
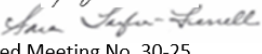


Approved: 
Attest: 
Approved Meeting No. 30-25
December 8, 2025

City of Rockville

City Hall
111 Maryland Ave
Rockville, MD 20850



Meeting Minutes

Monday, November 17, 2025

6:30 PM

Meeting No. 28-25

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, November 17, 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 and the Meadow Hall Elementary School Girl Scout Troop 33337 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.

Councilmember Marissa Valeri proposed one change to the agenda: To move Consent Agenda #9C to December 1, 2025.

Councilmember Marissa Valeri moved to have Consent Agenda Item #9C moved to the December 1, 2025, meeting.

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

5. City Manager's Report

City Manager Jeff Mihelich reported the Gun Buy-Back program over the weekend received and destroyed 303 firearms. There is a new and innovative community recycling process. A soil rehabilitation project that uses a mixture of cardboard and leaves for use over soil, and for planting.

6. Boards and Commissions Appointments and Reappointments

A. Board and Commission Appointment and Reappointment

Councilmember Marissa Valeri moved to approve the new appointment of Laura Andruski to the Cultural Arts Commission to serve an expiring three-year term 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 Barry Jackson moved to approve the reappointment of Robert Wright to the Financial Advisory Board to serve a full three-year term 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 Adam Van Grack moved to approve the reappointment of Natalie Vankos to the Recreation and Park Advisory Board to serve a full three-year term until December 1, 2028.

	RESULT: APPROVED [UNANIMOUS]
MOVER:	Adam Van Grack, 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 to approve the reappointment of Kapres Meadows to the Rockville Housing Enterprise to serve a full three-year term until May 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

7. Community Forum

	NAME	TOPIC
1.	In-Person Pat Reber	Proposed rezoning of Parcel ZOR ID 17 (Adjacent to New Mark Commons) 516 signature petition
2.	In-Person Ron Tipton	Rezoning is incompatible with the New Mark Commons neighborhood
3.	In-Person James Nations	Opposed to the rezoning of the parcel that adjoins the New Mark Commons community.
4.	In-Person Susan Knowles	Opposed to the rezoning of the parcel that adjoins the New Mark Commons community. Keep Zoning R90
5.	In-Person Wayne Breslyn	RedGate: vote to accept the grant
6.	In-Person Anne Goodman	Redgate; vote to accept the grant and keep RedGate park
7.	In-Person Marsha Douma	Accept the grant for RedGate
8.	In-Person Deborah Landau	Support to accept the grant for RedGate park
9.	In-Person Ben Cornwell	Accept the grant for RedGate park
10.	In-Person Jake Rose	Accept the grant for RedGate Park
11.	In-Person Joe Sotka	Support the grant for RedGate Park; improve the toilets
12.	In-Person Dhruv Diego Kumar	Comments
13.	In-Person Mary van Balgooy	Twinbrook Association in favor of the Grant
14.	In-Person Jack Thiroff	Recreation and Parks - Support to remain as a park; not in favor of accepting the grant due to the restriction of the land

8. Special Presentations – NONE

9. Consent Agenda

- A.** Award and Authorize the City Manager to Execute a Rider Agreement with Olney Masonry, Corp., a Maryland corporation, in the amount not-to-exceed \$350,000 for the initial term and each succeeding term, subject to appropriations, with terms, including optional extensions through June 30, 2028, and pricing consistent with the City of Gaithersburg contract RFB2024-009, for a construction services contract for the City roadway resurfacing, curbs, sidewalks, and miscellaneous appurtenances.
- B.** Authorization for the City Manager to Execute a Water Meter Easement on Lot 3, Block A, City Center
- C.** Approval and Submission to Montgomery County of the City of Rockville Funding Application for Program FY 2027/Year 52 Community Development Block Grant
- D.** Authorization for the City Manager to Release and Extinguish Three Existing Storm Drain Easements, and to Approve Three New Storm Drain Easements and One License and Maintenance Agreement for Stormwater Management, on Lots 6-8, Shady Grove Neighborhood Center.

Consent Agenda #9C was removed by unanimous vote from the agenda, and moved to the December 1, 2025, meeting.

Councilmember Marissa Valeri moved to approve Consent Agenda Items A, B, and D.

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

10. Public Hearing

- A.** Public Hearing on Project Plan Application PJT2025-23, an Amendment to the Rockville Center Inc. Planned Development to permit the construction of a 147-unit multifamily building for affordable housing, along with a Building Height Waiver and Parking Reduction at 41 Maryland Avenue.

Senior Planner Christopher Davis provided the Mayor and Council with an overview of the Public Hearing on Project Plan Application PJT2025-23, an Amendment to the Rockville Center Inc. Planned Development to permit the construction of a 147-unit multifamily building for affordable housing, along with a Building Height Waiver and Parking Reduction at 41 Maryland Avenue.

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

Summary

SCG Development Holdings, LLC, along with Comstock 41 Maryland LLC and Comstock 44 Maryland, LLC (collectively known as the “Applicant”), has filed a Project Plan application to permit redevelopment of the existing surface parking lot located at 41 Maryland Avenue into a 12-story multi-family residential building containing a maximum of 147 dwelling units for affordable housing. To allow this project as proposed, an amendment to the Rockville Center Inc., Planned Development (“PD”) is required pursuant to Section 25.14.07 of the Zoning Ordinance. The Applicant has also submitted requests to reduce the on-site parking provided to zero (0) spaces and exceed the maximum building height limitations of the MXTD zone by 17.25 feet.

The project is located within Planning Area 1 (Town Center) of the City of Rockville’s Comprehensive Plan; Rockville 2040 and the Land Use designation applied to the site is OCRM – Office Commercial Residential Mix.

Public Notification and Engagement

Notifications of the Project Plan application and this Mayor and Council public hearing were made consistent with City Code requirements. In addition, the Applicant held a virtual pre-application area meeting on January 21, 2025, which 29 members of the public attended. The Applicant held a virtual post-application area meeting on April 29, 2025, which 15 members of the public attended.

Boards and Commissions Review

In accordance with Section 25.07.07.6 of the Ordinance, the Planning Commission was briefed on this Project Plan application on May 14, 2025, and the Mayor and Council were briefed on May 19, 2025. At the briefings, the Planning Commission and Mayor, and Council asked questions and offered suggestions concerning the development proposal.

The Comprehensive Plan calls for the development of additional affordable housing throughout Rockville. This project is proposing the development of 147 new affordable housing units. There are several other compatibilities within the proposed project and the Housing chapter of the Comprehensive Plan.

The Public Hearing opened at 7:31 p.m.

Public Hearing Speakers List

	NAME	TOPIC
1.	In-Person Doris Saumi	Strong opposition to this building; it will affect her health

	NAME	TOPIC
1.	In-Person Ben Cornwell	Loves the project; the city needs more affordable housing, more parking
2.	Virtual Padam Singh - Victory resident	Quality of life; loss of privacy; removal of balcony; Julian style; construction schedule; 83 residents signed a petition
3.	Virtual Sally Sara Duffy	Effects of the parking waiver
4.	Virtual Ekaterina Bondarenko	New development affects asthma; privacy concerns
5.	In-Person Paula Hubble – President, Victory Condos Note: Timestamp under Community Forum 44:32	project of momentum at Rockville Station; request the new development include the condos' patios and balconies; remove adjacent sides that compromise privacy

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

The complete testimony can be found in the official Public Hearing records in the City Clerk/Director of Council Operations offices. The Public Hearing closed at 7:47 p.m.

FURTHER DISCUSSION

November 17, 2025, Agenda item 10A.

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6. Action Items

- A. Adoption of a Resolution to Approve Project Plan Application PJT2025-23, an Amendment to the Rockville Center Inc. Planned Development to permit construction of a 147-unit multifamily building for affordable housing, along with parking and building height waivers at 41 Maryland Avenue.

Senior Planner Christopher Davis referred the Mayor and Council back to his overview presented at the Public Hearing of the adoption of a resolution to approve Project Plan Application PJT2025-23, an Amendment to the Rockville Center Inc. Planned Development to permit the construction of a 147-unit multifamily building for affordable housing, along with parking and building height waivers at 41 Maryland Avenue. Nancy Reglin of Shulman Rodgers, who represents the applicants, Comstock 41 Maryland, and Boulevard 44 – Comstock 44 Maryland, and SCG Development, along with Kirk Salpini from SCG Development, provided Mayor and Council with a brief overview of the project.

Staff recommends that the Mayor and Council adopt the proposed Resolution, which constitutes approval of Project Plan Application PJT2025-23.

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

Next Steps

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

Councilmember David Myles introduced the Resolution to Approve Project Plan Application PJT2025-23, an amendment to the Rockville Center Inc. Planned Development to permit construction of a 147-unit multifamily building for affordable housing, along with parking and building height waivers at 41 Maryland Avenue.

Councilmember Kate Fulton moved to waive the layover period.

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

Councilmember Marissa Valeri moved to adopt the resolution to approve Project Plan Application PJT2025-23, an amendment to the Rockville Center Inc. Planned Development to permit construction of a 147-unit multifamily building for affordable housing, along with parking and building height waivers at 41 Maryland Avenue.

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

FURTHER DISCUSSION

November 17, 2025, Agenda item 11A.

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- B.** Consider acceptance of the \$1,500,000 Land and Water Conservation Fund grant to fund design, grading, excavation, installation of utilities, as well as to construct pathways, a playground, meadow restoration, community gardens, and purchase picnic tables, signage, and trash cans at RedGate Park and Arboretum, consistent with the RedGate Park Master Plan.

Deputy Director of Recreation and Parks, Chris Henry, provided Mayor and Council with an overview of the \$1,500,000 Land and Water Conservation Fund grant to fund design, grading, excavation, installation of utilities, as well as to construct pathways, a playground, meadow restoration, community gardens, and purchase picnic tables, signage, and trash cans at RedGate Park and Arboretum, consistent with the RedGate Park Master Plan.

Staff recommends the Mayor and Council of Rockville accept a grant of \$1,500,000 administered by the State of Maryland Department of Natural Resources (DNR), funded by the National Parks Service (NPS) Land and Water Conservation Fund (LWCF). This grant has a dollar-for-dollar match requirement, and the matching funds are already included within the RedGate Park Master Plan Implementation (RE23) CIP project.

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

Summary

The city has been awarded a LWCF grant of \$1,500,000 for selected design and construction of infrastructure and amenities within RedGate Park and Arboretum. On April 7, 2025, the Mayor and Council approved and authorized the city manager to sign the grant agreement (Attachment 2). The LWCF Notice of Award was sent to the city on August 20, 2025.

The funds for this grant originate from the NPS LWCF State Assistance Program. Among other requirements, acceptance of the LWCF fund requires compliance with the Land and Water Conservation Act of 1965. Section 6(f)(3) of the LWCF Act of 1965 notes that “sites receiving assistance are to be opened, operated, and maintained in perpetuity for ‘public outdoor recreation use’, or be replaced by lands of equal market value and recreation usefulness.”

The grant agreement was approved by Mayor and Council on April 7, 2025. This is the second time this item has been presented to Mayor and Council.

If awarded, the grant requires a dollar-for-dollar match. The RedGate Park Master Plan Implementation (RE23) CIP project has appropriated funds to meet this match requirement. The receipt of additional grant funds to support this capital project will reduce the unfunded portion of the project.

Next Steps

If accepted by Mayor and Council, staff will work with DNR to implement the grant.

Councilmember Marissa Valeri moved to accept the \$1,500,000 Land and Water Conservation Fund grant to fund design, grading, excavation, installation of utilities, as well as to construct pathways, a playground, meadow restoration, community gardens, and purchase picnic tables, signage, and trash cans at RedGate Park and Arboretum, consistent with the RedGate Park Master Plan.

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

FURTHER DISCUSSION

November 17, 2025, Agenda item 11B.

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THE MAYOR AND COUNCIL WENT INTO A BRIEF RECESS AT 8:50 PM. THE MAYOR AND COUNCIL RECONVENED AT 9:00 P.M.

12. Worksession

A. Public Safety

Chief of Rockville City Police Jason West and Deputy Chief of Rockville City Police Barry Dufek provided the Mayor and Council with an overview of Public Safety in the City of Rockville.

Staff recommends Mayor and Council receive the Public Safety presentation.

The Rockville City Police Department maintains a staff of both sworn personnel (law enforcement officers) and professional staff who support the mission of the police department by handling many services for the community that do not require a sworn officer. The non-sworn positions include police communication operators (dispatchers), parking enforcement officers, neighborhood services officers (animal control), and the administrative support staff. The department was granted two new professional staff positions in the FY26 budget, which have allowed the police department to better serve the community with improved efficiency and quality.

The department added two important positions for our sworn personnel. These positions were developed through internal promotions of existing staff. The department now has a designated Training Sergeant. The Training Sergeant oversees the management and organization of all mandatory training sworn officers must complete from year to year for the purpose of Maryland certification.

The department expanded the police department's Community Engagement Officer (CEO) program by assigning an officer to Wootton High School for the 2025-2026 school year. This new position extends the police department's outreach in the public school system for the mutual benefit of the school staff, parents and public-school students. This new assignment will work in the same capacity as the CEO assigned to Richard Montgomery High School.

The department has filled all vacant police positions since November of 2024, which constitutes a total of 18 new police officers. Those police officers are comprised of lateral or experienced police officers from other jurisdictions and police recruits who are currently attending basic police academy sessions. The department has 11 recruit officers in two academies, the Montgomery County Police Academy and the Frederick Police Academy. Those classes will graduate in December and January. This will put 11 more police officers on duty in the City of Rockville.

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

FURTHER DISCUSSION

November 17, 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 10:37 p.m.

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