of September 11, 2026. The motion passed unanimously.

Council Member Crimmins moved to approve the Confidential Closed Session Minutes of September 11, 2026. The motion passed unanimously.

Council Member Crimmins moved to support the variance and prepare a Resolution for approval at the next meeting for an encroachment of one-foot (1') on the northeast corner of the property at 10311 Summit Avenue. The motion passed unanimously.

Council Member Engle moved to approve Resolution R-11-2026 Confirming the Appointment of Anne-Marie Turner and the re-Appointment of Mike Henehan and Michael Gordon to the Development Review Board. The motion passed unanimously.

Council Member Lichter moved to enter into a closed session at 9:31 pm pursuant to General Provisions Article §3-305(b)(7), "Closed Session", Code of Maryland, to consult with counsel to obtain legal advice regarding the proposed acquisition of 15,167 square feet from Parcel A of the Kensington Crossing Homeowners Association and not return to open session. The motion was seconded by Council Member Sparker. The motion passed unanimously.

Form of Statement for Closing a Meeting

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

Date: September 11, 2026
Time: 9:05 am

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 GENERAL PROVISIONS ARTICLE §3-305(b) TO CLOSE THIS MEETING. PLEASE CHECK ALL THAT APPLY:

(1) [X] 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:
Personnel Matters: discussion of process to fill the Town Manager position; a separate employee issue involving a specific individual

Consult with counsel to obtain legal advice re: said personnel issues

TOPICS DISCUSSED
Process to fill Town Manager position, separate employee issue involving specific employee

ACTION TAKEN

Councilmember Crimmins will be point person for Town Manager Search

VOTE TO ADJOURN CLOSED SESSION:

Motion by: Council Member Lichter Second by: Council Member Sparker
Time adjourned: 10:21 am

Tracey Furman, Mayor
Signature of Presiding Officer

Form of Statement for Closing a Meeting

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

Date: 9/16/26
Time: 9:31 pm

Vote to go into closed session for the reasons set out below:
Motion By: Council Member Lichter Seconded By: Council Member Sparker
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] Assistant Town Manager Alex Marini [X] Clerk Treasurer Susan Engels X Assistant to the Town Manager Brooke Curtan

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STATUTORY AUTHORITY TO CLOSE SESSION

AUTHORITY UNDER GENERAL PROVISIONS 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.

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(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
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(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.

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TOPICS TO BE DISCUSSED:

Citation (insert # from above)	**Topic** ***We expect to discuss these matters*:**	**Reason for closed-session discussion of topic - *We are closing the meeting to discuss this topic because*:**
§3-305(b)(7)	***1. Acquisition of Parcel A of the Kensington Crossing Homeowners Association***	**We are seeking advice from the attorney on legal matters with respect to acquisition of this property and do not want to waive attorney-client privilege or make public our legal strategy**
§3-305 (b)(*)		
§3305 (b)(*)		

TOPICS DISCUSSED:

Council received legal advice from a Horney re: acquisition of Parcel A - Kensington Crossing Homeowners Association

ACTION TAKEN

A Horney was given instructions of how to proceed re: negotiations

VOTE TO ADJOURN CLOSED SESSION:

Motion by: Council Member Crimmins Second by: Council Member Sparker

Time adjourned: 9:48 pm.

Tracey Furman, Mayor
Signature of Presiding Officer