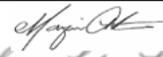


# City of Rockville

City Hall  
111 Maryland Ave  
Rockville, MD 20850

Approved:   
Attest:   
Approved Meeting No. 18-25  
July 14, 2025



## Meeting Minutes

Monday, June 9, 2025

6:30 PM

Meeting No. 16-25

WebEx

### Mayor and Council

Attendee Name	Title	Status
Monique Ashton	Mayor	Present
Kate Fulton	Councilmember	Present
Barry Jackson	Councilmember	Present
David Myles	Councilmember	Present
Izola Shaw	Councilmember	Present
Marissa Valeri	Councilmember	Present
Adam Van Grack	Councilmember	Present

**1. Convene**

Mayor and Council convened in a Hybrid Open Meeting at 6:36 p.m. on Monday, June 9, 2025, in the Mayor and Council Chambers, City Hall, 111 Maryland Avenue, Rockville, Maryland, and via Webex.

Staff Present: City Manager Jeff Mihelich, City Attorney Robert E. Dawson, and City Clerk/Director of Council Operations Sara Taylor-Ferrell.

**2. Pledge of Allegiance**

Mayor Ashton led the Pledge of Allegiance.

**3. Proclamation and Recognition – NONE**

**4. Agenda Review**

City Clerk/Director of Council Operations Sara Taylor-Ferrell reported there were no changes to the agenda.

**5. City Manager's Report**

City Manager Jeff Mihelich reported that the Maryland Police Standards and Training Commission reviewed the City’s Community Policing Program and stated: “Your agency’s report serves as a wonderful model that clearly demonstrated a strong understanding of best practices and Community Policing. City Manager Mihelich showed a local news video of the story of the special friendship between a City Public Works employee and a young girl who lives on his route.

**6. Boards and Commissions Appointments and Reappointments – NONE**

**7. Community Forum**

<b>NAME</b>	<b>TOPIC</b>
Daniel Shiralir	Mental Health Month, Criminal Justice Reform
John Becker	Americana Center, Congratulations Chief West, Maryland General Assembly stop sign monitoring system, Election Reform

## 8. Special Presentations

### A. Planning Commission Annual Report

Chief of Zoning and Planning Commission Staff Liaison, Jim Wasilak, introduced Planning Commission Chair Jaime Espinoza, and Commissioners Suzan Pitman and Eric Fulton, who provided the Mayor and Council with the presentation of their annual report.

Mayor and Council provided their thoughts, comments and compliments.

Summary:

Summary of 2024 Planning Commission Actions:

The 2024 Annual Report describes actions taken by the Planning Commission from development applications to zoning text amendments. Several development applications were reviewed and approved by the Planning Commission in 2024. The proposed developments associated with these applications were generally located along the city's commercial and transit corridors. This included significant residential or mixed-use projects on vacant and urban infill sites.

The anticipated work plan for the Planning Commission in 2025 is described as a conclusion to the Annual Report, highlighting the work staff expects the Planning Commission to accomplish by the end of the current calendar year.

Summary of Planning Commission Activities in 2024:

- Zoning Ordinance and Map Changes
- Development Review Activities
- Comprehensive Plan Development and Implementation
  - Pedestrian Master Plan
  - Town Center Master Plan
  - Lincoln Park Conservation District Amendments
- Development Activity in 2024
- Development Capacity Analysis
- Adequate Public Facilities Ordinance (APFO)
- Comprehensive Transportation Review
- School Capacity Standards
- Water and Sewer Standards
- Calendar Year 2024 Restrictions:

No restrictions were identified for projects approved during calendar year 2024:

- Capacity to treat and supply water from the Rockville Water Treatment Plant: None
- Capacity of the water transmission system to provide adequate fire flow: None
- Capacity to treat wastewater at Blue Plains: None

- Capacity of the sanitary sewer collection system to transmit wastewater flow:  
None
  
- Development Actions By Planning Commission
  - Map Amendments
  - Plats – Subdivision
  - Project Plans
  - Site Plans
  - Special Exceptions
  - Waivers
  - Zoning Text Amendments

Planning Commission Work Plan for 2025:

The Planning Commission’s work plan for 2025 will consist primarily of considering development review applications, including site plans and record plats, and providing recommendations on zoning text and map amendments, project plans and special exceptions.

**FURTHER DISCUSSION**

June 09, 2025, Agenda item 8A.

[https://rockvillemd.granicus.com/player/clip/5074?view\\_id=2&redirect=true](https://rockvillemd.granicus.com/player/clip/5074?view_id=2&redirect=true)

Timestamp 11:44

**9. Consent Agenda**

**A. Approval of Minutes**

- May 12, 2025 (Meeting No. 13-25)
- May 19, 2025 (Meeting No. 14-25)

Councilmember Adam Van Grack moved to approve consent agenda item A.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Adam Van Grack, Councilmember
<b>SECONDER:</b>	Marissa Valeri, Councilmember
<b>IN FAVOR:</b>	Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

**10. Public Hearing**

**A. Zoning Text Amendment TXT2025-00270, to Regulate Establishments that Include the Retail Sale of Cannabis for Personal Use; Mayor and Council of Rockville, Applicants**

Chief of Zoning, Jim Wasilak, provided Mayor and Council with a brief overview of Zoning Text Amendment TXT2025-00270, to regulate establishments that include the retail sale of Cannabis for

personal use; Mayor and Council of Rockville, Applicants.

Questions from the Mayor and Council were addressed by and staff. The Mayor and Council provided their thoughts and comments.

The Public Hearing opened at 7:02 pm.

NAME	TOPIC
Steve Van Grack	Drive-through for Cannabis sales
John Becker	1000 ft from the curb or further along or over by the Americana, less than a quarter mile, same used for pedestrian access

The Public Hearing closed at 7:08 pm.

The complete testimony of this evening's speakers can be found in the official Public Hearing record in the City Clerk/Director of Council Operations Offices.

There being no further speakers testifying, the record closed and the Public Hearing Closed at 7:08 pm.

#### **FURTHER DISCUSSION**

June 09, 2025, Agenda item 10A.

[https://rockvillemd.granicus.com/player/clip/5074?view\\_id=2&redirect=true](https://rockvillemd.granicus.com/player/clip/5074?view_id=2&redirect=true)

Timestamp 19:23

#### **11. Action Items**

- A.** Introduction and Possible Adoption of Zoning Text Amendment TXT2025-00270, to Regulate Establishments that Include the Retail Sale of Cannabis for Personal Use; Mayor and Council of Rockville, Applicants

Chief of Zoning, Jim Wasilak, referenced the overview provided to Mayor and Council during the Public Hearing on Zoning Text Amendment TXT2025-00270, to regulate establishments that include the retail sale of Cannabis for personal use; Mayor and Council of Rockville, Applicants.

Councilmember Marissa Valeri introduced Zoning Text Amendment TXT2025-00270, to regulate establishments that include the retail sale of Cannabis for personal use, including drive-through establishments.

Councilmember Adam Van Grack moved to waive the layover period.

<b>RESULT: APPROVED [UNANIMOUS]</b>
<b>MOVER:</b> Adam Van Grack, Councilmember
<b>SECONDER:</b> Kate Fulton, Councilmember
<b>IN FAVOR:</b> Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

Councilmember Marissa Valeri to adopt Zoning Text Amendment TXT2025-00270, to regulate establishments that include the retail sale of Cannabis for personal use, including drive-through establishments.

<b>RESULT: APPROVED [6-1]</b>
<b>MOVER:</b> Marissa Valeri, Councilmember
<b>SECONDER:</b> Barry Jackson, Councilmember
<b>IN FAVOR:</b> Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack
<b>OPPOSED:</b> Councilmember Myles

**FURTHER DISCUSSION**

June 09, 2025, Agenda item 11A.

[https://rockvillemd.granicus.com/player/clip/5074?view\\_id=2&redirect=true](https://rockvillemd.granicus.com/player/clip/5074?view_id=2&redirect=true)

Timestamp 31:33

- B. Consider Actions Related to Reorganization and Revisions to Chapter 15 - Personnel of City Code

The Director of Human Resources, Susan Seling provided an overview of the ordinance to create the Department of Procurement and the Department of the Communications and Community Engagement, and the resolution to establish and modify the list of at-will Classified Civil Service positions placed in the Non-Merit Civil Service, and the Resolution to amend the July 1, 2024, Amended and Restated City of Rockville Pension Plan Document.

Staff recommends that the Mayor and Council consider and adopt the following Ordinances and Resolutions related to the reorganization and proposed changes to Chapter 15 (Personnel) of the City Code:

1. Adopt an Ordinance to create the Department of Procurement and the Communications and Community Engagement Department.
2. Adopt an Ordinance that amends certain provisions of Chapter 15-Personnel of the City Code.
3. Adopt a Resolution that establishes and updates certain Classified Civil Service Positions, as Non-Merit Civil Service positions.
4. Adopt a Resolution that amends the July 1, 2024, Amended and Restated Pension Plan document.

Mayor and Council provided their comments, questions and feedback to staff.

Councilmember Adam Van Grack introduced the ordinance to create the Departments of Procurement and Communications and Community Engagement.

Councilmember Kate Fulton moved to waive the layover period.

<b>RESULT: APPROVED [UNANIMOUS]</b>
<b>MOVER:</b> Kate Fulton, Councilmember
<b>SECONDER:</b> Barry Jackson, Councilmember
<b>IN FAVOR:</b> Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

Councilmember Izola Shaw moved adopt the ordinance to create the Departments of Procurement and Communications and Community Engagement.

<b>RESULT: APPROVED [UNANIMOUS]</b>
<b>MOVER:</b> Izola Shaw, Councilmember
<b>SECONDER:</b> Adam Van Grack, Councilmember
<b>IN FAVOR:</b> Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

Councilmember Marissa Valeri moved the resolution to establish and modify the list of at-will Classified Civil Service positions place in the City of Rockville Non Merit Civil Service.

<b>RESULT: APPROVED [UNANIMOUS]</b>
<b>MOVER:</b> Marissa Valeri, Councilmember
<b>SECONDER:</b> Barry Jackson, Councilmember
<b>IN FAVOR:</b> Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

**THE MAYOR AND COUNCIL WENT INTO A BRIEF RECESS AT 8:47 PM. THE MAYOR AND COUNCIL RECONVENED AT 9:02 P.M.**

Following a lengthy discussion, the Mayor and Council directed staff to present the revised Ordinance, reflecting their comments and proposed edits, and amending specific provisions of Chapter 15, Personnel of the City Code, at a future meeting.

**FURTHER DISCUSSION**

June 09, 2025, Agenda item 11B.

[https://rockvillemd.granicus.com/player/clip/5074?view\\_id=2&redirect=true](https://rockvillemd.granicus.com/player/clip/5074?view_id=2&redirect=true)

Timestamp 46:21

**C. Consider Approval of 2026 Proposed Maryland Municipal League Legislative Action Requests**

Assistant to the City Manager, Linda Moran, provided Mayor and Council with the list of Maryland Municipal League Legislative Action Requests.

Proposed 2026 Legislative Action Requests:

1. Admissions and Amusement Tax Legislation
2. Statewide Stop Sign Monitoring Systems Legislation
3. Preserve and Protect Municipal Highway User Revenues and Police Aid
4. Regional Transportation Authorities Legislation

Mayor and Council discussed each of the Maryland Municipal League Legislative Action Requests and agreed to support 2,3 and 4.

Councilmember Kate Fulton moved to adopt and submit three action requests: #2 Statewide Stop Sign Monitoring systems Legislation #3 Preserve and Protect Municipal Highway User Revenues and Police Aid, and #4 Regional Transportation Authorities Legislation to Maryland Municipal League 2026 State legislative program.

<b>MOVER:</b>	<b>RESULT: APPROVED [UNANIMOUS]</b> Kate Fulton, Councilmember
<b>SECONDER:</b>	Adam Van Grack, Councilmember
<b>IN FAVOR:</b>	Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

**FURTHER DISCUSSION**

June 09, 2025, Agenda item 11C.

[https://rockvillemd.granicus.com/player/clip/5074?view\\_id=2&redirect=true](https://rockvillemd.granicus.com/player/clip/5074?view_id=2&redirect=true)

Timestamp 2:29:33

12. **Worksession - NONE**
13. **Mock Agenda**
  - A. Mock Agenda

Morguard agreement will be added to an upcoming agenda.

14. **Old / New Business – NONE**

**15. Adjournment**

There being no further business, the meeting adjourned at 9:33 p.m.

	<b>RESULT: APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Kate Fulton, Councilmember
<b>SECONDER:</b>	Marissa Valeri, Councilmember
<b>IN FAVOR:</b>	Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack