



# City of Rockville

City Hall  
111 Maryland Ave  
Rockville, MD 20850

Approved:   
Attest:   
Approved Meeting No. 23-25  
September 29, 2025



## Meeting Minutes

**Monday, August 4, 2025**

**5:30 P.M.**

**Meeting No. 20-25**

**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 5:40 p.m. on Monday, August 4, 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**

**A. Proclamation Declaring August 5, 2025, as National Night Out in Rockville, Maryland**

Councilmember Marissa Valeri moved the Proclamation Declaring August 5, 2025, as National Night Out in Rockville, Maryland, and presented it to City of Rockville Police Chief Jason West.

	<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 Shaw, Councilmember Valeri, Councilmember Van Grack
<b>ABSENT:</b>	Councilmember Myles

**4. Agenda Review**

City Clerk/Director of Council Operations Sara Taylor-Ferrell reported one change to the consent agenda #9C – Rockville Commission on Aging.

**5. City Manager's Report**

City Manager Jeff Michelich acknowledged the Department of Housing and Community Development's Linkages to Learning program's 6th-grade Readiness Camp, which takes 5<sup>th</sup> Graders who will transition to Middle School and provides them with physical, mental, and emotional skills that will help with the transition. This camp had a 30% increase in attendance this year. 24 youth aged 8-15 in Rockville's Tennis program will travel to the US Open and get to go onto Center Court. Rockville will receive a \$24,000 grant from the Maryland State Arts Council to support the Ballet, Concert Band, Chorus, and

the Glenview Mansion Art Gallery.

**6. Boards and Commissions Appointments and Reappointments**

**A. Board and Commission Appointment and Reappointment**

Councilmember Barry Jackson moved to change Eddie Friedman from an alternate member to a full member of the Community Policing Advisory Board to serve an expired term until February 1, 2027.

	<b>RESULT: APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Barry Jackson, 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

Councilmember Marissa Valeri moved the reappointment of Frances Bevington to serve a full three-year term until February 1, 2027, to the Cultural Arts Commission.

	<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 Shaw, Councilmember Valeri, Councilmember Van Grack
<b>ABSENT:</b>	Councilmember Myles

Councilmember Barry Jackson moved the reappointment of David Hill to serve a full three-year term until July 1, 2028, to Rockville Sister Cities, Inc.

	<b>RESULT: APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Barry Jackson, 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

**7. Community Forum**

	NAME	TOPIC
1.	Speaker/Written Comments Mark Pierzchala	King Farm Farmstead

## 8. Special Presentations

### A. Results Rockville Update - Public Dashboards

Assistant City Manager Dave Gottesman provided a brief overview of the Results Rockville Public Dashboards.

Staff recommends the body accept the presentation and walk-through of several new public-facing dashboards for a variety of city plans and initiatives.

The Mayor and Council provided their thoughts and comments.

The City obtained software to track our plans and initiatives, the features of the Envisio tool in use, and a roadmap for the “Results Rockville” framework for sharing both internally and with the public the progress being made on work being performed by city staff for our community.

Results Rockville will have tile links to the following dashboards:

- Mayor and Council initiatives
- FAST Phase 2: Streamlining Development and Permitting
- Housing Strategies
- Climate Action Plan
- Vision Zero Action Plan

The “Results Rockville” dashboards will be activated on the Rockville City website. Rockville City staff are also actively working on the next set of dashboards to launch in the September-October timeframe.

### FURTHER DISCUSSION

August 04, 2025, Agenda item 8A.

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## 9. Consent Agenda

- A. **Authorization for the City Manager to Execute the Moderately Priced Dwelling Unit Homeownership Program Agreement and Approval of and Authorization for the City Manager to Execute the Declaration of Restrictive Covenants for Tower Preserve between the Mayor and Council of Rockville and Michael Harris at Tower, LLC., Subject to Approval as to Legal Form by the City Attorney.**

**FY 2026 Budget Amendment #1 - August 4, 2025**

**OPERATING**

GENERAL	Revenues		Expenditures	
	EECBG Grant: LPCC Rooftop Solar (roll from FY25)	109,900	LPCC Rooftop Solar Project (grant-funded, roll from FY25)	109,900
	State and Local Cybersecurity Grant	135,686	IT Software (grant-funded)	135,686
	Unassigned reserves	520,200	Housing Needs Assessment (re-appropriate from FY25)	100,000
			King Farm Farmstead WSSC Charges	25,200
			Painting of CSX Overpass at Park Road	135,000
			Wayfinding Phase 1A	160,000
			Transfer to the Special Activities Fund (REAP)	100,000
	Committed reserves	2,080,000	Transfer to the Special Activities Fund (Housing Oppor.)	750,000
			Green Space Management Plan	280,000
			RVFD Vehicle Contribution	250,000
			Transfer to the CIP (TA24)	800,000
	<b>TOTAL</b>	<b>2,845,786</b>	<b>TOTAL</b>	<b>2,845,786</b>

ACT.	Revenues		Expenditures	
	Transfer from the General Fund (Housing Oppor.)	750,000	Addition to reserves (Housing Opportunities)	750,000
	Transfer from the General Fund (REAP)	100,000	REAP	100,000
	Use of reserves (REAP)	80,000	REAP for Bethany House (re-appropriate from FY25)	80,000
	<b>TOTAL</b>	<b>930,000</b>	<b>TOTAL</b>	<b>930,000</b>

CDBG	Revenues		Expenditures	
	CDBG Year 50 grant revenue	75,000	CDBG Year 50 grant roll	75,000
	<b>TOTAL</b>	<b>75,000</b>	<b>TOTAL</b>	<b>75,000</b>

WATER	Revenues		Expenses	
	Use of reserves	108,000	1.0 FTE Crew Supervisor II (Public Works)	108,000
	<b>TOTAL</b>	<b>108,000</b>	<b>TOTAL</b>	<b>108,000</b>

**CAPITAL IMPROVEMENTS PROGRAM (CIP)**

CAPITAL	Revenues		Expenditures	
	Community Parks and Playgrounds Grant	225,000	Playground Structure Replacement (RC26, grant funded)	225,000
	Paygo (Transfer from General Fund)	800,000	Senior Center Entrance (TA24)	800,000
	<b>TOTAL</b>	<b>1,025,000</b>	<b>TOTAL</b>	<b>1,025,000</b>

WATER	Revenues		Expenses	
	Paygo	210,000	Water Treatment Plant Safety Improvements (UB19)	210,000
	<b>TOTAL</b>	<b>210,000</b>	<b>TOTAL</b>	<b>210,000</b>

Councilmember Marissa Valeri introduced the ordinance to amend ordinance No. 07-25 to appropriate funds and levy taxes for FY 2026 (Budget Amendment #1).

Councilmember Barry Jackson moved to waive the layover period.

<b>RESULT: APPROVED [UNANIMOUS]</b>
<b>MOVER:</b> Barry Jackson, 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 Adam Van Grack moved the ordinance to amend ordinance No. 07-25 to appropriate funds and levy taxes for FY 2026 (Budget Amendment #1).

<b>RESULT: APPROVED [UNANIMOUS]</b>
<b>MOVER:</b> Adam Van Grack, 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

#### FURTHER DISCUSSION

August 04, 2025, Agenda item 11A.

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**B. Approve and authorize the City Manager to execute The Square at Rockville City Center Memorandum of Understanding (MOU) between the Mayor and Council and Morguard Commercial Retail Owner and Morguard Commercial Residential Owner.**

City Manager Jeff Mihelich provided a brief overview of The Square at Rockville City Center Memorandum of Understanding (MOU) between the Mayor and Council and Morguard Commercial Retail Owner and Morguard Commercial Residential Owner.

Staff recommends the Mayor and Council approve The Square at Rockville City Center MOU between the Mayor and Council and Morguard Commercial Retail Owner and Morguard Commercial Residential Owner and authorize the City Manager to execute it.

Following the approval and execution of the MOU, staff will proceed with implementation, including the development of future binding agreements as necessary to fulfill the commitments of the agreement.

The Mayor and Council directed staff to share their comments and feedback during this discussion with Morguard, including comments regarding the parking MOU.

Councilmember Kate Fulton moved that the Mayor and Council Approve *The Square* at Rockville City Center Memorandum of Understanding (MOU) between the Mayor and Council and Morguard

Commercial Retail Owner and Morguard Commercial Residential Owner and authorize the City Manager to execute.

	<b>RESULT: APPROVED [5-2]</b>
<b>MOVER:</b>	Kate Fulton, Councilmember
<b>SECONDER:</b>	Marissa Valeri, Councilmember
<b>IN FAVOR:</b>	Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Valeri, Councilmember Van Grack
<b>OPPOSED:</b>	Councilmember Myles, Councilmember Shaw

## **FURTHER DISCUSSION**

August 04, 2025, Agenda item 11B.

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### **12. Worksession**

#### **A. Fourth Worksession on the Zoning Ordinance Rewrite (ZOR): Uses, Parking, and Planning Commission Worksession Updates on FAST Development Review Process Recommendations**

Deputy Zoning Manager, Holly Simmons, and Development Services Manager, John Foreman, provided a brief overview of the Fourth Worksession on the Zoning Ordinance Rewrite (ZOR): uses, parking, and Planning Commission Worksession Updates on FAST Development Review Process Recommendations.

Staff recommends the Mayor and Council hold a work session to discuss and provide direction on the ongoing Zoning Ordinance Rewrite (ZOR) and Comprehensive Map Amendment (CMA).

The Mayor and Council provided their questions and comments.

Staff propose several changes to the bicycle and pedestrian requirements in the Zoning Ordinance to further Vision Zero. These include the following:

- Adding a new pedestrian and bicycle facilities Division.
- Requiring bicycle parking for both principal and accessory uses.
- Clarifying bicycle parking location requirements.
- Sidewalks at parking facility entrances.

**THE MAYOR AND COUNCIL WENT INTO A BRIEF RECESS AT 9:07 P.M. THE MAYOR AND COUNCIL RECONVENED AT 9:18 P.M.**

Do you support the staff's and Planning Commission's recommendation?

1. The revised streamlined Planned Development (PD) amendment process?
2. Allowing for site plans in certain zoning districts to be approved administratively?

3. Allowing for site plans for certain types of development to be approved administratively?
4. The change to improve the transparency of the residential area impact section of the point table?

#### Need for FAST Changes

1. Housing Crisis
2. Economic Development
3. Policy Document in place or in process

#### Recommendations for Development Process Improvements:

1. Streamline the Planned Development (PD) amendment process (revised)
2. Allow for site plans in certain zoning districts to be approved administratively
3. Allow for site plans for certain types of development to be approved administratively
4. Update “residential area impact” in the point table to be more transparent

#### Planning Commission Feedback:

##### Unanimously supported all recommendations

- Recognized the need to streamline processes
  - Key for housing and economic development
  - Necessary to be competitive with other jurisdictions
  - Administrative approvals depend on capable staff and strong codes
  - Concern about losing the human element that the Planning Commission brings
- Staff response:
  - Public notice continues to be required
  - Staff is available to the public for questions, comments
  - Working to address public concerns is one of the staff’s main responsibilities

The Mayor and Council are scheduled to hold an additional worksession on the ZOR and CMA that will be focused on remaining topics on September 29, 2025. Additional community engagement is ongoing and will continue. The adoption process for both ZOR and CMA is planned to begin in December 2025.

#### **FURTHER DISCUSSION**

August 04, 2025, Agenda item 12A.

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#### **13. Mock Agenda**

##### **A. Mock Agenda**



The September 8 meeting will start at 7:00 p.m. to allow the Mayor and Council return from travel. The September 15 meeting will start at 5:30 p.m. for the presentation of proclamations and certificates of recognition. Drop-in has been moved from September 15, 2025, to September 29, 2025.

**14. Old / New Business**

There was no old/new business.

**15. Adjournment**

There being no further business, the meeting adjourned at 10:22 p.m.

	<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