

Westphalia Central Park

Implementation Meeting Agenda

December 18, 2024 – 5:30-7:00 PM

Agenda

- A. Welcome (10 minutes) – Bill Tyler
 1. Welcome
 2. Committee Members reintroduce themselves.
 3. Reintroduce Sonja Ewing (Division Chief) and Kristen Maneval (Office of the General Counsel, M-NCPPC for the Department of Parks and Recreation)
 4. Approval of 3/28/2024 Meeting Minutes
- B. Westphalia Central Park Updates (5 minutes)
 1. SHF – Phase I – Basim Kattan (10 minutes)
 - a. Status of Recreation Facilities Agreement.
 - b. Status of amended and restated escrow agreement.
 - c. Status of restated Contribution Agreement.
 - d. Status of Pay Request for Rough Grading (Phase 1A).
 - e. Status of 1B Design and Construction Documents
 - f. Filling in of existing on-site well.
 - g. PEPCO Switchyard.
- C. M-NCPPC Planning and Development Update (5 Minutes)
 1. Andrew Bishop
 - a. Approved Applications
- D. M-NCPPC Project Update (10 minutes)
 1. Sonja Ewing
 - a. Permits / Park Club Fee Contribution
 - b. Next Implementation Committee Meeting
 - c. Next Community Meeting
 - d. Next Steps
- E. M-NCPPC Development Update (10 minutes)
 1. Brad Bartell
 - a. Trail access from adjacent properties
 - b. Existing on-site well
 - c. SHF requests that PEPCO switchyard be located on M-NCPPC property
 - d. Preparing Tennis Facility Design and Construction Documents with Dewberry
 - e. Preparing Dog Park and Community Garden Design and Construction Documents with Dewberry



- f. Preparing Maintenance and Park Police Area with Dewberry
- g. Preparing Skate Park scope of work and contract with American Ramp Company
- F. Park Club Forecast (Houses, Retail Update) (10 min)
 - 1. SHF – Basim Kattan (3 minutes)
 - a. Permits / Park Club Fee Contribution
 - 2. WTC - Bill Shipp (3 minutes)
 - a. NO UPDATE
 - 3. Stanley Martin Homes - Tom Haller (4 minutes)
 - a. NO UPDATE
- G. Agency Updates (10 minutes)
 - 1. DPIE - Mary Giles (4 minutes)
 - a. NO UPDATE
 - 2. DPWT – Victor Weissberg (3 minutes)
 - a. NO UPDATE
 - 3. DOE – Andrea Crooms (3 minutes)
 - a. NO UPDATE
- H. Citizens (15 minutes)
 - 1. Update (3 minutes)
 - 2. Questions (12 minutes)
- I. Discussion (10 minutes)
- J. Summary (5 minutes)
 - 1. Meeting wrap-up and next steps
 - 2. Next Meeting Date, Time, and Location?



Handouts

- 1. Agenda
- 2. PPT sign-up Sheet to have PPT e-mailed, if desired

