

# City of Rockville

City Hall  
111 Maryland Ave  
Rockville, MD 20850

Approved: *Monique Ashton*

Attest: *Alicia Taylor-Snell*  
Approved Meeting No. 05-26  
February 23, 2026



## Meeting Minutes

Monday, February 2, 2026

5:30 PM

Meeting No. 03-26

### 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 - 5:30 PM**

Mayor and Council convened in a Hybrid Open Meeting at 5:40 p.m. on Monday, February 2, 2026, 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 Executive Assistant to the City Clerk/Director of Council Operations Judy Penny

**2. Pledge of Allegiance**

Mayor Monique Ashton led the Pledge of Allegiance.

**3. Proclamation and Recognition**

- E. The Rockville Recreation and Parks Foundation, President Chip Boylan, presents the Mayor and Council with a donation of \$14,100 for the Rockville Youth Recreation Fund. The donation represents the proceeds from the 2025 Rubber Ducky Derby event held at the Rockville Swim and Fitness Center on July 18, 2025.

Chip Boylan, President, and Cathleen Shannon, Vice President, of the Rockville Recreation and Parks Foundation, presented the Mayor and Council with a check for \$14,100, raised during the annual Duck Derby.

- A. Proclamation Declaring Lunar New Year 2026

Councilmember Marissa Valeri moved the Proclamation Declaring Lunar New Year 2026 and presented it to Jon Lin, Chair of the Asian American Pacific Islander Task Force.

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

**B. Proclamation Declaring February 28, 2026, as Rare Disease Day in Rockville, Maryland**

Councilmember Kate Fulton moved the Proclamation Declaring February 28, 2026, as Rare Disease Day in Rockville, Maryland, and presented it to Erica Eakins, Executive Assistant to the City of Rockville Director of Community Development.

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

**C. Proclamation Declaring February 2026 as African American History Month in Rockville, Maryland**

Mayor Monique Ashton read, and Councilmember Izola Shaw moved the Proclamation Declaring February 2026 as African American History Month in Rockville, Maryland, and presented it to Jeanne Booth, Director, City of Rockville, Justice, Equity, Diversity and Inclusion.

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

**D. Proclamation Declaring February 2026 as American Heart Month in Rockville, Maryland**

Councilmember Adam Van Grack moved the Proclamation Declaring February 2026 as American Heart Month in Rockville, Maryland, and presented it to Kenya Crave, Administrative Assistant, City of Rockville Department of Public Works.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>  |
| <b>MOVERS:</b>   | Adam Van Grack, 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>ABSENT:</b>   | Councilmember Myles  |

**THE MAYOR AND COUNCIL WENT INTO A BRIEF RECESS AT 5:57 PM. THE MAYOR AND COUNCIL RECONVENED AT 6:34 P.M.**

**COUNCILMEMBER MYLES JOINED THE MEETING AT 6:34 PM.**

#### 4. Agenda Review

Executive Assistant to the City Clerk/Director of Council Operations Judy Penny reported no changes to the agenda.

#### 5. City Manager's Report

City Manager Jeff Mihelich provided a winter storm update. The area received snow, followed by sleet, freezing rain, and ice, making snow removal difficult. Crews worked 12-hour shifts around the clock to clear streets, sidewalks, and corners. The City received requests to assist with snow removal at schools and 50 intersections in the City. Crews worked all night to continue removing packed ice and snow. City Manager Mihelich asked the public to inform the City of bus shelters or areas that still need snow removal, and requested those who can go online to sign up to receive or provide snow removal assistance.

Mayor Ashton thanked City staff who worked around the clock on snow removal, as well as other volunteers who helped. Mayor Ashton asked for volunteers to clear sidewalks, corners, and help neighbors. Mayor Ashton noted that the link to the Gilchrist Immigrant Resource Center is on the City's website.

Councilmember Adam Van Grack noted that on January 30, 2026, the City of Rockville Police, Mayor Ashton, and he participated in the Maryland Public Safety and Police Polar Plunge in the Chesapeake Bay, which raised over \$340,000, of which 1.5 percent was generated from City of Rockville participants.

