

# City of Rockville

111 Maryland Ave  
Rockville, MD 20850

Approved: *[Signature]*  
Attest: *[Signature]*  
Approved Meeting No. 01-26  
January 5, 2026



## Meeting Minutes

**Monday, December 8, 2025**

**6:30 PM**

**Meeting No. 30-25**

**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, December 8, 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**

Executive Assistant to the City Clerk/Director of Council Operations Judy Penny reported no changes to the agenda.

**5. City Manager's Report**

City Manager Jeff Mihelich reported that the City has convened a Crime Suppression Task Force in partnership with Montgomery County Police and Rockville City Police, with the goal of lowering retail theft and making people safer during the holiday season. The City received a Council of Governments Grant called the "Transit with Reach" Grant valued at \$83,000, to study and design pedestrian and bicycle safety improvements in and around the Twinbrook neighborhood to get people safely to and from the Twinbrook Metro station.

**6. Boards and Commissions Appointments and Reappointments – NONE**

**7. Community Forum**

	<b>NAME</b>	<b>TOPIC</b>
1.	<b>In-Person</b> Daphne Pereira	Montgomery County School Negligence
2.	<b>In-Person</b> Pat Reber	New Mark Commons, rezoning
3.	<b>In-Person</b> Jay Schaffer	Landlord-Tenant
4.	<b>In-Person</b> Wendy Murphy	Landlord-Tenant, Rent Stabilization
5.	<b>In-Person</b> Jack Ring	King Farm Farmstead

6.	<b>In-Person</b> Eric Fowler	Rockville Renters Alliance, Rent Stabilization, Landlord-Tenant
7.	<b>In-Person</b> Chris Madden	King Farm Farmstead, Rent Stabilization
8.	<b>In-Person</b> Brad Oremland	Chapter 18 Updates - Landlord-Tenant
9.	<b>In-Person</b> Tyler McClaritten	Safety during the shopping seasons, applauds the Landlord-Tenant session
10.	<b>In-Person</b> Madison Dunn	Mold in the Fields apartments, sickness
11.	<b>In-Person</b> Cassidy Ayers	Mold in the Fields apartments, sickness, need better place to live
12.	<b>In-Person</b> Elizabeth Adams	The Fields apartments, termites, family in mold infested property, rent stabilization needed
13.	<b>In-Person</b> Michelle Shen	Landlord-tenant Code, rent stabilization
14.	<b>In-Person</b> Jack Thirolf	Protect the King Farm Farmstead, get it done
15.	<b>In-Person</b> Dhruva Diego Kumar	Statements
16.	<b>In-Person</b> Paul Scott	King Farm Farmstead appreciates Staff and Mayor and Council feedback to the community, Equity, Environment, Economy
17.	<b>In-Person</b> Jonathan Brown on behalf of his mother Kamitha Brown	11-year long issues with RHE apartment, Sick brother, find a way to resolve the issues
18.	<b>Virtual Speaker</b> Margaret Ratcliffe Lee	King Farm Farmstead
19.	<b>Virtual Speaker</b> Nadia Boga	King Farm Farmstead
20.	<b>In-Person</b> Ashwa	Schools and community, not ok for administration to speak about citizens, children should feel safe to go to school, thank you for fighting for an inclusive community
21.	<b>Virtual Speaker</b> Cheung Yeung	King Farm Farmstead
22.	<b>Written Comments</b> Anna Chung	King Farm Farmstead
23.	<b>Written Comments</b> Ilsabe Urban	King Farm Farmstead

**8. Special Presentations - NONE**

**9. Consent Agenda**

- A.** Authorize the City Manager to Execute Modification Number 1 Between the City of Rockville and the Maryland Department of Natural Resources to Provide a No-Cost Extension to the End Date of the Agreement Executed on June 9, 2023, for Grant No. 14-23-3088 TRF 15
- B.** Award and authorize the City Manager to execute a Rider Agreement for the purchase of various hardware, software, support, and professional services by DSI (DISYS Solutions Inc.) of Ashburn, VA, and to execute a Lease Agreement for the lease purchase of said network hardware, service, and support services with Cisco Systems Capital Corporation to replace the City's end-of-life network hardware, software, and support services, required to maintain functionality of the City's productional network, security, and telecommunications infrastructure in an amount not to exceed \$1,918,566.90.
- C.** Award and Authorize the City Manager to Execute a Rider Agreement with ATC Corp., a Maryland corporation, in the amount not-to-exceed \$500,000 annually for the initial term, with terms and pricing consistent with Baltimore County Contract SCON-10002601-1, for athletic court maintenance, repairs, replacement, and renovations, with the option to renew for three additional one-year terms consistent with renewals by Baltimore County.
- D.** Authorization for the City Manager to Sign a Grant Agreement Amendment with the Federal Highway Administration for FY 2023 Safe Streets and Roads for All Project
- E.** Approval of Minutes

November 17, 2025 (Meeting No. 28-25)

Councilmember Barry Jackson moved to approve consent agenda items A, B, C, D, and E.

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

**THE MAYOR AND COUNCIL WENT INTO A BRIEF RECESS AT 7:44 PM. THE MAYOR AND COUNCIL RECONVENED AT 8:05 PM.**

**10. Public Hearing - NONE**

## **11. Action Items**

### **A. Adoption of King Farm Farmstead Master Plan**

Deputy Director of Recreation and Parks, Chris Henry, provided the Mayor and Council with an overview of the updates to the King Farm Master Plan.

Staff recommended the Mayor and Council receive the presentation, which will include follow-up information based on Mayor and Council feedback at the October 20, 2025, worksession regarding removing additional parking on the property, removing the addition that connected the two Dairy Barns, revising the construction cost estimates based on these plan changes, as well as the economic analysis and adjusting the project implementation phasing for King Farm Farmstead. Staff also recommended 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.

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 efforts 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.

King Farm Farmstead is a historic property with significant cultural heritage and value. Historic property records reveal the early presence of enslaved African Americans who went on to make notable impacts on the region. The lack of comprehensive records makes it difficult to determine which structures or areas on the grounds may have been directly connected to the enslaved residents.

A central component of the process was extensive community engagement. A two-stage approach provided opportunities for residents, stakeholders, and local organizations to share their visions for the site. The first stage used surveys, open-house style sessions, and online community meetings to identify what people most valued and what types of activities they would like to see in the future. Common themes included the importance of history and open space, the need for flexible event and performance spaces, and interest in community-focused programming such as markets, classes, arts, makerspaces, wellness, and youth/teen activities. The second stage of engagement presented concept options developed from this feedback, and participants were asked to evaluate them.

Significant community engagement was included during this planning process to include an Engage Rockville project website, social media, Rockville Reports Articles, in-person and virtual community sessions, online surveys, fliers and posters at city buildings, and monthly email updates. Additionally, several attempts were made to contact the land grantor, King Farm Associates, to notify them about the King Farm Farmstead adaptive reuse planning process and to invite to participate. Project updates

were maintained on the project's Engage Rockville website, and periodic emails about the project were sent to the community.

Following the adoption of the King Farm Farmstead Master Plan, staff will develop a funding strategy for incorporating approved master plan elements into the FY 2027 – FY 2031 Capital Improvement Program, and move forward with planning for implementation.

Councilmember Barry Jackson moved to adopt the King Farm Farmstead Master Plan with the amendment to include historical and educational signage on the Farmstead property.

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

**FURTHER DISCUSSION**

December 8, 2025, Agenda item 11A.

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- B. Approval and Submission to Montgomery County of the City of Rockville Funding Application for Program FY 2027/Year 52 Community Development Block Grant.

Housing Program Manager Jane Lyons-Raeder provided the Mayor and Council with an overview of the submission to Montgomery County of the City of Rockville's Funding application for Program FY 2027/Year 52 Community Development Block Grant.

Staff recommended that Mayor and Council approve the proposed funding allocations and authorize the City Manager to transmit the grant application and enter into an agreement with Montgomery County for Program Year 52/FY 2027 of the Community Development Block Grant (CDBG) program.

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

Each year, the City of Rockville receives federal Community Development Block Grant (CDBG) funds through a cooperative agreement with Montgomery County. CDBG funds must be expended for housing and community development capital projects that primarily benefit low- and moderate-income persons or neighborhoods. Rockville is projected to receive \$263,000 in CDBG funding for federal Program Year 52/FY 2027. The city has focused a significant portion of its CDBG allocation on housing rehabilitation.

The CDBG funds proposed for allocation will come from the federal government through a pass-through agreement with Montgomery County.

The City accounts for all CDBG activity in a separate CDBG fund. The FY 2026 adopted budget appropriated \$263,000 and the city anticipates the same amount for Year 52/FY 2027. The city must spend funds on the specified programs and request reimbursement from the county upon presentation of receipts. All CDBG spending is subject to the provisions of OMB A-133 (to be superseded by guidance in the omnibus circular) or single audit, as required by the federal government.

The Program Year 52/FY 2027 grant application was due to Montgomery County in December.

Councilmember Marissa Valeri moved to approve the proposed funding allocations and authorize the City Manager to transmit the grant application and enter into an agreement with Montgomery County for Program Year 52/FY 2027 of the CDBG program.

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

#### **FURTHER DISCUSSION**

December 8, 2025, Agenda item 11B.

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### **12. Worksession**

#### **A. Chapter 18 Update (Rental Facilities and Landlord-Tenant Relations)**

Housing Program Manager Jane Lyons-Raeder and Housing Specialist Trevor Stephens provided the Mayor and Council with an overview of the Chapter 18 Update (Rental Facilities and Landlord-Tenant Relations).

Staff recommended the Mayor and Council receive the presentation, discuss, and provide direction on updates to City Code Chapter 18, Rental Facilities and Landlord-Tenant Relations. The feedback received from the Mayor and Council will guide future worksessions and staff's draft of the updated code.

The following feedback was requested from the Mayor and Council to guide next steps. Do you agree with staff's recommendations for:

1. **Alterations to the current code?**
2. **New policies to be added?** These policies include Algorithmic Rent Pricing Ban, Court Costs and Legal Fees, Fee Transparency and Restrictions, Guarantor Requirements, and Repair and Deduct.

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

The worksession provided the Mayor and Council with an overview of the changes to City Code Chapter 18, Rental Facilities and Landlord-Tenant Relations under consideration by staff. Changes include minor alterations to the current code as well as significant new city policies. This was the first of two worksessions on Chapter 18. Following the two worksessions, staff will present a draft of the rewritten code, based on the Mayor and Council's feedback, for review and approval.

In Fall 2024, a comprehensive rewrite of Chapter 18 was identified as a key action in the City's Housing Strategies Work Plan. Research and engagement for the rewrite commenced in Spring 2025. The goals for the rewrite were as follows:

- Provide clarity on existing code elements
- Consider alignment with the surrounding jurisdictions' codes
- Improve housing stability and opportunities for tenant agency
- Require greater transparency for tenants
- Ensure alignment with the state of Maryland law
- Review local and national best practices
- Better connect data collection and city goals

Housing is one of the Mayor and Council's five focus areas. In June 2024, a high-level briefing was presented outlining the city's housing crisis and policy landscape.

The feedback received from the Mayor and Council was incorporated into the staff's final recommendations for the comprehensive update to City Code Chapter 18, Rental Facilities and Landlord-Tenant Relations.

The feedback received from the Mayor and Council was incorporated into staff's final recommendations for the comprehensive update to City Code Chapter 18, Rental Facilities and Landlord-Tenant Relations.

The next worksession is tentatively scheduled for February 23, 2026. At this worksession, staff intends to present research and recommendations on additional new policies and recommendations for programmatic enhancements, such as strategies to increase landlord and tenant education and ways to support tenant outreach and organizing, as well as share suggested reviews of other sections of city code that impact landlords and tenants, such as the Tenant Opportunity to Purchase ordinance.

**FURTHER DISCUSSION**

December 8, 2025, Agenda item 12A.

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**13. Mock Agenda**

**A. Mock Agenda**

There were no changes to the Mock Agenda.

**14. Old / New Business**

There was no Old/New business.

**15. Adjournment**

There being no further business, the meeting adjourned at 10:23 p.m.

**RESULT: APPROVED [UNANIMOUS]**

**MOVER:** Izola Shaw, Councilmember

**SECONDER:** Barry Jackson, Councilmember

**IN FAVOR:** Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack