City of Rockville

City Hall 111 Maryland Ave Rockville, MD 20850 Approved:

Attest:
Approved Meeting No. 26-25
November 3, 2025



Meeting Minutes

Monday, September 15, 2025 5:30 P.M.

Meeting No. 22-25

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 5:37 p.m. on Monday, September 15, 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. Proclamations and Certificates of Recognition

A. Proclamation Declaring September 11, 2025, as a National Day of Service and Remembrance in Rockville, Maryland

Mayor Ashton read the proclamation declaring September 11, 2025, as a National Day of Service and Remembrance in Rockville, Maryland and the proclamation was moved by Councilmember Valeri.

RESULT: APPROVED [UNANIMOUS]
MOVER: Marissa Valeri, Councilmember
SECONDER: Barry Jackson, Councilmember

IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember

Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

B. Proclamation Declaring September 8-12, 2025, as Disability Voting Rights Week in Rockville, Maryland

Councilmember Jackson read and moved the proclamation declaring September 11, 2025, as Disability Voting Rights Week in Rockville, Maryland.

RESULT: APPROVED [UNANIMOUS]

MOVER: Barry Jackson, Councilmember

SECONDER: Kate Fulton, Councilmember

IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember

C. Proclamation Declaring September 15, 2025 – October 15, 2025, as National Hispanic Heritage Month

Councilmember Myles read and moved the proclamation declaring September 15, 2025 – October 15, 2025, as National Hispanic Heritage Month and presented the proclamation to Teresa Rosales, City of Rockville Department of Public Works Permit Technician.

RESULT: APPROVED [UNANIMOUS]
MOVER: David Myles, Councilmember
SECONDER: Izola Shaw, Councilmember

IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember

Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

D. Proclamation Declaring September 16, 2025, as National Voter Registration Day in Rockville, Maryland

Councilmember Fulton read and moved the proclamation declaring September 16, 2025, as National Voter Registration Day in Rockville, Maryland and presented the proclamation to Robert Kurnick and Stephen Fisher, Stephen B. Weiner and Cathy Sindos, City of Rockville Board of Supervisors of Elections Chair, and BSE Boardmembers.

RESULT: APPROVED [UNANIMOUS]
MOVER: Kate Fulton, Councilmember
SECONDER: Barry Jackson, Councilmember

IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember

Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

E. Proclamation Declaring September 22, 2025, as Car Free Day in Rockville, Maryland

Councilmember Valeri read and moved the proclamation declaring September 22, 2025, as Car Free Day in Rockville, Maryland and presented the proclamation to Jake Jakubek, Chair of the Rockville Bicycle Advisory Committee.

RESULT: APPROVED [UNANIMOUS]

MOVER: Marissa Valeri, Councilmember

SECONDER: Kate Fulton, Councilmember

IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember

F. Proclamation Declaring September 2025, as National Preparedness Month in Rockville, Maryland

Councilmember Shaw read and moved the proclamation declaring September 25, 2025, as National Preparedness Month in Rockville, Maryland.

RESULT: APPROVED [UNANIMOUS]

MOVER: Izola Shaw, Councilmember

SECONDER: Marissa Valeri, Councilmember

IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember

Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

G. Proclamation Declaring September 2025, as National Recovery Month in Rockville, Maryland

Councilmember Valeri read and moved the proclamation declaring September 2025, as National Recovery Month in Rockville, Maryland and presented the proclamation to LaTonia Rich Executive Director of the Tree of Hope.

RESULT: APPROVED [UNANIMOUS]

MOVER: Marissa Valeri, Councilmember

SECONDER: Izola Shaw, Councilmember

IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember

Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

H. Proclamation Declaring September 2025, as Service Dog Month in Rockville, Maryland

Councilmember Van Grack read and moved the proclamation declaring September 2025, as Service Dog Month in Rockville, Maryland and presented the proclamation to Rebecca Murphy and her service dog, Nigel, Human Rights Commission Chair.

RESULT: APPROVED [UNANIMOUS]

MOVER: Adam Van Grack, Councilmember SECONDER: Marissa Valeri, Councilmember

IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember

Certificate of Recognition for Student Achiever – Julius West Middle School

Councilmember Van Grack read and presented the Certificate of Recognition to Chloe Robertson, honored as a Kennedy Center National Symphony Orchestra Youth Fellow and featured on the national CBS television program 60 Minutes and performed with the Youth Marine Corp Band.

J. Certificates of Recognition for Student Achievers – Thomas S. Wootton High School

Councilmember Van Grack read and presented the Certificates of Recognition to Mason Lee, a 2025 All-Eastern Honors Ensembles in Orchestra - Double Bass; and National Merit Scholar, in engineering to Kent Zhang.

K. Certificate of Recognition for Student Achiever – Richard Montgomery High School

Councilmember Van Grack read and presented the Certificate of Recognition to Aaron Swibel a recipient of the 2025 Bernard Ebb Songwriting Awards.

L. Certificates of Recognition for Student Achievers – Rockville High School

Mayor Ashton read and presented the Certificates of Recognition to Herman Kitala, a recipient of the Montgomery County Alliance of Black School Educators Distinguished African American Scholar Award; Ariana Arturo, Alessandra Lujan, and Chloe Danstanlee C-Span's 2025 StudentCam Competition Award winners; 2024-2025 Annual Latin Dance Junior Division Competition: RITMO Student Team Members, Amy Acosta; 2024-2025 Annual Latin Dance Junior Division Competition: Best in Show First Place, RITMO Student Team Members, Briana Acosta, Nathalie Arias, Ariana Arroyo, Mia Arroyo, Bryan Garcia, Matthew Garcia, Randy Juarez, Monique Laender, Emily Luna, Issac Luna, Abner Martinez, Ingrid Romero Martinez, Kenner Medina, Hadasa Miranda, Jayda Racedo, Liliana Rivas Cruz, Sheyla Zambrana Vera, and RITMO Sponsor, Virginia Ribulotta.

Councilmember Marissa Valeri read and presented the Certificates of Recognition to Brig Barnett, Maeve Cutter and Deren Akselioglu for State Championship at the Maryland State Swimming Championship; and Anastasia Dakoulas State Championship at the Maryland State Wrestling Championship.

THE MAYOR AND COUNCIL WENT INTO A BRIEF RECESS AT 6:30 P.M. THE MAYOR AND COUNCIL RECONVENED AT 6:37 P.M.

4. Agenda Review

City Clerk/Director of Council Operations Sara Taylor-Ferrell reported a change to the agenda. The Rockville Economic Development, Inc. Board appointments will be moved to a future date.

5. City Manager's Report

City Manager Jeff Mihelich reported that this past Saturday the City participated in the Special Olympics law enforcement torch run, this is a collaboration and partnership between the special Olympics, the Rockville City police department, and the Montgomery County Police Department. This FY2027 Budget Survey portal is now available online for residents to submit their budget priorities. The community grant program is also open.

6. Boards and Commissions Appointments and Reappointments

Councilmember Jackson moved the reappointment Stephen Smith to the Commission on Aging to serve a full three-year term to expire on July 1, 2028.

RESULT: APPROVED [UNANIMOUS]

MOVER: Barry Jackson, Councilmember SECONDER: Izola Shaw Councilmember

IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember

Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

Councilmember Valeri moved the new appointment of Dennis Dantro to the Community Policing Advisory Board to serve as an alternate member with the term to expire on December 1, 2027.

RESULT: APPROVED [UNANIMOUS]

MOVER: Marissa Valeri, Councilmember SECONDER: Kate Fulton, Councilmember

IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember

Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

Councilmember Valeri moved the appointment of Kyle Ferraioli to the Community Policing Advisory Board to serve an expiring term until February 1, 2027.

RESULT: APPROVED [UNANIMOUS]

MOVER: Marissa Valeri, Councilmember SECONDER: Kate Fulton, Councilmember

IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember

Councilmember Valeri moved the reappointment of Petra Pacher to the Community Policing Advisory Board to serve an expiring term until October 1, 2026.

RESULT: APPROVED [UNANIMOUS]

MOVER: Marissa Valeri, Councilmember SECONDER: Kate Fulton, Councilmember

IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember

Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

Councilmember Jackson moved the new appointment of Moulaye Sy to the Financial Advisory to serve an expiring term until December 1, 2025, and to serve a consecutive reappointment to begin December 1, 2025 until December 1, 2028.

RESULT: APPROVED [UNANIMOUS]

MOVER: Barry Jackson, Councilmember SECONDER: Adam Van Grack, Councilmember

IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember

Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

Councilmember Valeri moved the new appointment of William "Bill" McGugan to the Human Services Advisory Commission to serve as an at-large representative until July 1, 2028.

RESULT: APPROVED [UNANIMOUS]

MOVER: Marissa Valeri, Councilmember SECONDER: Barry Jackson, Councilmember

IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember

Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

Councilmember Shaw moved the reappointment of Edward Duffy to Rockville Housing Enterprise to serve a full three-year term to expire on September 1, 2027.

RESULT: APPROVED [UNANIMOUS]

MOVER: Izola Shaw, Councilmember
SECONDER: Marissa Valeri, Councilmember

IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember

7. Community Forum

	NAME	EMAIL/ PHONE NUMBER	TOPIC
1.	In-Person Pat Reber	prpareber@gmail.com	Zoning Ordinance Rewrite
2.	In-Person Marty Reiss	emailreiss@yahoo.com 301-340-8765	Zoning Ordinance Rewrite
3.	In-Person Mark Pierzchala	mark@mmplive.com	Rockville Economic Development Model
4.	Written Comments Becky Briggs	bbriggs@ourgiftbiz.com 240-406-8701	Why REDI Works
5.	Written Comments Mark Pierzchala	mark@mmplive.com	Rockville Economic Development Model
6.	In Person Drew Powell	drewpowell@yahoo.com	Bubble Tea Festival
7.	In Person Norma		Bocce Ball Court at Victory Court
8.	In Person Dhruva Diego Kumar	cheersdk@gmail.com	Constitutional Rights, Discrimination

8. Special Presentations - NONE

9. Consent Agenda

- A. Authorization for the City Manager to Execute the Terms and Conditions of Pepco's EmPowerMD Rebate Program to Include in the Program's Application for use on Phase 2 of the City's LED Streetlight Conversion CIP Project
- B. Authorize the City Manager to Execute Amendment Number 1 Between the City of Rockville and the State of Maryland, Maryland Energy Administration to Provide a No-Cost Extension of Contract No. 2024-16-520S1 to September 30, 2026

Councilmember Valeri moved to approve consent agenda items A and B.

RESULT: APPROVED [UNANIMOUS]

MOVER: Marissa Valeri, Councilmember SECONDER: Barry Jackson, Councilmember

IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember

10. Public Hearing

A. Public Hearing on Project Plan Application PJT2025-20, an Amendment to an Approved Project Plan to Permit Conversion of 13,011 Square Feet of Previously Approved Street-level Retail into 13 Residential Units at 198 East Montgomery Avenue

Senior Planner, Christopher Davis, provided an overview Project Plan Application PJT2025-20, an Amendment to an Approved Project Plan to Permit Conversion of 13,011 Square Feet of Previously Approved Street-level Retail into 13 Residential Units at 198 East Montgomery Avenue.

Staff recommends that the Mayor and Council hold a public hearing.

PUBLIC HEARING

	NAME	EMAIL/ PHONE NUMBER
1.	Mark Pierzchala	mark@mmplive.com

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

The complete testimony of this evening's speakers can be found in the official Public Hearing records in the City Clerk Director of Council Operations offices. There being no further speakers testifying, the Public Hearing closed at 8:58 pm.

11. Action Items

A. Adoption of a Resolution to Approve Project Plan Application PJT2025-20, an Amendment to an Approved Project Plan to Permit Conversion of 13,011 Square Feet of Previously Approved Street-level Retail into 13 Residential Units at 198 East Montgomery Avenue

Staff recommends that the Mayor and Council adopt the proposed Resolution, which constitutes approval of Project Plan Application PJT2025-20.

If the application is approved the applicant must seek approval of a Level 2 Site Plan.

Mayor and Council provided their thoughts and comments.

Councilmember Fulton moved to approve adoption of a Resolution to approve Project Plan Application PJT2025-20, an Amendment to an Approved Project Plan to Permit Conversion of 13,011 Square Feet of Previously Approved Street-level Retail into 13 Residential Units at 198 East Montgomery Avenue based on findings and conditions in the Staff report.

RESULT: APPROVED [UNANIMOUS]

MOVER: Kate Fulton, Councilmember SECONDER: Barry Jackson, Councilmember

IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember

Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

FURTHER DISCUSSION

September 15, 2025, Agenda item 11A.

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Timestamp 2:02:13

B. Financial Advisory Board FY 2025 Annual Report and FY 2026 Action Plan

Financial Advisory Board Chair, Robert Wright, provided the Mayor and Council with the presentation of the board's annual report.

The Financial Advisory Board (FAB) recommends that the Mayor and Council receive the FY2025 Annual Report, and review and approve the FY2026 Action Plan.

The Mayor and Council approved the FY2025 Action Plan on October 7, 2024.

Mayor and Council provided their thoughts, comments and recommendations as follows: For the Council to officially consider the FAB's work on the Calyptus recommendations as completed and that the current language in Action Item 7 of the 2026 FAB action plan be deleted and the following language inserted "annually review the procurement annual report multiyear strategic plan and to work with the City Manager and Director of Procurement to identify a framework for interaction with the procurement proSScess".

Councilmember Jackson moved to accept the FY2025 Annual Report.

RESULT: APPROVED [UNANIMOUS]

MOVER: Barry Jackson, Councilmember
SECONDER: Adam Van Grack, Councilmember

IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember

Myles, Councilmember Shaw, Councilmember Van Grack

OPPOSED: Marissa Valeri

Councilmember Van Grack moved to approve the proposed FY2026 Action Plan, as amended.

RESULT: APPROVED [UNANIMOUS]

MOVER: Adam Van Grack, Councilmember SECONDER: Barry Jackson, Councilmember

IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember

Myles, Councilmember Shaw, Councilmember Van Grack

FURTHER DISCUSSION

September 15, 2025, Agenda item 11B.

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Timestamp 2:04:41

THE MAYOR AND COUNCIL WENT INTO A BRIEF RECESS AT 7:20 P.M. THE MAYOR AND COUNCIL RECONVENED AT 7:27 P.M.

12. Worksession

A. Economic Development

City Manager, Jeff Mihelich, provided a brief overview of the modules for economic development that other Cities use, roles, responsibilities, and identify potential outcomes based on measurements of success.

- 1. Staff recommends that the Mayor and Council discuss the city's current economic development model and direct staff accordingly following the discussion.
 - An overview of the different types of frameworks/models used by municipalities/jurisdictions to tackle economic development.
- 2. Identification of the different roles and responsibilities in economic development, what entity currently covers each, and whether we have any gaps.
- 3. Discussion and clarification of the lines of communication, direction, and accountability of all involved.
- 4. Discussion of outcomes-based measurements of success.
- 5. Discussion of various mechanisms (to include funding agreement) to implement enhancements/changes identified in prior items.

Staff recommends that the Mayor and Council discuss the city's current economic development model and direct staff accordingly following the discussion.

Worksession Summary:

Questions from the Mayor and Council were addressed by staff.

The Mayor and Council provided their thoughts and comments including further discussion with Rockville Economic Development, Inc. (REDI) on focusing on accountability, coordination, transparency and residential input; consider establishing a monthly coordination meeting between City and REDI to discuss economic development details and land use outreach; develop strategies to improve public education and communication regarding economic development to address misconceptions and increase accessibility for residents; Look into creating a welcoming process for new businesses during permitting, potentially including sharing resources like leasing toolkits; Direct the city manager and city attorney to create a comprehensive Rockville economic development plan inclusive of the work of REDI and city departments, to be presented for adoption by the mayor and council within approximately one year.

Councilmember Fulton moved to direct the City Manager and City Attorney to create a comprehensive Rockville economic development plan inclusive of the work of REDI and city departments, to be presented for adoption by the Mayor and Council within approximately one year, and develop a mechanism, whether through amendment the REDI funding agreement or other appropriate vehicle that addresses REDI's participation in the creation and execution of the City of Rockville Economic Development Strategic Plan, as well as clear processes and procedures for effective communication and collaboration between REDI, all city departments, and the elected body providing accountability and transparency.

RESULT: APPROVED [UNANIMOUS]

MOVER: Kate Fulton, Councilmember SECONDER: Marissa Valeri, Councilmember

IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember

Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

FURTHER DISCUSSION

September 15, 2025, Agenda item 12A.

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THE MAYOR AND COUNCIL WENT INTO A BRIEF RECESS AT 8:25 P.M. THE MAYOR AND COUNCIL RECONVENED AT 8:36 P.M.

B. 2026 State Legislative Priorities (including Legislative Bond Initiatives)

Associate City Manager, Linda Moran, provided a brief overview of the 2026 State Legislative priorities.

Staff recommends that the Mayor and Council (i) receive the presentation, (ii) discuss the proposed 2026 State legislative priorities, and (iii) direct staff to bring forth a resolution that includes the approved 2026 State legislative priorities.

Worksession Summary:

Should the Mayor and Council choose to provide broad direction on 2026 Rockville State Legislative Priorities, staff will return on October 6, 2025, with a resolution that includes the selected priorities for adoption. Rockville's approved 2026 State legislative priorities will be highlighted at the Legislative Priorities hearing before the Montgomery County Delegation on November 19, 2025. Rockville and its State lobbyist will collaborate with District 17 and other stakeholders to advocate for the adopted priorities in the 2026 General Assembly Session.

Questions from the Mayor and Council were addressed by staff.

The Mayor and Council provided their thoughts and comments including autonomous stop sign monitoring, advocating for support to insure that a Health Care safety net remain viable in Maryland including access to vaccines, Medicaid, Good Cause Bill, public health, tenant protections prohibiting landlords from using certain algorithmic approaches, transparency on rental fees, noise pilot programs with Montgomery County, investigate potential improvements for childcare facilities at Montrose for future legislative bond initiatives, housing protection for teachers and opportunities.

Mayor and Council agreed with Staff's recommendations as outlined in the staff report.

FURTHER DISCUSSION

September 15, 2025, Agenda item 12B.

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13. Mock Agenda

No changes to the Mock agenda.

14. Old / New Business

Discussion among the Mayor and Council regarding the draft Rules of Decorum, and have requested that the JEDI Team review. Staff will draft a resolution and bring back to Mayor and Council at future meeting.

A resolution will be presented to the Mayor and Council for the Rules of Decorum.

15. Adjournment

There being no further business, the meeting adjourned at 9:19 p.m.

RESULT: APPROVED [UNANIMOUS]

MOVER: David Myles, Councilmember SECONDER: Barry Jackson, Councilmember

IN FAVOR: Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember