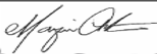


City of Rockville

City Hall
111 Maryland Ave
Rockville, MD 20850

Approved: 

Attest: 

Approved Meeting No. 27-25
November 10, 2025



Meeting Minutes

Monday, October 20, 2025

6:30 P.M.

Meeting No. 25-25

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 6:37 p.m. on Monday, October 20, 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 no changes to the agenda.

5. City Manager's Report

City Manager Jeff Michelich reported that the City received the Municipal Achievement Award from the Maryland Municipal League for the Diversity, Equity, Inclusion, and Accessibility categories. There were multiple events this past weekend, including the Antique Car Show, the Pickle Ball tournament, and the F. Scott Fitzgerald Literary Festival.

6. Boards and Commissions Appointments and Reappointments

A. Board and Commission Appointment and Reappointment

Councilmember Valeri moved the new appointments to the Youth Commission of Ansuya Bisbey, Catherine Bucsa, Desalegn Early, and Andrianna Goonesekera, to serve a full one-year term until October 1, 2026.

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

7. Community Forum

	NAME	TOPIC
1.	In-Person Speaker Ilsabe Urban	King Farm Farmstead Master Plan
2.	Speaker and Written Comments Jake Jacubek	Permanent Space for Rockville Bike Hub at King Farm
3.	Speaker and Written Comments Mark Pierzchala	King Farm Farmstead Master Plan, Horse Barn should be done first
4.	Speaker and Written Comments Anna Chung	King Farm Farmstead Master Plan
5.	In-Person Speaker Dhruva Kumar	Statement
6.	In-Person Speaker Kate Gould	King Farm Farmstead Master Plan
7.	In-Person Speaker Margaret Magner	King Farm Farmstead Master Plan
8.	Virtual Speaker Paul Scott	King Farm Farmstead Master Plan concerns
9.	Written Comments Thomas Gibney	King Farm Farmstead
10.	Written Comments Bill Holdsworth	New Mark Commons and Rezoning
11.	Written Comments Concerned Resident	Parking Lot plan – King Farm
12.	Written Comments Kate Deshler Gould	King Farm Farmstead
13.	Written Comments Audrey Romano	Redland Boulevard Nightmare Traffic
14.	Written Comments Nancie E. Henley	King Farm Farmstead field
15.	Written Comments Linda A. Heilman	King Farm Flower/Vegetable Plots
16.	Written Comments Miriam Bunow, Education and Outreach Manager Peerless Rockville	King Farm Farmstead

	NAME	TOPIC
17.	Written Comments Antonia F Tiu	Preservation of Community Garden and Green Spaces of King Farm Farmstead
18.	Written Comments Anita Neal Powell Chair, Historic District Commission	Postpone Adoption of the King Farm Farmstead Master Plan
19.	Written Comments Elana Mintz	RedGate Park grant
20.	Written Comments Aimee Ellis	Safety Concerns from 355 to Shady Grove Metro by King Farm Blvd
21.	Written Comments Helene Dubov	New Mark Commons and Rezoning
22.	Written Comments Susan Daniels	King Farm Farmstead
23.	Written Comments Patricia Martin	King Farm Farmstead
24.	Written Comments Eileen McGuckian	King Farm Farmstead

FURTHER DISCUSSION

October 20, 2025, Agenda item 7.

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8. Special Presentations - NONE

9. Consent Agenda - NONE

10. Public Hearing - NONE

11. Action Items

A. Adoption of King Farm Farmstead Master Plan

Tara Stewart, Director of Parks and Recreation, and Mike Stover, Consultant from Design Collective, provided the Mayor and Council with an overview of the King Farm Farmstead Master Plan.

Staff recommends that the Mayor and Council receive the presentation, which will include follow-up information from the previous worksession regarding proposed parking options, construction cost

estimation, and project implementation phasing for King Farm Farmstead. Staff also recommends that the Mayor and Council adopt the King Farm Farmstead Master Plan.

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

Summary

King Farm Farmstead is a historic property with significant cultural value. The City of Rockville initiated a planning process to transform the site into a multipurpose community destination. This master plan builds upon previous studies and summarizes the past eleven-month effort that involved community engagement, program analysis, and conceptual design to create a master plan for the site's adaptive reuse. The overarching goal of the master plan is to preserve the farmstead's unique historic character while adapting it to meet the evolving recreational needs of the community.

Four design concepts emerged, each offering a different level of intervention and reuse of the farmstead's buildings. At one end of the spectrum was a minimal approach that prioritized preservation and limited new construction, while at the other end was a more ambitious approach that added new multipurpose spaces and improved circulation between the second floors of the dairy barns. Between these two were medium-level interventions that created flexible gathering spaces through selective modifications. Across both stages of engagement, community members expressed the strongest support for concepts that provided more usable space and greater flexibility for programming.

In July 2025, the Mayor and Council reviewed all four concepts along with the community's input and directed the team to refine option 4, which proposed the greatest level of intervention. This option was chosen because it balanced historic preservation with the creation of spaces large enough and flexible enough to host the types of programs and events most desired by the community. Adjustments were made to further align the concept with public priorities, including ensuring space for childcare, wellness, and additional multipurpose spaces.

The refined master plan envisions the farmstead as a hub for community life. It will provide multipurpose halls for performances, markets, and larger gatherings; flexible rooms for arts, technology, and wellness; and specialized spaces for a teaching kitchen, makerspaces, and childcare.

The Mayor and Council have discussed the King Farm Farmstead on multiple occasions, and Capital Improvement Projects at the King Farm Farmstead are discussed annually as part of the budget process. Once the King Farm Farmstead Master Plan is adopted, staff will proceed with planning for its implementation.

The Mayor and Council did not adopt the King Farm Farmstead Master Plan at this meeting. The Mayor and Council asked staff to take feedback from tonight's meeting and post a clean and clear plan for public review and input.

City Manager Jeff Michelich stated the updated King Farm Farmstead Master Plan will be posted on the City website by November 1, 2025, and will come back to a Mayor and Council meeting in November 2025.

FURTHER DISCUSSION

October 20, 2025, Agenda item 11.

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THE MAYOR AND COUNCIL WENT INTO A BRIEF RECESS AT 8:36 P.M. THE MAYOR AND COUNCIL RECONVENED AT 8:47 P.M.

12. Worksession

A. Rockville Housing Enterprises (RHE) Annual Report

Dr. James Hedrick, Interim Executive Director of Rockville Housing Enterprises, provided an overview of RHE's financial and operational management, development, and program activities for the reporting period January 2024 through December 2024 Annual Report.

Questions from the Mayor and Council were addressed by the Interim Executive Director of Rockville Housing Enterprises, Dr. James Hedrick. The Mayor and Council provided their thoughts and comments.

Staff recommends that the Mayor and Council receive the presentation from Rockville Housing Enterprises.

Summary

Established in 1957, Rockville Housing Enterprises (RHE) was created by the Rockville Mayor and Council as the City's public housing agency. RHE owns and manages over 400 public and assisted housing units in the city. RHE also administers approximately 415 vouchers under the Housing Choice Voucher program (HCVP) throughout the city and provides supportive services and self-sufficiency programs to public housing residents and program participants. The U.S. Department of Housing and Urban Development (HUD) rates RHE as a "high performer" agency for its HCVP program.

While RHE was created by the Mayor and Council and RHE's Board is appointed by the Mayor and Council, RHE is an independent agency that also functions under Federal and State law.

RHE's program and operating funds are almost exclusively funded with HUD dollars. RHE receives operating and limited capital funds from HUD under its public housing program, and receives Housing Assistance Payments, which are funds used to pay private landlords for rental payments on the units leased to HCVP voucher holders. HUD also provides an administrative fee under the Section 8 program for the agency to manage and administer the program. Rental income from its residents and program participants is another stream of funding for RHE.

The following Voucher Programs are available under RHE:

RHE Public Housing Program

RHE owns and operates 80 Public Housing (PH) units in the City of Rockville and plans to convert the remaining Public Housing units in its portfolio to Project-Based Voucher developments using a Rental Assistance Demonstration (RAD) Blended conversion scheduled to begin in mid-2026. Public Housing is supported by operational capital and subsidy grants received from the US Department of Housing and Urban Development (HUD) and tenant rents

RHE Housing Choice Voucher Program

The HCV program enables households to rent housing in the private market with rental assistance. RHE operates these special voucher programs: Veterans Affairs Supportive Housing (VASH), Mainstream Vouchers, Foster Youth to Independence (FYI), and Moderate Rehabilitation Vouchers (MOD Rehab).

Project-Based Voucher Assistance (PVB)

The Project-Based Voucher Assistance Program (PBV) connects the voucher assistance to the physical unit. A family under the PBV program may not utilize the voucher assistance at a different location. RHE currently has the following active PBV Programs: Victory Court (9 PBVs), Bealls Grant (5 PBVs), Community Ministries (5 PBVs), Parkside Landing (14 PBVs), and Scarborough Square (30 PBVs).

Foster Youth to Independence (FYI)

The Foster Youth to Independence (FYI) initiative makes HCV assistance available to Public Housing Agencies (PHAs) in partnership with Public Housing Agencies (PHAs), in partnership with Public Child Welfare Agencies (PCWAs). This provides housing assistance on behalf of youth aged 18-24 who left, or will leave, foster care within 90 days. This housing assistance is available for a maximum of 36 months.

Veterans Affairs Supportive Housing Vouchers (VASH)

VASH combines HUD's Housing Choice Voucher rental Assistance for homeless veterans and case management and clinical services provided by the Department of Veterans Affairs (VA). RHE receives referrals from the VA for qualified applicants for VASH vouchers. These services are provided at: VA medical centers, Community-Based outreach clinics, and other VA-designated entities

Mainstream Vouchers

Mainstream vouchers assist persons with disabilities under the age of 65. These vouchers are administered using the same rules as other housing choice vouchers. RHE works closely with partners to identify potentially eligible residents.

