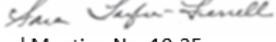


# City of Rockville

City Hall  
111 Maryland Ave  
Rockville, MD 20850

Approved:   
Attest:   
Approved Meeting No. 10-25  
April 7, 2025



## Meeting Minutes

Monday, March 24, 2025

6:30 PM

Meeting No. 09-25

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 6:35 p.m. on Monday, March 24, 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 Monique 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**

The City Manager reported the City is very involved with the FY2026 budget, monitoring the State Legislative sessions and prepping city parks for the spring and summer seasons and other important matters.

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

**A. Mayor and Council Appointments and Reappointments**

Councilmember Marissa Valeri moved the appointment of Todd Simmons to the Community Policing Advisory Board to serve an expiring term until April 1, 2027.

	<b>RESULT: APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Marissa Valeri, 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 Barry Jackson moved the reappointment of Howard Jung to the Cultural Arts Commission to serve a full three-year term until April 1, 2028; and the appointment of Michelle Chite to the Cultural Arts Commission to serve a full three-year term until March 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 Kate Fulton I moved the appointment of Brooks Hanner to the Ethics Commission to serve a full three-year term until March 1, 2028.

**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

Councilmember Adam Van Grack moved the appointment of Cindy McCabe to the Environment Commission to serve an expiring term until October 1, 2025.

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

Councilmember Barry Jackson moved the appointment of Michael Wheet to the Financial Advisory Board to serve an expiring term until February 1, 2027.

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

Councilmember Izola Shaw moved the appointment of Jacob Goodman to the Human Rights Commission serve a full three-year term until March 1, 2028; and the appointment of Jah Sirrah to the Human Rights Commission to serve a full three-year term until March 1, 2028.

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

Councilmember Adam Van Grack moved the reappointment of Vincent “Chip” Boylan to the Recreation and Park Advisory Board to serve a full three-year term until March 1, 2028; and the appointment of Tiffany Holland to the Recreation and Park Advisory Board to serve a full three-year term until March 1, 2028.

**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 Valeri, Councilmember Van Grack

Councilmember Barry Jackson moved the appointment of Vicki Gottlich to the Senior Citizens Commission to serve a full three-year term until March 1, 2028; and the appointment of Doreen Wink to the Senior Citizens Commission to serve a full three-year term until March 1, 2028.

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

Councilmember Marissa Valeri moved the appointment of Irene Bowen to the Transportation and Mobility Commission to serve a full three-year term until March 1, 2028; and the appointment of Mike Brooks to the Transportation and Mobility Commission to serve a full three-year term until March 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

**7. Community Forum**

**Community Forum  
Speakers List  
(March 24, 2025)**

	<b>NAME</b>	<b>TOPIC</b>
1.	Steven Howlett, VP Rockville Little Theater	Rockville Little Theater
2.	Emilee Towey	Rent stabilization
3.	Chris Madden, Huntington Tenant Association	Rent stabilization
4.	Joel Mercado	Rent stabilization
5.	Dr. Brian Biekman	Rent stabilization
6.	Justin Li	Rent stabilization
7.	Erin Slezak	Rent stabilization
8.	Jake Goodman	HRC swearing in
9.	Grant Samms	Rent stabilization
10	Christine Gerbode	Rent stabilization
11	Tyler McClenithan	Rent stabilization
12	Michelle	Rent stabilization
13	Anita Neal Powell	Support Capital improvement of street
14	Gladys Lyons	Removal of trees across from Ashley Ave. LP
15	Roxana Walton	English classes at Meadow Hall Elementary School
16	Cristina Rechy	Language outreach programs
17	Jessica Jackson	Community resources for Meadow Hall ES

**8. Special Presentations - NONE**

**9. Consent Agenda**

- A.** Award and authorize the City Manager to execute a contract responsive to IFB #18-24, for construction of the Lincoln Park Community Center Improvements capital improvements program (“CIP”) project, to Boulevard Contractors Corp., of Owings Mills, MD, for an amount not-to-exceed \$961,019.00, for a term of 300 calendar days.
  
- B.** Award and authorize the City Manager to execute a contract responsive to Invitation for Bids (IFB) #32-24, LED Streetlight Conversion Project - Phase 2, to Lighting Maintenance, Inc. of Harmans, Maryland, in an amount not-to-exceed \$742,075.00, for a term of 180 calendar days.

Councilmember Adam Van Grack moved to approve consent agenda items A and B.

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

**10. Public Hearing**

- A.** FY 2026 Budget Public Hearing #3

Management and Budget Analyst, Dan Chambers provided an overview on FY2026 Budget Public Hearing #3.

Staff recommends that the Mayor and Council conduct the public hearing and keep the record open until April 7, 2025.

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

The Public Hearing opened at 7:29 p.m.

	<b>NAME</b>
<b>1.</b>	<b>Speaker</b> Dr. Joseph Bostie
<b>2.</b>	<b>Speaker</b> Jake Jakubek, Chair Rockville Bicycle Advisory Committee

	<b>NAME</b>
3.	<b>Speaker</b> Christopher C. Cano, Director Political & Legislative Affairs SEIU Local 500
4.	<b>Speaker</b> Andrea Kempner Wink, Managing Director, Community Reach of Rockville
5.	<b>Speaker and Written Comments</b> Cecilia Rojas, Language Outreach Program Director, Community Reach of Rockville
6.	<b>Speaker</b> Ali Robinson, Director of Client Services, Housing and Senior Reach, Community Reach of Rockville
7.	<b>Speaker</b> Odeth Berlin, Rockville Emergency Assistance Program Director, Community Reach of Rockville
8.	<b>Speaker</b> Carmen Lezama, Mansfield Kaseman Health Clinic Managing Director, Community Reach of Rockville
9.	<b>Speaker,</b> Jack Thirolf, Chair Recreation and Parks Advisory Board
10.	<b>Speaker</b> Shannon Brescher Shea Parenting and Sustainability Writer
11.	<b>Speaker</b> Katherine Rogers
12.	<b>Speaker</b> Nancy Pickard Peerless Rockville
13.	<b>Speaker</b> Ulisses Santamaria, Board Trustee, Rockville Science Center
14.	<b>Speaker</b> Mary Grace Sabol
15.	<b>Speaker</b> Grant Sams
16.	<b>Virtual Speaker</b> Miriam Bunow, Ph.D

	NAME
17.	<b>Virtual Speaker</b> Tara Owens Main Streets Executive Director
18.	<b>Written Comments</b> Allison Van Dyke
19.	<b>Written Comments</b> Kari Barrett
20.	<b>Written Comments</b> Ricky Mui
21.	<b>Written Comments</b> Carol Hannaford
22.	<b>Written Comments</b> Deborah Moore
23.	<b>Written Comments</b> Lucinda Hall
24.	<b>Written Comments</b> Sharon Cichy

The complete testimony of this evening’s speakers can be found in the official Public Hearing record in the City Clerk/Director of Council Operations’ office.

There being no further speakers testifying, the Public Hearing Closed at 8:26 p.m.

**Next Steps**

Date	Action Item
April 7, 2025	Close of the community budget priorities survey and public record M&C Worksession #3 – CIP, Planned Debt, Changes, Final Balancing
May 5, 2025	Budget Adoption

**THE MAYOR AND COUNCIL WENT INTO A BRIEF RECESS AT 8:26 P.M. THE MAYOR AND COUNCIL RECONVENED AT 8:39 P.M.**

**FURTHER DISCUSSION**

March 24, 2025, Agenda item 10A.

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- B. Public Hearing on Zoning Text Amendment TXT2025-00269, To Implement Certain Zoning Recommendations of the Town Center Master Plan, Including Floating Zones; Mayor and Council of Rockville, Applicants**

Chief of Zoning, Jim Wasilak and Katie Gerbes provided an overview of the Zoning Text Amendment TXT2025-00269, To Implement Certain Zoning Recommendations of the Town Center Master Plan, Including Floating Zones.

Staff recommends that the Mayor and Council hold a public hearing on Zoning Text Amendment TXT2025-00269, to allow for floating zones that implement certain zoning recommendations of the 2025 Town Center Master Plan.

Following the closure of the public hearing on this item, the Mayor and Council will discuss and consider the adoption of TXT2025-00269 during agenda item 11A.

The Public Hearing opened at 8:46 p.m., with no speakers testifying. The official Public Hearing record in the City Clerk/Director of Council Operations' office. The Public Hearing closed at 8:47 p.m.

#### **FURTHER DISCUSSION**

March 24, 2025, Agenda item 10B.

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### **11. Action Items**

- A. Introduction and Possible Adoption of an Ordinance to Approve Zoning Text Amendment TXT2025-00269, To Implement Certain Zoning Recommendations of the Town Center Master Plan, Including Floating Zones; Mayor and Council of Rockville, Applicants**

Chief of Zoning, Jim Wasilak and Katie Gerbes provided an overview of the Zoning Text Amendment TXT2025-00269, To Implement Certain Zoning Recommendations of the Town Center Master Plan, Including Floating Zones.

Staff recommend that the Mayor and Council discuss the draft ordinance TXT2025-00269, testimony received. If the Mayor and Council wish to proceed with the adoption of the ordinance at its March 24 meeting, the ordinance should first be introduced, and then a motion should be made to waive the layover period. If the motion to waive the layover period is approved by six affirmative votes, a motion to adopt the ordinance may then proceed.

#### **Next Steps**

Pursuant to Section 4-203 of the Maryland Land Use Article, a zoning regulation may not become effective until 10 days after the public hearing on the regulation. If the Mayor and Council adopt the attached ordinance to approve Zoning Text Amendment TXT2025-00269 at its March 24 meeting, the City website will be updated to reflect the amended zoning ordinance once the ordinance becomes effective. Communication will be provided to the public, using the Engage Rockville site, announcing

the revised zoning ordinance. If adopted and once the ordinance becomes effective, property owners in the Town Center can utilize the floating zone to submit applications to develop land in accordance with the Town Center Master Plan.

Councilmember Barry Jackson introduced ordinance to approve Zoning Text Amendment TXT2025-00269, to implement certain zoning recommendations of the Town Center Master Plan, including floating zones.

Councilmember Kate Fulton moved to waive the layover period.

<b>RESULT: APPROVED [UNANIMOUS]</b>
<b>MOVER:</b> Kate Fulton, 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

Councilmember Adam Van Grack moved adopt the ordinance to approve Zoning Text Amendment TXT2025-00269, To Implement Certain Zoning Recommendations of the Town Center Master Plan, Including Floating Zones.

<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**

March 24, 2025, Agenda item 11A.

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**B. Possible Adoption of a Resolution to Approve the Electric Vehicle Readiness Plan**

Sustainability Coordinator, Amanda Campbell provided an overview of the resolution to approve the Electric Vehicle Readiness Plan.

Staff recommends that the Mayor and Council take the following actions:

1. Review the edits to the revised Electric Vehicle Readiness Plan to ensure the revised redline document reflects the direction of the Mayor and Council provided during the work session.
2. Adopt the Resolution to approve the Electric Vehicle (EV) Readiness Plan.

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

**Summary:**

The Comprehensive Plan and the Climate Action Plan recommend developing Rockville’s first Electric Vehicle Readiness Plan to expand EV charging infrastructure equitably across the city. The plan also works in conjunction with Rockville’s Pedestrian Master Plan, Bikeway Master Plan and Vision Zero Plan to support a sustainable transportation network.

The Mayor and Council held a work session on February 24, 2025, where they received a presentation on the draft EV Readiness Plan and provided feedback on three policy questions. The three policy questions involve curbside residential charging, parking minimum flexibility, and charging rate guidance for potential future city-hosted and city-operated chargers. The Mayor and Council’s feedback on these policies were incorporated into the revised plan. These policies, like many other actions in the plan, would require changes or additions to the City Code or standards, details or guidelines.

**Next Steps**

The plan provides a recommended framework for expanding access to EVs and charging, including streamlining and aligning an EV charging policy and permitting framework and expanded public education and outreach. The plan identifies potential communities and neighborhoods that are candidates for EV charging expansion. The plan does not include prescriptive plan for public charging infrastructure installations. The next steps are for interdepartmental coordination to streamline the EV charging plan and permitting framework and coordination with local jurisdictions, utility companies, and potential site owners and managers can discuss site recommendations, partnership opportunities, strive to address barriers, refine cost estimates for charging equipment and installation, and continue to seek funding and leverage partnerships.

Councilmember David Myles moved to adopt the proposed resolution, as amended, to approve the Electric Vehicle Readiness Plan in support of the transition to clean fuel vehicles to reduce greenhouse gas emissions.

	<b>RESULT: APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	David Myles, 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

**FURTHER DISCUSSION**

March 24, 2025, Agenda item 11B.

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## 12. Worksession

### A. FY 2026 Budget Worksession #2 - Operating Expenditures, Grants and Fund Balance

Director of Finance, Stacey Webster, and Deputy Director of Finance Kim Francisco provided an overview of the FY 2026 Budget Worksession #2 - Operating Expenditures, Grants and Fund Balance.

Staff recommends that the Mayor and Council review the FY 2026 Proposed Operating Budget and Capital Improvements Program, and provide direction as needed.

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

Summary:

This is the Mayor and Council's second budget worksession related to the FY 2026 Proposed Operating Budget and Capital Improvements Program. During this worksession, staff will cover operating expenditures, community service and enrichment grant allocations, the Rockville Economic Development, Inc. funding allocation, and the proposed commitments of General Fund reserves exceeding the target. The objective of this worksession is to provide a summary of proposed funding allocations and obtain direction on any requested adjustments to the funding allocations.

#### FY 2026 Operating Expenditures

Expenditures across all funds are proposed to total \$173 million in FY 2026. This is an increase of 4.5 percent from FY 2025 Adopted expenditures.

#### Personnel

This category of expenditures consists of regular employee wages, temporary employee wages, overtime, and benefits. This category increased by 7.7 percent or \$6.1 million from FY 2025 to FY 2026. The FY 2026 budget equals \$56.3 million for regular employee wages, a 6.0 percent increase from FY 2025. The budget includes a 2.5 percent cost of living adjustment, steps or performance-based increments for all employees, and the net addition of 13.5 full time equivalent positions.

#### Operating

This category is made up of contractual services and commodities. The overall operating budget decreased by 5.8 percent from \$34.8 million to \$32.8 million from FY 2025 to FY 2026. Citywide contractual services decreased by 14.1 percent or \$3.0 million to \$21.2 million in FY 2026. This category is mostly comprised of contracted services (including contracts for facilities, grounds, transportation, and other services), and consultants that support major studies, plan developments, and initiatives. The largest decrease from FY 2025 to FY 2026 is \$3.4 million for the reclassification of software subscriptions to the other category following the implementation of GASB 96.

#### Capital Outlay

This category increased by 9.4 percent, or \$557,690 from FY 2025 and equals \$6.5 million for FY 2026. The significant changes include decreased vehicle replacements and increased lease inception expenditures which are offset by an equal lease inception revenue, in accordance with GASB 87. In

addition to purchased vehicles, the city leases most of the light duty and Police vehicles under the other category. The capital outlay category also includes increased FY 2026 funding for hardware and equipment for the city's planned network infrastructure upgrades.

#### Other

This category, which increased by \$2.9 million to \$48.3 million for FY 2026, primarily consists of transfers to other funds (including the CIP transfer), administrative expenses, depreciation, debt service payments, community services and enrichment grants, vehicle and equipment leases, and software subscription expenses. General Fund transfers are made annually to the Refuse Fund to support refuse services for Rockville Housing Enterprises (RHE) properties, to the Parking Fund to support ongoing debt service associated with the construction of the parking garages, to the Special Activities Fund to support various arts and need-based programs, to the Debt Service Fund for taxpayer-supported debt payments, and to the CIP to provide "paygo" (pay as you go) support for non-enterprise capital projects.

#### Operating Expenditures by Department

Citywide Expenditures by Department shows total department budgets with percent changes from Adopted FY 2025 to Proposed FY 2026. The cause for the change in the FY 2026 operating expenditure budget varies by department.

#### Community Service and Enrichment Grants

Each year the city appropriates funds to support organizations that provide aid to Rockville individuals and families who are experiencing difficulty meeting one or more basic needs related to housing, food, clothing, financial resources, health care and/or family well-being, as well as to support other community organizations that provide other benefits to the Rockville community.

#### Rockville Economic Development, Inc.

Rockville Economic Development, Inc. (REDI) is a public-private partnership formed by the City of Rockville to strengthen and broaden the city's economic base through business entrepreneurship, expansion, retention, and recruitment programs. The FY 2026 Proposed Budget reflects a total of \$1.6 million to REDI which includes \$100,000 for a new Business Development Associate, \$50,000 for marketing costs associated with the implementation of the new life sciences branding initiative, and an additional \$48,920 for operating expenses. The proposed funding level continues the city's support of the incentive program, small business impact grants, and the Maryland Women's Business Center.

#### Proposed Commitments of Reserves

The FY 2026 Proposed Budget recommends commitments of reserves totaling \$2,080,000 for the following purposes:

- \$750,000 for a subsidy to the Housing Opportunities Fund,
- \$280,000 for a Green Space Management Plan,
- \$250,000 for a contribution to the Rockville Volunteer Fire Department for the purchase of an emergency response vehicle, and
- \$800,000 for a transfer to the Capital Projects Fund to fund the construction of the Senior Center Entrance (TA24) CIP project

#### Mayor and Council Considerations

The Mayor and Council routinely submit questions on the proposed budget document. A listing of

questions and staff responses can be found at:

<https://rockvillemd.gov/DocumentCenter/View/57771/Mayor-and-Council-FY26-Budget-QA>

**FURTHER DISCUSSION**

March 24, 2025, Agenda item 12A.

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**13. Mock Agenda**

**A. Mock Agenda**

Mayor and Council agreed to move the Minority, Female, Disabled, and Veteran's Owned Program/Local Preference worksession from the April 7 to the April 28 meeting.

**14. Old / New Business**

There was no Old/New Business.

**15. Adjournment**

There being no further business, the meeting adjourned at 12:35 a.m.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Izola Shaw, 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