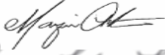


City of Rockville

City Hall
111 Maryland Ave
Rockville, MD 20850

Approved: 
Attest: 
Approved Meeting No. 19-26
July 27, 2026



Meeting Minutes

Monday, June 29, 2026

6:30 PM

Meeting No.17-26

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, June 29, 2026, in the Mayor and Council Chambers, City Hall, 111 Maryland Avenue, Rockville, Maryland, and via Webex.

Staff Present: City Manager Jeff Mihelich, Acting City Attorney Cynthia Walters, 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 changes to this evening's agenda: Boards and Commissions appointments to the Board of Supervisors of Elections to include the new appointment, along with the reappointments, consent agenda regarding the REDI agreement, and an action item on Chapter 18.

5. City Manager's Report

City Manager Jeff Mihelich commented on several of the consent agenda items for approval on the agenda this evening, which were important to the progress of the City. The City's Independence Day celebration will be held at Mattie Stepanek Park on Saturday, July 4, 2026.

6. Boards and Commissions Appointments and Reappointments

A. Board and Commission Appointment and Reappointment

Councilmember Marissa Valeri moved to appoint Juliette Goldman to the Board of Supervisors of Elections, to serve an expiring term until June 1, 2028.

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

Councilmember David Myles moved to reappoint David Sklar to the Board of Supervisors of Elections, to serve a four-year term until June 1, 2030.

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

Councilmember Marissa Valeri moved to reappoint Stephen Weiner to the Board of Supervisors of Elections, to serve a four-year term until June 1, 2030.

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

The reappointment of Robert Kurnick to the Board of Supervisors of Elections was not acted upon, as no motion was made to approve his reappointment.

7. Community Forum

Community Forum In-Person/Virtual Speakers and Written Comments List (June 29, 2026)

NAME	TOPIC
In-Person Cheryl C. Kagan State Senator, District 17	MML Election Training – 10/7/26, Trader Joe's Parking
In-Person Doug Campbell	Twinbrook Community Center Artwork Plaque
In-Person Linda Sarkasian	Twinbrook Community Center Artwork Plaque
In-Person Dana Pettenatti	Twinbrook Community Center Artwork Plaque

NAME	TOPIC
In-Person Lynne Harris	Chapter 18
In-Person Lauren Puryear	Pilot Program, Grant Services
In-Person Speaker with Written Comments Suzanne Sutton	Landlord-tenant issue
In-Person Alex Belida	ZOR and CMA
In-Person Susan Knowles	ZOR and CMA
In-Person Julia Binder	ZOR and CMA
In-Person Pat Reber	ZOR and CMA
In-Person Nancy Winchester	ZOR and CMA
In-Person Caleb Browning	ZOR and CMA
In-Person Christine Gabriele	ZOR and CMA
In-Person Mark Pierzchala, President, College Gardens Civic Association	ZOR and CMA
In-Person Peter Fosselman, HDC	No Demolition by Neglect
In-Person Peter Krug	ZOR and CMA
In-Person Ana Astrid Molina	ZOR and CMA
In-Person Peter Fosselman	ZOR and CMA
In-Person David Levy	Chapter 18, Retiree COLA's
WRITTEN COMMENTS	
James D. Nations President, Board of Directors New Mark Commons Homes Association, Inc.	Rezoning of RMD-15

NAME	TOPIC
Boho Sestra	Planning Area 12 - Request for Additional Due Diligence Prior to Final Adoption of Zoning Ordinance Rewrite
Jacob Sandoval	Request to Delay Adoption of the New Zoning Ordinance
Rick Bradley	Please give more time to review rezoning options
Brian Anleu, VP Government Affairs, MD	Text Amendment TXT2026-00271 and Map Amendment MAP2026-00126
Edward Belkin	Please reschedule the Zoning vote to a later date
Jacquelyn Porth	Input on Zoning Regs re Historic Preservation
Paula Strange	New Zoning Ordinance
Lynn Marble	Postpone zoning ordinance vote
Clare Callaghan	Proposed ZOR changes
Karen Friend	Time sensitive: Zoning Vote Tonight
Patrice Lucid	Rockville: the new ZOR
Liliane Blom	New ZOR-please delay adoption
Angela Silverman	New zoning for College Gardens
William Kominers, Principal Lerch, Early & Brewer	9.75 Acre Former School Site Adjacent to Tower Oaks

8. Special Presentations

A. Housing Needs Assessment Special Presentation

Housing Programs Manager, Jane Lyons-Raeder, provided a brief introduction to the Housing Needs Assessment Special Presentation and introduced the HR&A consultant, Laura Ryan to conduct the overview.

Staff recommend the Mayor and Council read the Rockville Housing Needs Assessment and Market Scan (Attachment A), Land Use Assessment Memo (Attachment B), and Priority Tools Recommendations (Attachment C) for the City of Rockville, and hear the presentation to further the goal of producing and preserving affordable housing.

The City of Rockville engaged HR&A to develop a Housing Needs Assessment and policy recommendations to support attainable housing development. The project objectives included:

- Identify and analyze housing needs within the city using both quantitative data analysis and input from residents and stakeholders about what issues matter most to them.
- Conduct financial analyses of the Moderately Priced Dwelling Units (MPDU) program to increase program effectiveness within the changing context of the Rockville market.
- Propose policy solutions to promote affordable and attainable housing within the City for renters and homeowners alike.
- Identify high opportunity areas for redevelopment and rezoning.

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. Later in 2024, there were three work sessions on the city's housing strategies, during which conducting a Housing Needs Assessment was approved by the Mayor and Council as one of the strategies.

Staff will take the findings and recommendations from the Housing Needs Assessment and integrate them into ongoing and future housing initiatives. Staff will bring back additional work from HR&A in December for a work session on the City Code Chapter 13.5, Moderately Priced Housing rewrite.

FURTHER DISCUSSION

June 29, 2026, Agenda Item 8A.

[Mayor and Council Meeting - June 29, 2026 \(Meeting No. 17-26\)](#)

Timestamp 1:03:04

9. Consent Agenda

- A.** Award, and authorize the City Manager to execute a rider contract with Human Circuit Holdings, LLC, in an Amount Not-to-Exceed \$493,849.10 for a one-year term through June 30, 2027, with terms and pricing consistent with the Virginia Commonwealth University (VCU) contract to provide and install the Audio-Visual Equipment for the Emergency Operations Center at Taft Center
- B.** Award and Authorize the City Manager to Execute a Contract Responsive to IFB #11-26, SWM Facilities Improvements: City Facility at the Villages of Tower Oaks Project to Magstone LLC
- C.** Approval of Applicant Requested Road Code Waivers to the Requirements of Chapter 21 of the "Rockville City Code", Section 21-42 to Reduce the Required Right-of-Way Width and the Pavement Width for New Secondary Residential Streets Proposed as Part of Planned Residential Development Located at 2277 Research Boulevard
- D.** Approval of Applicant Requested Road Code Waivers to the Requirements of Chapter 21 of the "Rockville City Code", Section 21-42 to Reduce the Required Right-of-Way Width and the Pavement Width for New Secondary Residential Streets Proposed as Part of Planned Residential Development Located at 1455 Research Boulevard
- E.** Award and Authorize the City Manager to Execute a Contract Responsive to RFP # 21-26, City's Phase 1 Wayfinding Sign Package Fabrication and Installation Details, to KM Printing, LLC dba Strategic Factory, of Owings Mill, MD, in the amount not to exceed \$354,100
- F.** Approval of, and authorization of the City Manager to Execute the Moderately Priced Dwelling Unit Homeownership Program Agreement; and Approval of, and authorization of the City Manager to Execute the Declaration of Restrictive Covenants for Phase III Flats at Northside Condominium Units between the Mayor and Council of Rockville and Pulte Home Company, LLC, Subject to Approval as to Legal Form by the Acting City Attorney
- G.** Authorization for the City Manager to Execute a Right-of-Way Agreement with Montgomery County, Maryland, for the Construction of Public Electric Vehicle Charging Stations on City-Owned Property and Public Rights-of-Way
- H.** Approval of Year 51, FY26 Community Development Block Grant (CDBG) Sub-grantee Contract Agreements and Authorization for the City Manager to Sign Agreements

- I. Approval and Authorization of the City Manager to execute the Second Amendment to the REDI Funding Agreement for Fiscal Years 2025-2027
- J. Approval of Minutes
June 1, 2026 (Regular - Meeting No. 15-26)
June 8, 2026 (Regular - Meeting No. 16-26)

Councilmember Marissa Valeri requested to pull agenda items C and D for discussion.

Councilmember Izola Shaw moved to approve Consent agenda items A, B, C, D, E, F, G, H, I, and J.

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

10. Public Hearing - NONE

11. Action Items

- A. Adoption of Ordinance to Approve Zoning Text Amendment Application TXT2026-00271, for the Zoning Ordinance Rewrite; Mayor and Council of Rockville, Applicants

Deputy Zoning Manager Holly Simmons provided the Mayor and Council with an overview of the Zoning Text Amendment Application TXT2026-00271, for the Zoning Ordinance Rewrite.

Staff recommend the Mayor and Council adopt the draft ordinance to approve Zoning Text Amendment Application No. TXT2025-00271, which will repeal the current Chapter 25 of the City Code, with the draft included as Attachment 2 – Chapter 25: Zoning Ordinance.

The ZOR and CMA are undertaken concurrently but are adopted as two separate actions. The new Zoning Ordinance will be adopted as a Zoning Text Amendment (ZTA). In contrast, the new zoning map will be adopted through a separate Map Amendment ordinance to approve the application.

The adoption process began with the Planning Commission review and recommendation in January and February 2026. Following the Planning Commission's recommendation, the Mayor and Council conducted four work sessions and three public hearings for the Zoning Text Amendment between April and June of 2026. A Final Staff Draft of the Zoning Ordinance and associated materials were published to Engage Rockville on June 15, 2026. The Final Staff Drafts reflect all direction received from the Mayor and Council during the adoption process, with various technical corrections and minor policy changes.

Changes in the Final Staff Draft Zoning Ordinance

Two changes reflected in the ZOR are as follows:

- Increase the maximum allowable base height in the RMD-15 zone to 55 feet for any property abutting I-270 that is undeveloped on the effective date of the ordinance.
- Increase the maximum allowable base height in the MXCD zone to 125 feet, thereby increasing the maximum height along large sections of the Rockville Pike corridor outside of Metro station areas.

Upon adoption, the draft Zoning Ordinance and Zoning Map will significantly modify the laws governing land use in the City, in fulfillment of the Rockville 2040 Comprehensive Plan's zoning text and rezoning recommendations.

The updated zoning map will expand opportunities for additional housing, employment, and community-serving uses in targeted areas of the City, potentially improving access to amenities and transit for current and future residents.

The ZOR and CMA are undertaken concurrently but are adopted as two separate actions. The new Zoning Ordinance will be adopted as a Zoning Text Amendment (ZTA), while the new zoning map will be adopted through a separate Map Amendment ordinance to approve the application.

Together, these changes and others help advance and foster inclusive growth, improve access to opportunity, and ensure the benefits of future development are more broadly shared across the community.

The new Zoning Ordinances will advance equity through modernized development regulations and processes.

This project will build on and further the goals and policies established through the Rockville 2040 Comprehensive Plan. Extensive outreach and engagement were conducted over a period of five years to inform the Rockville 2040 Plan.

Following adoption, the proposed ordinance will become effective on August 1. Staff will notify the community of the ordinance's adoption through various means such as Engage Rockville, Rockville Reports, and the Development Watch Newsletter.

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

THE MAYOR AND COUNCIL WENT INTO A BRIEF RECESS AT 10:26 PM. THE MAYOR AND COUNCIL RECONVENED AT 11:04 PM.

Councilmember Adam Van Grack introduced the ordinance to approve Zoning Text Amendment application TXT2026-00271 for the Zoning Ordinance Rewrite.

Councilmember David Myles moved to waive the layover period.

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

Councilmember Kate Fulton moved to adopt the ordinance to grant Zoning Text Amendment TXT2026-00271, as amended, to repeal and replace City Code Chapter 25, titled Zoning Ordinance, including:

- Revise the words "the unanimous" to "a supermajority" in Sec. 25.11.1.2(h)
- Add the following sentence to the end of Sec. 25.1.3.1(d): "If the Planning Commission fails to send a copy of the preliminary annexation plan as required by Sec. 25.1.3.1(c)(2), the Mayor and Council may adopt a final annexation plan pursuant to State law."
- Amend Table 7.1.6-1 to:
 - Delete footnote 3
 - Delete "40 ft."; replace with "55 ft."
- Revise Sec. 25.8.2.2(b)(1) to: "In the MXCD zone, vehicular access to a secondary residential street is prohibited. Notwithstanding the foregoing, the Director of Public Works, Chief of Inspection Services, or Fire Marshal may authorize a restricted vehicular access point to a secondary residential street for governmental access and emergency access only."
- Revise Sec. 25.8.2.2(b)(2) to: "In the MXE, I-L, and I-H zones, vehicular access to any residential street is prohibited. Notwithstanding the foregoing, the Director of Public Works, Chief of Inspection Services, or Fire Marshal may authorize a restricted vehicular access point to a residential street for governmental access and emergency access only."
- Revise Sec. 25.8.2.2(b)(3) to: "In the RMD-15 zone, new vehicular access to any secondary residential street ending in a cul-de-sac [on the effective date of the ordinance] is prohibited. Notwithstanding the foregoing, the Director of Public Works, Chief of Inspection Services, or Fire Marshal may authorize a restricted vehicular access point to such a secondary residential street for governmental access and emergency access only."

RESULT:	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

June 29, 2026, Agenda Item 11A.

[Mayor and Council Meeting - June 29, 2026 \(Meeting No. 17-26\)](#)

Timestamp 1:30:39

- B.** Adoption of Ordinance to Approve Map Amendment Application MAP2026-00126, a Comprehensive Map Amendment to Implement the Zoning Ordinance Rewrite (ZOR), Including Zoning Recommendations in the Rockville 2040 Comprehensive Plan and the Town Center Master Plan; Mayor and Council of Rockville, Applicants

Deputy Zoning Manager Holly Simmons provided the Mayor and Council with a brief discussion of the adoption of the Ordinance to Approve Map Amendment Application MAP2026-00126, a Comprehensive Map Amendment to Implement the Zoning Ordinance Rewrite (ZOR), including Zoning Recommendations in the Rockville 2040 Comprehensive Plan and the Town Center Master Plan.

The discussion of agenda item 11 A, above, included a discussion of the Map Amendment MAP2026-00126, a Comprehensive Map Amendment to Implement the Zoning Ordinance Rewrite (ZOR), including Zoning Recommendations in the Rockville 2040 Comprehensive Plan and the Town Center Master Plan.

Councilmember Marissa Valeri introduced an ordinance to approve Map Amendment Application MAP2026-00126, a Comprehensive Map Amendment to implement the Zoning Ordinance Rewrite (ZOR), including zoning recommendations in the Rockville 2040 Comprehensive Plan and the Town Center Master Plan.

Councilmember Barry Jackson moved to waive the layover period.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barry Jackson, Councilmember
SECONDER:	David Myles, 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 ordinance granting Comprehensive Map Amendment, as amended, Application MAP2026-00126, a Comprehensive Map Amendment to implement the Zoning Ordinance Rewrite (ZOR), including zoning recommendations in the Rockville 2040 Comprehensive Plan and the Town Center Master Plan, as amended.

RESULT:	Marissa Valeri, Councilmember
SECONDER:	Adam Van Grack, Councilmember
IN FAVOR:	Mayor Ashton, Councilmember Fulton, Councilmember Jackson, Councilmember Myles, Councilmember Shaw, