

Mayor Tracey Furman

**Council Member Darin Bartram
Council Member Nate Engle**



**Council Member Conor Crimmins
Council Member Ann Lichter**

Released: July 8, 2022

**Monday, July 11, 2022
Organizational Meeting, 5:00 pm**

To be held in person at the Kensington Town Hall

CALL TO ORDER

THE MAYOR AND TOWN COUNCIL

1. Mayor Pro Tempore: Motion to name a Mayor Pro Tem from the Town Council.
2. Designate Council Committee assignments for Fiscal Year 2022-2023:
 - **Auditing Committee:** Chair and Co-Chair
 - **Board of Supervisors of Elections:** Council Liaison
 - **Ethics Commission:** Council Liaison
 - **Greenscape Committee:** Chair and Co-Chair
 - **Development Review Board:** Chair and Co-Chair
 - **Mobility and Traffic Committee:** Chair and Co-Chair
 - **Business Community Liaison:** Council Liaison
 - **Montgomery County Public Schools Liaison:** Council Liaison
3. Discuss Town Council Schedule and format for Fiscal Year 2022-2023.
4. Discuss Council priorities for Fiscal Year 2022-2023.

**Monday, July 11, 2022
Town Council Meeting, 7:00 pm**

The Town Council Meeting will be held in person at the Kensington Town Hall and through the Zoom Video Conferencing application.

The Council Meeting will begin at 7:00 pm. For those wishing to access meeting through Zoom, please use the following Zoom Video Conferencing link:

<https://us02web.zoom.us/j/88609521988?pwd=K3JtOUlOVVBrR3c1ZEVSQmFNY0JPQT09>

Meeting ID: 886 0952 1988

Password: 864371

**Town of Kensington 3710 Mitchell Street Kensington, MD 20895
Phone 301.949.2424 Fax 301.949.4925
www.tok.md.gov**

Or you may join the meeting by calling: +1 301 715 8592 US (Washington D.C) and entering the Meeting ID and Password above.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

APPROVAL OF MINUTES

Town Council Meeting Minutes of June 7, 2022

THE MAYOR AND TOWN COUNCIL

1. Auditing Committee:

- a. Acknowledge the appointment of Jeff Capron, Paul Sexton, and Kerry Thompson to the Auditing Committee for a one-year term.

2. GIGS Courtyard Proposal for Fall Concerts:

- a. Discuss and review GIGS' proposal for fall concerts between September 10 and November 12.

3. State Highway Administration (SHA) Meeting Update:

- a. Update from the Town's June 30 meeting with the State Highway Administration.

THE TOWN MANAGER AND STAFF

Town Hall Veranda and Parapet Update

PUBLIC APPEARANCES

(The public is invited to speak on any subject that is not a topic on tonight's agenda)

ORDINANCES, RESOLUTIONS, AND REGULATIONS

(Ordinances, resolutions, and regulations to be introduced or adopted following appropriate procedures required by the Town Code; or resolutions that may require discussion by the Mayor and Council prior to approval)

1. **Resolution No. R-16-2022** – A Resolution of the Mayor and Town Council of Kensington Supporting Participation In the Sustainable Maryland Municipal Certificate Program.
2. **Resolution No. R-17-2022** – A Resolution of the Mayor and Council of the Town of Kensington Authorizing the Town Manager to accept the proposal from Ricci Drywall & Painting Co., Inc., for certain drywall repair and painting at the Kensington Town Hall.
3. **Resolution No. R-18-2022** – A Resolution of the Mayor and Town Council Authorizing the Town Manager to establish 'No Parking Anytime' signs along the east side of the 10000 block of Kensington Parkway (Access Road) from Frederick Avenue to 45' northward.
4. **Resolution No. R-19-2022** – A Resolution of the Mayor and Town Council Authorizing the Town Manager to establish 'No Parking or Standing' along the east side of the 10400 block of Armory Avenue from Mitchell Street to 30' north; and '2-Hour Parking, 7:30 am – 5:30

Town of Kensington 3710 Mitchell Street Kensington, MD 20895
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pm, Mon-Fri' along the west side of the 10400 block of Armory Avenue from 25' south of Knowles Avenue to 40' north of Mitchell Street.

5. **Resolution No. R-20-2022** - A Resolution of the Mayor and Town Council Authorizing the Town Manager to establish '2-Hour Parking, 7:30 am – 5:30 pm, Mon-Fri' along the north side of Mitchell Street from 25' west of Fawcett Street to 40' east of Armory Avenue, with the exception of the following restriction zones: 1) Two 'Reserved Parking' (ADA) zones along the north side of Mitchell Street of 20' length each located between Armory Avenue and Fawcett Street; 2) One 'No Parking Anytime' (loading area) zone along the north side of Mitchell Street of 20' length between Armory Avenue and Fawcett Street.

ADJOURNMENT

(The Mayor and Council may move to close the meeting and may move to reopen the meeting)

THE NEXT SCHEDULED MEETING(S) OF THE MAYOR AND TOWN COUNCIL WILL BE HELD:

The Monday, August 8, 2022, 7:00 pm, Council Meeting will be held entirely on Zoom.

Intro/Overview

GIGS Courtyard is proposing the following new structure/business plan for the Fall 2022 season:

- From Saturday, September 10th through Saturday, November 12th, 2022, GIGS Courtyard will be open every Saturday from 6:30-10:30pm.
- We intend to host likely 1-2 (but no more than three) large-scale, ticketed (age 21+) events at GIGS Courtyard, similar to the events we have produced in the past.
- For each of the Saturdays in the Fall 2022 season on which large ticketed events are not being held, we will plan to open GIGS Courtyard to the general public (all ages), free of charge.
 - On these Saturdays, we will book an acoustic musical act. Solo musicians, duos, and trios will perform at a much lower decibel than our previous larger shows.
 - Food and drinks will be available for purchase within the Courtyard. Seated tables and high tops will be scattered throughout the venue.
 - On some Saturdays, we are interested in hosting GIGS student showcases for the first part of the evening. A professional musician will be booked to perform during the second (later) part of the evening.
- The main objective of this new model will be to offer all Kensington residents the chance to enjoy low-key live music, food & drink, and great ambiance every Saturday at GIGS Courtyard. By involving GIGS students/families and collaborating with local businesses (Frankly Pizza, Baby Cat Brewery), we aim to create an inclusive, family-friendly, and creative environment for our community to enjoy.

Facility/Layout for Non-Ticketed Open Saturdays

(see Attachment A)

- All guests will be permitted to enter GIGS Courtyard free of charge. Guests will be carded upon entry (at the main GIGS driveway), and adults 21+ will be given a wristband by a GIGS staff member that will allow them to purchase alcohol within the venue.
- We will use the gray doorstep and steps to the right side of 3760 Howard Ave as the performance stage (see [HERE](#)).
- Tables, chairs, and high tops will be scattered throughout the Courtyard for guests to enjoy food & drinks while listening to the music. If possible, we are hoping to borrow plastic tables and chairs from Town Hall as we have done with past events at GIGS Courtyard and Warner Circle Park.
- For guests' safety and legal reasons, the second driveway leading into the Courtyard will now remain open to act as an egress.
- While the main entrance/front door to GIGS (on Howard Avenue) will remain locked, we will have the back doors on our second floor balcony open for guests to access our indoor restrooms.

- GIGS Courtyard will now be dog friendly (for friendly dogs)! All dogs must be kept on a leash at all times.
- We will debut a brand new mural by Kensington artists Nicole Bourgea and Ricky Sears at the entrance to GIGS Courtyard. We have already received approval for this plan from our landlady, Jo Ann Parker, and will continue to work in conjunction with her to develop a final design.
- Games such as cornhole and hook & ring will be featured in/around the second driveway and carport area.
- We will be partnering with Frankly Pizza each Saturday to sell their pizzas by the slice.
- At the back of the Courtyard, GIGS will sell alcohol (beer, wine, and seltzers) purchased from Montgomery County ABS. While our drink menu may change from week to week over the course of the season, every Saturday, we will feature a rotating selection of beers from our primary craft beer partner/Kensington neighbor, Baby Cat Brewery.
- As always, we will have a professional security presence on site to ensure a safe and positive experience for all guests.

Music

Every Saturday, GIGS will book an artist to perform at the Courtyard. Performances will be limited to 1-3 musicians and will be acoustic in nature (no drums or major amplification). Instead of the expansive, concert-style sound system used at previous GIGS Courtyard shows, we will implement a modest setup of a few simple speakers. This will significantly decrease the sound level in the neighboring streets. The addition of regular performances from GIGS students throughout the season will foster a family-friendly environment for families and residents of all ages.

Food Partnership

Frankly Pizza has agreed to be the official and exclusive food vendor of GIGS Courtyard for the Fall 2022 season. GIGS will receive a large quantity of pizzas from Frankly Pizza at opening time each Saturday and will sell them to guests by the slice throughout the evening.

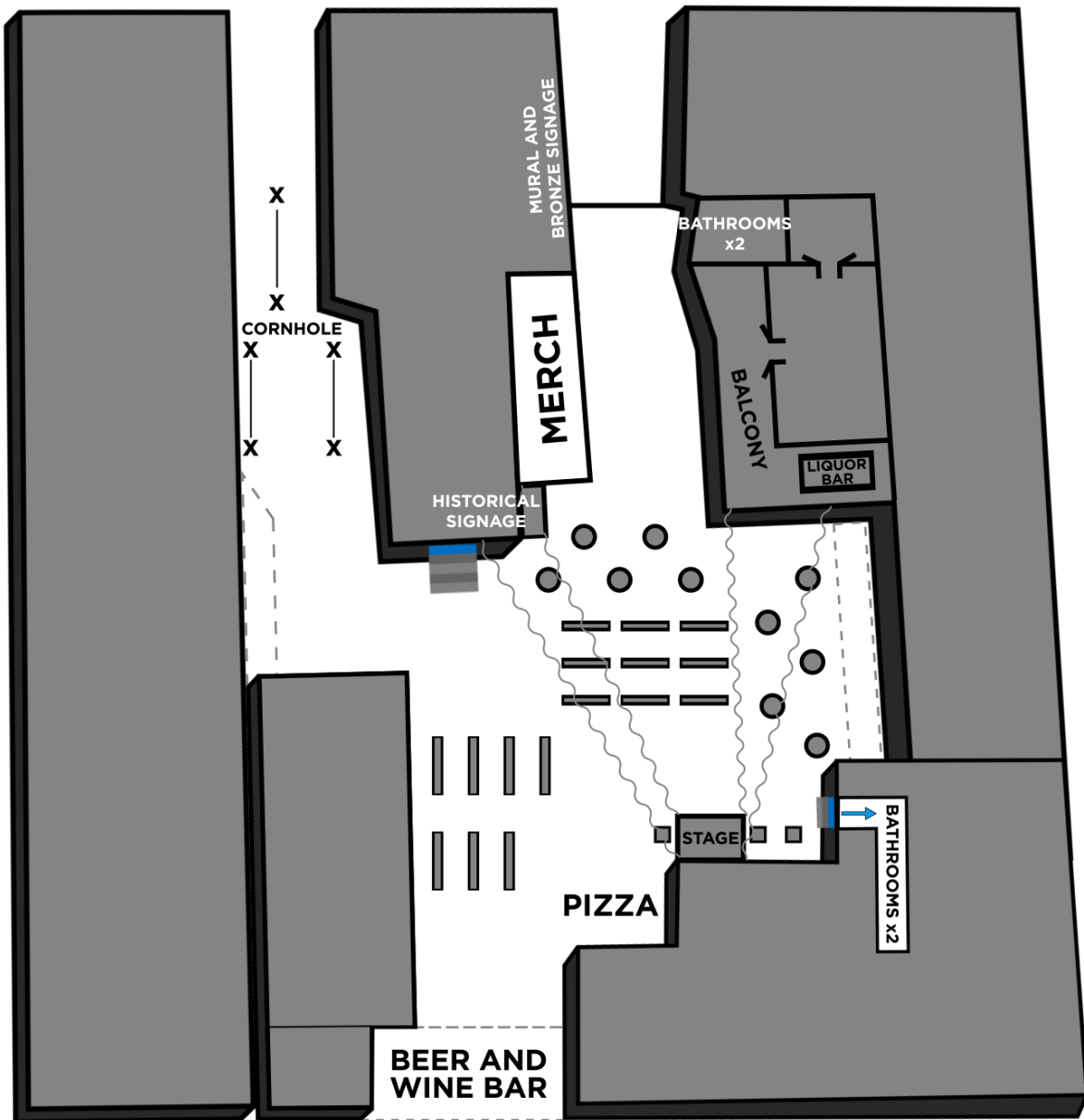
Beer Partnership

BabyCat Brewery has agreed to partner with GIGS Courtyard for the Fall 2022 season. Each Saturday, BabyCat will provide a rotating selection of their beers via kegs/draft pours. "GIGS Courtyard IPA," a custom-brewed collaboration between GIGS & BabyCat, will be sold at every show throughout the Fall 2022 season to celebrate this exciting new partnership. GIGS and BabyCat will work together to ensure that all Montgomery County ABS rules are being adhered to.

Summary

We are confident that these changes to GIGS Courtyard would build upon the success of our current seasonal events model and also provide Kensington with a sense of community & culture of inclusivity. All are welcome at GIGS Courtyard! With free entry to non-ticketed shows, we hope for GIGS Courtyard to become a place where **everyone** can enjoy live music and great vibes with friends, family, and neighbors. Our partnerships with Frankly...Pizza! and BabyCat Brewery will bring increased sales & heightened awareness of these two local businesses, and ultimately will further Kensington's growing reputation as a dynamic and up & coming business district.

ATTACHMENT A





3760

HOME OF
**ANTIQUE
MARKET**

ENTRANCE

SPLIT PERSONALITY

LA COLLECTION

OLD IS NEW AGAIN

CHERYL'S COLLECTIBLES

JOYFUL HEART RECLAIMED

Resolution No. R-16-2022

Adopted:

A Resolution of the Mayor and Town Council of Kensington Supporting
Participation In the Sustainable Maryland Municipal Certificate Program.

WHEREAS, a sustainable community seeks to optimize quality of life for its residents by ensuring that its environment, economic and social objectives are balanced and mutually supportive; and

WHEREAS, the Town of Kensington strives to save tax dollars, assure clean land, air and water, improve working and living environments as steps to building a sustainable community that will thrive well into the new century; and

WHEREAS, the Town of Kensington hereby acknowledges that the residents of Kensington desire a stable, sustainable future for themselves and future generations; and

WHEREAS, the Town of Kensington wishes to support a model of government which benefits our residents now and far into the future by exploring and adopting sustainable, economically-sound, local government practices; and

WHEREAS, as elected representatives of the Town of Kensington, we have a significant responsibility to provide leadership which will seek community-based sustainable solutions to strengthen our community:

Now, Therefore, Be It Resolved that to focus attention and effort within the Town of Kensington on matters of sustainability, the Mayor and Town Council wishes to pursue local initiatives and actions that will lead to Sustainable Maryland Municipal Certification.

Now, Therefore, Be It Further Resolved by the Mayor and Town Council of Kensington that we do hereby authorize the Town Manager to serve as the Town of Kensington's agent for the Sustainable Maryland Municipal Certification process and authorize the Town Manager to complete the Municipal Registration on behalf of the Town.

ADOPTED by the Town Council of Kensington, Maryland at the regular public meeting assembled on the 11th day of July, 2022.

EFFECTIVE the 11th day of July, 2022.

ATTEST: TOWN OF KENSINGTON, MARYLAND

By: _____
Susan C. Engels, Clerk – Treasurer

Tracey C. Furman, Mayor

About Sustainable Maryland

Sustainable Maryland is a certification program for municipalities in Maryland that want to go green, save money and take steps to sustain their quality of life over the long term. Sustainable Maryland is a collaborative effort between the [Environmental Finance Center \(EFC\)](#) at the University of Maryland and the [Maryland Municipal League](#) to replicate the success of the [Sustainable Jersey](#) initiative throughout the Mid-Atlantic States, beginning in Maryland.

Sustainable Maryland is a proud founding member of the [Sustainable States Network](#).

Resolution No. R-17-2022

Adopted:

A Resolution of the Mayor and Council of the Town of Kensington Authorizing the Town Manager to accept the proposal from Ricci Drywall & Painting Co., Inc., for certain drywall repair and painting at the Kensington Town Hall.

Whereas, pursuant to Chapter II, "Government and Administration", Article 4, "Purchasing Contracts", Subsection 2-404, "Awarding of Bids", all purchases in excess of \$10,000 shall be approved by the Mayor and Council by a simple majority vote at a regular meeting or a duly called special meeting for that purpose; and

Whereas, the Town requested a proposal from Ricci Drywall & Painting Co., Inc., for certain drywall repairs and painting at the Kensington Town Hall, to include the following scope:

1. Drill Hall State Surround – Scrape and remove large portion of cement board from the crown of the stage surround; supply and install 5/8" drywall to removed section of surround; and tape, block, skim and finish drywall.
 - a. Prep, prime and paint with two coats.
2. Drill Hall Stage Wall – Scrape, patch, and repair plaster cracks on state wall.
 - a. Paint Option – Prime and paint stage wall with two coats.
3. Drill Hall Balcony – Scrape, patch, and repair approximately 60 sf of plaster cracks.
 - a. Paint Option – Prime and paint with two coats.
4. Map Room – Plaster repair.
 - a. Paint Option – Prime and paint with two coats.

Whereas, Ricci Drywall & Painting Co., Inc., provided a proposal, detailed within Exhibit A, for a total sum of \$13,812.00; and

Whereas, the Town Manager is recommending that the Mayor and Council accept the proposal from Ricci Drywall & Painting Co., Inc., for an amount not to exceed \$15,500.00 to cover any additional costs or change orders.

Now, Therefore, Be It Resolved by the Mayor and Council of the Town of Kensington that the Town Manager be and is hereby authorized to accept the contract proposal from Ricci Drywall & Painting Co., Inc., for the scope and services detailed within Exhibit A for an amount not to exceed \$15,500.00, subject to the review by the Town Attorney.

ADOPTED by the Town Council of Kensington, Maryland, at the regular public meeting assembled on the 11th day of July, 2022.

EFFECTIVE the 11th day of July, 2022.

ATTEST: TOWN OF KENSINGTON, MARYLAND

By: _____
Susan C. Engels, Clerk – Treasurer

Tracey C. Furman, Mayor

Ricci

Drywall & Painting Co., Inc.

10417 Metropolitan Avenue
Kensington, MD 20895
Tel: 301-933-0500
Fax: 301-933-0111
E-mail: al@riccidrywall.com

June 19, 2022

RE: Shirley Watson
Kensington Town Center
3710 Mitchell St.
Kensington, MD
301-949-2424
Shirley.watson@tok.md.gov

Scope of work:

Option One: Stage Surround

Drywall:

- Scrape and remove large portion of cement board from crown of stage surround – cement board will mostly fall completely
- Supply and install 5/8" drywall to removed section of surround
- Tape, block, skim and finish drywall

Repair Cost\$1,652.00

Paint:

- Prep, prime and paint with two coats existing color with semi-gloss finish

Paint Cost \$695.00

Option Two: Stage Wall

- Scrape, patch, and repair plaster cracks on stage wall – may need scaffold system or 32' ladder

Plaster Repair Cost: \$2,951.00

Paint Option:

Prime and paint stage wall with two coats complete may need 32' ladder – color and finish TBD

Option Two Paint Cost:\$1893.00

Option Three:

Scrape, patch, and repair approx. 60sf plaster cracks on opposite wall of auditorium – may need scaffold system or 32' ladder

Plaster Repair Cost:\$2,875.00

Paint Option:

Prime and paint with two coats wall complete – may need 32' scaffold system or 32' ladder

Paint Cost\$2,436.00

Option Four:

Map Room: Scrape, patch, and repair approx. 12sf plaster cracks

Plaster Repair Cost:\$725.00

Paint Option:

Prime and paint with two coats wall complete – match existing color and finish

Paint Cost:.....\$585.00

Payment Method:

33% deposit due prior to commencement of the project. Balance due in full upon completion and final acceptance by customer.

Terms and conditions:

Ricci Drywall and Painting provides a seven (7) day grace period from the customer approval confirmation date to the customer to rescind the contract should the customer need to cancel the proposal.

In the event that client defaults in making payment of contractor's invoice when due, the amount of the invoice will bear interest and court costs at the rate of 2 per month, and the client will reimburse the contractor for the cost of collection, including attorney's fees.

Warranty:

We hereby guarantee all the work performed by us for a period of one year from the time of completion, against any workmanship or materials defects.

Notice:

All home improvement contractors and subcontractors working in Maryland must be licensed by the Home Improvement Commission (MHIC). Inquiries about contractors should be made to the Home Improvement Commission at (410) 230-6309, or 1-(800) 218-5925. Or online at <http://www.dllr.state.md.us/license/mhic/mhiciic.shtml>

All home improvement contractors and subcontractors working in the District of Columbia must be licensed by the Department of Consumer and Regulatory Affairs. Inquiries about contractors should be made to the DC Office of Complaints at (202) 442-4400.

Acceptance of Proposal:

The above prices, specifications and conditions are satisfactory and hereby accepted.

You are authorized to do the work as specified.

Authorized Signature: _____

Al Molinari (Owner)

Business Licenses:

MHIC 111678
DC 16000159
VA F206810-6

Acceptance of Proposal:

The above prices, specifications and conditions are satisfactory and hereby accepted.

You are authorized to do the work as specified.

Date: _____ Signature: _____ Print name: _____

Resolution No. R-18-2022

Adopted:

A Resolution of the Mayor and Town Council Authorizing the Town Manager to establish 'No Parking Anytime' signs along the east side of the 10000 block of Kensington Parkway (Access Road) from Frederick Avenue to 45' northward.

WHEREAS, Article VI, "Powers of the Council", Section 602, "Specific Powers", Subsection (40), "Streets", of the Town Charter states that the Council shall have the power to construct, maintain and improve the streets and to control the public ways of the Town; and

WHEREAS, Chapter IV, "Traffic and Vehicles", Article 2, "Parking", Section 4-103, "Traffic and Parking Control Devices", Subsection (a) of the Town Code states:

The Council may, by resolution, have erected "stop," "no parking," "speed limit," "one way," "yield," "no U-turn," "no-thru traffic," "no right turn," and "do not enter" signs and other traffic control and parking restriction devices to control, regulate, warn, or guide traffic of limit parking on streets, other public ways, or other areas in the Town of Kensington.

WHEREAS, The Town has received comment requesting the Traffic Order from Montgomery County Public Schools to help with the turning radii of school buses entering Kensington Parkway (Access Road) from Frederick Avenue.

NOW, THEREFORE, BE IT RESOLVED that the Town Manager is hereby authorized to establish a 'No Parking Anytime' sign along the east side of the 10000 block of Kensington Parkway (Access Road) from Frederick Avenue to 45' northward.

ADOPTED by the Town Council of Kensington, Maryland, at the regular public meeting assembled on the 11th day of July, 2022.

EFFECTIVE the 11th day of July, 2022.

ATTEST: TOWN OF KENSINGTON, MARYLAND

By: _____
Susan C. Engels, Clerk – Treasurer

Tracey C. Furman, Mayor



Basemap Gallery

3710 Mitchell St, Kensington X

Show search results for 3710 M...

-77.072 39.020 Degrees

Resolution No. R-19-2022

Adopted:

A Resolution of the Mayor and Town Council Authorizing the Town Manager to establish 'No Parking or Standing' along the east side of the 10400 block of Armory Avenue from Mitchell Street to 30' north; and '2-Hour Parking, 7:30 am – 5:30 pm, Mon-Fri' along the west side of the 10400 block of Armory Avenue from 25' south of Knowles Avenue to 40' north of Mitchell Street.

WHEREAS, Article VI, "Powers of the Council", Section 602, "Specific Powers", Subsection (40), "Streets", of the Town Charter states that the Council shall have the power to construct, maintain and improve the streets and to control the public ways of the Town; and

WHEREAS, Chapter IV, "Traffic and Vehicles", Article 2, "Parking", Section 4-103, "Traffic and Parking Control Devices", Subsection (a) of the Town Code states:

The Council may, by resolution, have erected "stop," "no parking," "speed limit," "one way," "yield," "no U-turn," "no-thru traffic," "no right turn," and "do not enter" signs and other traffic control and parking restriction devices to control, regulate, warn, or guide traffic of limit parking on streets, other public ways, or other areas in the Town of Kensington.

WHEREAS, The Town has received recommendation following review by the Traffic Engineer to establish these regulations to help with sight line concerns; parking regulation; and following the removal of the Ride On bus stop along the 10400 block of Armory Avenue.

NOW, THEREFORE, BE IT RESOLVED that the Town Manager is hereby authorized to establish 'No Parking or Standing' along the east side of the 10400 block of Armory Avenue from Mitchell Street to 30' north; and '2-Hour Parking, 7:30 am – 5:30 pm, Mon-Fri' along the west side of the 10400 block of Armory Avenue from 25' south of Knowles Avenue to 40' north of Mitchell Street.

ADOPTED by the Town Council of Kensington, Maryland, at the regular public meeting assembled on the 11th day of July, 2022.

EFFECTIVE the 11th day of July, 2022.

ATTEST: TOWN OF KENSINGTON, MARYLAND

By: _____
Susan C. Engels, Clerk – Treasurer

Tracey C. Furman, Mayor

Resolution No. R-20-2022

Adopted:

A Resolution of the Mayor and Town Council Authorizing the Town Manager to establish '2-Hour Parking, 7:30 am – 5:30 pm, Mon-Fri' along the north side of Mitchell Street from 25' west of Fawcett Street to 40' east of Armory Avenue, with the exception of the following restriction zones: 1) Two 'Reserved Parking' (ADA) zones along the north side of Mitchell Street of 20' length each located between Armory Avenue and Fawcett Street; 2) One 'No Parking Anytime' (loading area) zone along the north side of Mitchell Street of 20' length between Armory Avenue and Fawcett Street.

WHEREAS, Article VI, "Powers of the Council", Section 602, "Specific Powers", Subsection (40), "Streets", of the Town Charter states that the Council shall have the power to construct, maintain and improve the streets and to control the public ways of the Town; and

WHEREAS, Chapter IV, "Traffic and Vehicles", Article 2, "Parking", Section 4-103, "Traffic and Parking Control Devices", Subsection (a) of the Town Code states:

The Council may, by resolution, have erected "stop," "no parking," "speed limit," "one way," "yield," "no U-turn," "no-thru traffic," "no right turn," and "do not enter" signs and other traffic control and parking restriction devices to control, regulate, warn, or guide traffic of limit parking on streets, other public ways, or other areas in the Town of Kensington.

WHEREAS, The Town has received recommendation following review by the Traffic Engineer to establish these regulations to help with sight line concerns and arrival/dismissal concerns at Brookewood School along Mitchell Street.

NOW, THEREFORE, BE IT RESOLVED that the Town Manager is hereby authorized to establish '2-Hour Parking, 7:30 am – 5:30 pm, Mon-Fri' along the north side of Mitchell Street from 25' west of Fawcett Street to 40' east of Armory Avenue, with the exception of the following restriction zones: 1) Two 'Reserved Parking' (ADA) zones along the north side of Mitchell Street of 20' length each located between Armory Avenue and Fawcett Street; 2) One 'No Parking Anytime' (loading area) zone along the north side of Mitchell Street of 20' length between Armory Avenue and Fawcett Street.

ADOPTED by the Town Council of Kensington, Maryland, at the regular public meeting assembled on the 11th day of July, 2022.

EFFECTIVE the 11th day of July, 2022.

ATTEST: TOWN OF KENSINGTON, MARYLAND

By: _____
Susan C. Engels, Clerk – Treasurer

Tracey C. Furman, Mayor