Mayor Ashton reported that VizArts' Visibility Support Center celebrated its 10<sup>th</sup> Anniversary.

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

#### 7. Community Forum

| NAME   | TOPIC                |
|--|----------------------|
| <b>In-Person and Written comments</b><br>Cesar Barreto | Snow removal issues. |
| <b>In-Person</b><br>Adam J. Wise                       | Rank Choice Voting   |
| <b>In-Person</b><br>Sameer Merchant                    | Rank Choice Voting   |
| <b>In-Person</b><br>William McGugan                    | Rank Choice Voting   |
| <b>In-Person</b><br>James Dhruva Kumar                 | Comments             |
| <b>In-Person</b><br>Brad O.                            | Rank Choice Voting   |

| NAME                                     | TOPIC                                   |
|--|---|
| <b>In-Person</b><br>Gail Hoelscher       | Rank Choice Voting                      |
| <b>Written Comments</b><br>Deborah Moore | Closure of Twinbrook Library on Sundays |
| <b>Written Comments</b><br>Jake Jakubek  | City Snow Clearing Efforts              |

**8. Special Presentations - NONE**

**9. Consent Agenda**

- A. Authorize the City Manager to Execute the Maryland Market Money Program Memorandum of Understanding for the City of Rockville Farmers Market “Eat Fresh Rockville Program” with the Maryland Department of Agriculture.**
- B. Resolution to Ratify the Approval of the Exercise of the Right of First Refusal by Yoke Management LLC to Acquire The Argyle Apartments**
- C. Authorization for the City Manager to Release and Extinguish an Existing Water Line Easement, and to Execute Two New Easements for Sewer and Water Meter on Lot 16, Block B, City Center**
- D. Approval of and Delegation of Authority to the City Manager to Execute a Template Agreement for Private Improvements in the Right-of-Way (ROW) Associated with Resident Installed and Maintained Electric Vehicle Charging Equipment**
- E. Approval of Minutes**

**January 5, 2026 (Meeting No. 01-26)**

**January 12, 2026 (Meeting No. 02-26)**

Councilmember Kate Fulton moved to approve consent agenda items A, B, C, D, and E.

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

**10. Public Hearing – NONE**

**11. Action Items**

**A. Briefing and Endorsement of the DMVMoves Plan**

Tom Harrington, Council of Governments (COG) Multimodal Planning Program Director, provided the Mayor and Council with an overview of the DMVMoves funding strategy and plan.

Staff recommends that the Mayor and Council receive the briefing and endorse the plan.

Questions and comments from the Mayor and Council were addressed by Program Director Harrington and staff.

In May 2024, DMVMoves, a joint Task Force of the boards of directors of the Metropolitan Washington Council of Governments (MWCOG) and the Washington Metropolitan Area Transit Authority (WMATA), was created to develop a unified vision and sustainable funding model for public transit in the National Capital Region (NCR). Two advisory groups representing government and community partners, along with several working subgroups, worked over several months to develop short, mid, and long-term recommendations to grow and maintain rail and bus transit services.

The task force developed a plan and, on October 29, 2025, approved the final plan. On November 17, 2025, through a Resolution, the Boards of both MWCOG and WMATA endorsed the DMVMoves Plan. The DMVMoves Plan outlines the need for a long-term, regionally coordinated approach to sustaining and modernizing transit across the NCR.

Plan recommends establishing a dedicated annual capital commitment of \$460 million for WMATA beginning in Fiscal Year (FY) 2028, growing at least three percent annually to provide sustainable, bondable, and flexible funding. The estimated jurisdictional shares are \$173 million for the District of Columbia, \$152 million for Maryland, and \$136 million for Virginia. This funding would reign in Metro's capital backlog, modernize Metrorail's signaling system, move toward rail automation, and stabilize WMATA's bond program. The Plan also calls for parallel investment in local and commuter systems, promoting coordinated service standards, integrated fare policies, shared procurements, and workforce development to enhance efficiency and regional equity.

Equity is a central focus of the DMVMoves, as it aims to create a transit system that enhances social equity across the NCR. The initiative emphasizes providing equitable access to transit services, ensuring that all residents, regardless of their socioeconomic status, have access to jobs, healthcare, education, and other opportunities.

This is the first time this item is coming before the Mayor and Council, and there is no fiscal impact associated with the endorsement of the DMVMoves Plan.

Following the Mayor and Council endorsement of the Plan, staff will share the certification with the MWCOG and WMATA. Staff will work to support the DMVMoves actions, as needed.

Councilmember Kate Fulton moved to endorse the conceptual funding component of the DMVMoves strategy that is to be introduced during the 2026 State Legislative Session.

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

**FURTHER DISCUSSION**

February 2, 2026, Agenda item 11A.

[Mayor and Council Meeting February 2, 2026 No. 03-26](#)

Timestamp 45:13

- B. Introduction of an Annexation Resolution to Initiate the Annexation Process for the property at 1000 Westmore Avenue (Former WINX site), including two parcels, both addressed as 0 Stonestreet Avenue, and Adoption of Resolution setting the Public Hearing date.**

Research and Planning Manager Manisha Tewari provided the Mayor and Council with an overview of the annexation resolution to initiate the annexation process for the property at 1000 Westmore Avenue (Former WINX site), including two parcels.

Staff recommends the Mayor and Council introduce the resolution for annexation for the property at 1000 Westmore Avenue and two adjacent properties, both addressed as 0 Stonestreet Avenue, and adopt the second resolution that sets the date for the public hearing for the annexation.

Questions and comments from the Mayor and Council were addressed by staff.

The proposal will enlarge the corporate boundary by approximately 10.45 acres of land. If approved, the annexation area would be incorporated within the city’s corporate limits and be subject to the Charter, laws, ordinances, and regulations of the City of Rockville.

The petitioner for the annexation is Interstate Westmore, LLC, owner of 1000 Westmore Avenue. The law offices of Bregman, Berbert, Schwartz, and Gilday, LLC, are representing the petitioner. The petitioner requests the annexation of property consisting of approximately 10.45 acres of land. The annexation area consists of three (3) discrete parcels of land to be annexed together. The petitioner has obtained consent from the owners of all three parcels to initiate this annexation. The owners of the parcels are Interstate Westmore, LLC, Meadow Lo Corporation, and Westmore Development, LLC.

The Municipal Growth Element of Rockville’s Comprehensive Plan identifies areas where the city should take a proactive approach towards annexation. As an implementation strategy of the Comprehensive Plan, the Mayor and Council expressed an interest in discussing properties to consider

for near-term annexation at their meeting on February 7, 2021. At their May 12, 2025 meeting, the Mayor and Council reiterated the vision and directed staff to identify properties for potential annexation and to develop an outreach plan.

In order to initiate the process of annexation, the Mayor and Council must introduce an annexation resolution, in accordance with the Maryland Local Government Article § 4-404. The annexation resolution, if adopted, would change the boundaries of the city in the manner described in the property description. The resolution only needs to be introduced by the Mayor and Council. Adoption will come at the end of the process.

The Annexation Plan must be adopted by the jurisdiction in advance of completing the actual annexation. The Planning Commission is scheduled to review the annexation plan at its meeting on March 25, 2026, and the Mayor and Council are tentatively scheduled to adopt the annexation plan at their meeting on June 1, 2026.

Per Section 25.02.04.d of the Rockville zoning ordinance, the Planning Commission is required to hold a public hearing on a preliminary annexation plan. After the public hearing, and upon approval of a final annexation plan by the Planning Commission for recommendation to the Mayor and Council, the City Clerk must transmit copies of the annexation plan to the applicable state, county, and regional agencies for the Mayor and Council public hearing. The Mayor and Council are then required to hold a public hearing on the proposed annexation.

After the Mayor and Council public hearing on the adopted annexation plan and the proposed annexation, the Council may choose to adopt the resolution for annexation. Per §4-407 of the Local Government Article, the annexation resolution does not take effect until at least 45 days after its enactment. The annexation process is required to follow actions that are mandated by State law and the Rockville City Code.

Mayor Monique Ashton introduced the resolution for the annexation of the property located at 1000 Westmore Avenue, along with two adjacent properties addressed as 0 Stonestreet Avenue.

Councilmember Adam Van Grack moved to adopt the second resolution in the Mayor and Council packet to set a public hearing for the annexation for July 27, 2026.

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

#### **FURTHER DISCUSSION**

February 2, 2026, Agenda item 11B.

[Mayor and Council Meeting February 2, 2026 No. 03-26](#)

Timestamp 1:08:50

**C. Adoption of an Ordinance to Amend Chapter 5 of the Rockville City Code Entitled “Building and Property Maintenance Regulations,” Article XIV (Green Building Code Regulations)**

Building Plans Examiner Supervisor Chris Dempwolf provided the Mayor and Council with an overview of an Ordinance to Amend Chapter 5 of the Rockville City Code Entitled “Building and Property Maintenance Regulations,” Article XIV (Green Building Code Regulations)

Staff recommends that the Mayor and Council adopt amendments to Chapter 5, Article XIV of the City Code, entitled “Green Building Regulations.”

Questions and comments from the Mayor and Council were addressed by staff.

During the 2024 updates to Chapter 5 of the Rockville City Code, staff recommended evaluating Article XIV – Green Building Regulations separate from the amendments to the other 13 articles, to provide thoughtful and meaningful updates. The City’s Climate Action Plan calls for progressively strengthened Green Building codes in Action Item C-03. The 2024 updates to Chapter 5 included several amendments to the City’s *Energy Conservation Code* which are substantially more progressive than the base text of the International Green Building Code (IgCC) and the National Green Building Standard (NGBS) and will continue to make Rockville a regional leader in this area.

Key updates and recommendations to Article XIV include: relocation of scoping requirements, relocation of definitions, and requirements to obtain third-party certification.

If adopted, the ordinance will become effective on August 1, 2026. The ordinance includes new language allowing for certain construction and development projects already in progress to utilize the former version of the Green Building Regulations for an additional period of time.

Given that the overall cost of ownership may be reduced, this may be passed through in ownership and rent costs, providing more equity to those who are less able to afford higher cost.

Adoption of this ordinance will further the City’s Climate Action Plan, creating more sustainable and resilient building stock in the City. Buildings constructed under this ordinance will have a reduced environmental impact in comparison to buildings not subject to this ordinance.

The Mayor and Council held a work session on amendments to the Green Building Regulations at their meeting on June 2, 2025. The Mayor and Council introduced amendments to the Green Building Regulations at their meeting on December 15, 2025.

Following the adoption of this ordinance, staff will notify the public of upcoming changes, which will become effective on Saturday, August 1, 2026. Staff will also work with Home Innovations Research Labs to ensure the certification process for residential projects does not hold up issuance of the Certificates of Occupancy.

Councilmember Adam Van Grack moved to adopt the ordinance to amend Chapter 5 of the Rockville City Code, entitled "Building and Property Maintenance Regulations, Article XIV (Green Building Code Regulations).

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|                  | <b>RESULT: 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 |

**FURTHER DISCUSSION**

February 2, 2026, Agenda item 11C.

[Mayor and Council Meeting February 2, 2026 No. 03-26](#)

Timestamp 1:38:42

**12. Worksession – NONE**

**13. Mock Agenda**

There were no changes to the Mock Agenda.

**14. Old / New Business**

Councilmember David Myles requested a Certificate of Recognition to acknowledge the Morehouse College Glee Club Annual Spring Tour. All members of the body agreed to this request.

Mayor Monique Ashton thanked staff for helping provide testimony from the City of Rockville during the Board of Education Public Hearing on the Montgomery County Public Schools Superintendent's FY2027 Operating Budget.

The Mayor and Council requested City staff follow up with a letter to Montgomery County Government, County Executive, regarding the closure of Twinbrook Library on Sundays.

Councilmember Marissa Valeri made a statement in support of the immigrant community.

**15. Adjournment**

There being no further business, the meeting adjourned at 8:15 p.m.

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|                  | <b>RESULT: 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 |