Moderate Rehabilitation Vouchers (MOD Rehab)

The moderate rehabilitation program provides project-based rental assistance for low-income families. The program was repealed in 1991, and no new projects are authorized. Assistance is limited to properties previously rehabilitated pursuant to a Housing Assistance Payments (HAP) contract between an owner and Public Housing Authority (PHA).

HUD Stability Vouchers

This is a newer housing program started in April 2023 and awarded through our partner, Housing Opportunities Commission of Montgomery County (HOC). It provides rental assistance to people who experience homelessness or who are at risk of homelessness. Three recipients have been placed, and others will be placed in the coming year.

Statewide Rental Assistance Voucher Program

The Maryland Department of Housing and Community Development launched a program to provide housing assistance payments for low-income Maryland residents who are on certain federal housing program waitlists, under the federal Housing Choice Voucher (HCV) Program. These vouchers will be available for five years, and RHE has received \$325,000 for FY2026, which is up from \$97,858 in FY2025.

Client Services Department

RHE partners with local agencies and nonprofits to provide services suitable to the specific needs of its resident population. Two of these HUD-funded Resident Service Programs are:

- 1) Family Self-Sufficiency Program (FSS)
- 2) Resident Opportunities and Self-Sufficiency Coordinator (ROSS) Program.

Family Self-Sufficiency Programs (FSS)

The Family Sufficiency Program (FSS) promotes the development of local strategies to coordinate public and private resources to help RHS program participants obtain employment and economic independence. RHE partners with employers and service providers to assist with: childcare, transportation, basic adult education, job training and employment counseling, substance/alcohol abuse treatment, financial empowerment coaching, household skill training, and homeownership counseling.

Resident Opportunities and Self-Sufficiency (ROSS) Program

ROSS provides funding to hire and maintain Service coordinators to assess resident needs of conventional Public Housing and coordinate available resources to meet those needs. IT promotes the development and local strategies to coordinate the assistance under the Public Housing program and

public and private resources for supportive services and resident empowerment activities. It also enables participating families to increase earned income, reduce or eliminate the need for welfare assistance, make progress toward achieving economic independence and housing self-sufficiency, or to help improve living conditions and enable residents to age-in-place.

RHE Highlights from the Year:

- David Scull Community Center Re-Opening
- Scarborough Square Refinance
- New Leadership and Team Members
- City of Rockville Financial Literacy Grant
- Expanding Partnerships

RHE Highlight: YouthBuild

In May 2023, RHE was awarded a \$1.8M YouthBuild Grant from the US Department of Labor (USDOL). YouthBuild is a workforce and career preparation program that engages young people between the ages of 16-24 who face barriers to employment and aids in their development toward self-sufficiency. During the 3-year term of the grant, RHE will work with 65 program participants to complete the program with their Multi-Core Craft Curriculum (MC3), OSHA 30, CPR Certification, graduate with their GED, and secure employment. The grant is helping Rockville and residents through Montgomery County by closing the achievement gap and adding a pathway toward a life of self-sufficiency for families and children experiencing barriers.

RHE FOUNDATION

RHE Launched the RHE Foundation in 2023, a 501 © (3) non-profit subsidiary of Rockville Housing Enterprises dedicated to raising money to fund resident-oriented initiatives.

Programs that will be funded through the RHE Foundation include:

- Homeownership down payment assistance
- Rental Deposit down payment assistance
- Disaster Relief for residents impacted by fire, flood, or other disasters
- Funding for resident activities across the RHE portfolio, such as the holiday drive and downpayment assistance
- Green initiatives for RHE units, such as solar and other energy conservation initiatives

RHE re-launched our online donor portal through the RHE Foundation website in conjunction with the YouthBuild Capstone Event and will be expanding our activities in the coming year.

A LOOK AHEAD

- 2025 was RHE's 70th Anniversary!
- We celebrated *70 years of Service* to the City of Rockville
- Scarborough Square Final Refinance
- Organization Reinforcement
- RHE Foundation Re-Launch
- Expanding YouthBuild (FY26)
- Increasing Property Management Capabilities

The City of Rockville provides RHE with an annual grant of approximately \$42,000 to defray refuse collection costs, as well as Community Development Block Grant (CDBG) funding through a competitive award process. The CDBG funds are used to fund necessary capital repairs at its public housing units and project-based Section 8 units.

FURTHER DISCUSSION

October 20, 2025, Agenda item 12.

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13. Mock Agenda

A. Mock Agenda

There were no changes to the Mock Agenda.

14. Old / New Business

Bill HB717 – Extends the time for notice of eviction in Maryland from 6 to 14 days. The Mayor and Council asked the City Manager to look into this bill as the City could take advantage of this extension of notice.

15. Adjournment

There being no further business, the meeting adjourned at 9:35 p.m.

MOVER:	RESULT: APPROVED [UNANIMOUS]
SECONDER:	Izola Shaw, Councilmember
IN FAVOR:	Kate Fulton, Councilmember
	Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember
	Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack