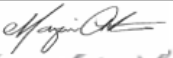
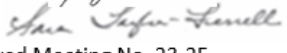


City of Rockville

City Hall
111 Maryland Ave
Rockville, MD 20850

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



Meeting Minutes

Monday, July 21, 2025

6:30 PM

Meeting No. 19-25

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, July 21, 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 – NONE

6. Boards and Commissions Appointments and Reappointments - NONE

7. Community Forum

	NAME	TOPIC
1.	Ryan P. Murphy	Rent Stabilization
2.	Daniel Shirali	Events
3.	Sen. Cheryl C. Kagan	Elections
4.	Vincent Russo	Rent stabilization and election reform
5.	Stacy Kaplowitz	Caps on property insurance, utilities
6.	Sandy Paik, General Counsel TowerCompanies	The relationship between rent control regimes and their relationship to housing supply

	NAME	TOPIC
7.	D. Todd Pearson B.F. Saul	Economic Development
8.	Bettina Guevara B.F. Saul	Economic Development
9.	J. Gunnar Gingery	Rent Control / Stabilization
10.	Chris Bruch President & CEO The Donohoe Companies	Economic Development
11.	Hugo Cantu	Economic Development
12.	Julie Polinger COO Polinger Company	Rent Stabilization
13.	Leigh Henry Managing Member HIP Projects, LLC	Rent Stabilization
14.	Kenneth Becker, President, RP&B, Inc. General Partner Rollins Park and Congressional Towers Apartments	Rent Stabilization
15.	Alex Viorst Principal PGIM Real Estate 202 361 6713	Rent Stabilization
16.	Sandy Paik General Counsel Tower Companies	Rent Stabilization
17.	Stephen D. Silver Chief Financial Officer Lantian Development	Rent Stabilization
18.	Marji Graf, President & CEO Greater Rockville Chamber of Commerce	Rent Stabilization
19.	Brigitta Mullican	Rent Stabilization
20.	Peter Henry	Rent Stabilization

	NAME	TOPIC
21.	Brian E. Barkley	Rent Stabilization
22.	John Becker	Residential rental stabilization Election updates Rockville police dept
23.	Jamie N.	Rent Stabilization
24.	Susan Hoffmann	Attacks on Elected Officials, Rent Stabilization
25.	Michelle Whittaker	Rank Choice Voting
26.	Christopher W. Hughes	Ranked Choice Voting Resource
27.	Grant Samms	Rent Stabilization
28.	Rabitah Moses	Rent Stabilization
29.	Jackie Mashinya	Rent Stabilization
30.	Sameer	Rent Stabilization
31.	James Doffesmyre	Rent Stabilization
32.	Wendy Sewdick	Rent Stabilization
33.	Katie Madore	Rent Stabilization
34.	Tyler Mc	Rent Stabilization
35.	Thomas Jackson	Rent Stabilization
36.	Angela Franko	Shortage of housing
37.	Wendy Murphy	Rent Stabilization
38.	Christine Gelbade	Rent Stabilization
39.	John Gueffrey	Rent Stabilization

	NAME	TOPIC
40.	Daniel Dunlavey	Rent Stabilization
41.	Mark Pierzchala	King Farm Farmstead
42.	Lauren Cave	Rent Stabilization
43.	Nancy Wallace	Rank Choice Voting
44.	Adam Wise	Rank Choice Voting
45.	Eryn Adams	Rent Stabilization
46.	Austin Young	Rent Stabilization
47.	Haley Chatelaine	Rent Stabilization
48.	Matt Diller	Rent Stabilization
49.	Michael Shen	Rent Stabilization
50.	Alma Thompson	Rent Stabilization
51.	Jackie Durkin	Rent Stabilization
52.	Josh Woldguard	Not in favor of Rent Control
53.	Brad Posen	Rent Stabilization
54.	Jim Soltesz	Zero New Projects since Montgomery County Rent Stabilization
55.	Sondra Crowe	Rank Choice Voting
56.	Tim McCloughin	Affordable housing
57.	Paul Scott	Multiple topics
58.	Jack Ring	Rent Stabilization
59.	Christopher Hughes	Rank Choice Voting

	NAME	TOPIC
60.	Jacklyn Williams	Multiple topics

THE MAYOR AND COUNCIL WENT INTO A BRIEF RECESS AT 9:29 P.M. THE MAYOR AND COUNCIL RECONVENED AT 9:50 P.M.

8. Special Presentations - NONE

9. Consent Agenda

A. Approval of Final Design for Twinbrook Community Recreation Center Annex Mural

B. Authorize the City Manager to enter into a Memorandum of Agreement with the Maryland Transportation Authority Police (MDTA Police) is granting jurisdictional Authority in the City of Rockville.

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

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

10. Public Hearing - NONE

11. Action Items - NONE

12. Worksession

A. Rent Stabilization

City Manager Jeff Mihelich provided a brief overview of the rent stabilization framework presented on July 8, 2024.

Staff recommends the Mayor and Council discuss rent stabilization in this worksession and direct staff accordingly following the discussion.

Worksession topics requested for discussion include:

At the June 16th, 2025, Mayor and Council meeting, Councilmember Myles and Councilmember Shaw requested a worksession for the body to consider a rent stabilization framework that includes:

1. Capping rent increases
2. Banning junk fees
3. Providing exemptions
4. Providing a petition process for requested waivers and
5. Strong enforcement

The Mayor and Council provided their thoughts, comments, and questions.

Staff will follow up with directions received from the Mayor and Council.

Councilmember Izola Shaw moved to pass a Rent Stabilization Program identical to Montgomery County to cap rent increases to 6%, or the Consumer Price Index (CPI) and 3%, whichever is lower.

	RESULT: FAILED [2-5]
MOVER:	Izola Shaw, Councilmember
SECONDER:	David Myles, Councilmember
IN FAVOR:	Councilmember Myles, Councilmember Shaw
AGAINST:	Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Valeri, Councilmember Van Grack

Councilmember Adam Van Grack moved that this body decide that it will not implement a rent control policy or rental renewal hard caps in Rockville, and it will not consider as part of any of its meeting agendas, a rent control policy or rental renewal hard caps for the remainder of its term.

	RESULT: APPROVED [5-2]
MOVER:	Adam Van Grack, Councilmember
SECONDER:	Barry Jackson, Councilmember
IN FAVOR:	Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Valeri, Councilmember Van Grack
AGAINST:	Councilmember Myles, Councilmember Shaw

FURTHER DISCUSSION

July 21, 2025, Agenda item 12A.

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Timestamp 2:53:36

B. Worksession #2-Election Consultants Recommendations on City Election Reform-Gant Group

Jason Gant, President of the Gant Group provided the Mayor and Council with an overview of the recommendations on City Election Reform.

Staff recommends the Mayor and Council have a facilitated discussion with the election consultant, Gant Group, and provide input on the following topical areas to enable the consultant to complete the final report. The topical areas include:

- Campaign Finance
- Public financing of local elections
- Campaign Finance Reporting
- Election procedure
- Enforcement mechanism (curing violations and dispute resolution)
- Role of the Board of Supervisors of Elections (BSE)
- Rank Choice Voting
- 2023 Ballot Measures
 - a. Voting age - Should Rockville allow 16-17-year-olds to vote in city elections?
 - b. Non-citizens voting - Should Rockville allow residents who are not US citizens to vote in city elections?
 - c. Term limits - Should Rockville limit Mayor and Councilmembers to 3 consecutive terms?
 - d. Representative Districts - Should some or all of the 6 council members be elected by representative districts?

On Monday, May 19, 2025, the Mayor and Council held their first worksession on City Election Reform. The discussion was facilitated by Jason Gant, the election consultant, during which members of the body provided feedback on various aspects of the City of Rockville's elections and election code that should be subject to reform, including campaign financing, campaigning practices, and enforcement of election code violations, among other things. Following this initial discussion with the Mayor and Council, the consultant held two public engagement sessions (June 5th and June 7th) to solicit community feedback on city election reform. In addition to these events, the consultant met with members of the Board of Supervisors of Elections, the City Manager, the City Clerk, and the City Attorney to solicit their thoughts on the City's election process. Some of the feedback received from these engagement activities may be incorporated into the final report and help inform the recommendations

As the consultant works on the final report, guidance is needed on topical areas to assist him in finalizing the report. The topical areas are designed to keep the discussion concise, thereby utilizing the body's time effectively. Within each topical area, the consultant outlines:

- i. The city's current practice and/or pertinent context as background
- ii. A few best practice principles and
- iii. The consultant's approach thus far

Following the discussion, the consultant asks the policy question or questions for the Mayor and Council's consideration on:

- Campaign Finance
- Public Financing of Local Elections
- Campaign Finance Reporting
- Election Procedure
- Enforcement Mechanism
- Role of the Board of Supervisors of Elections (BSE)
- Rank Choice Voting
- 2023 Ballot Measures

After the discussion, the Mayor and Council provided directions on the following:

- Gather feedback from the BSE, staff, and consultants regarding the delineation of duties and clarity on responsibilities, and enforcement mechanisms
- Gather more information on Rank Choice Voting
- Request the consultant to draft a final report with two options: one for maintaining the BSE's administrative functions and another for transitioning them into a policy-recommending body
- Request the Consultant to include in the final report amending our charter to make 16-17-year-olds eligible to vote
- Gather public input on allowing 16 and 17-year-olds to vote in city elections

Following the worksession, the consultant will incorporate the guidance, research, and analysis as he drafts the final report with recommendations. The final report, inclusive of the final recommendations, will be presented to the Mayor and Council on September 8, 2025.

FURTHER DISCUSSION

July 21, 2025, Agenda item 12B.

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C. Economic Development

This agenda item was moved to a future date.

13. Mock Agenda

A. Mock Agenda – There were no changes to the Mock Agenda.

14. Old / New Business

The Mayor and Council requested to add a future agenda item to discuss lobbying and disclosure requirements for organizations and businesses of those who want to influence City of Rockville elections, political actions, and policies, to include the names of the individuals and/or businesses doing the direct or indirect lobbying, the type of expenditures, and to provide and ensure transparency to residents.

The August 4, 2025, Mayor and Council meeting will be virtual only.

15. Adjournment

There being no further business, the meeting adjourned at 12:32 a.m.

MOVER:	RESULT: APPROVED [UNANIMOUS] 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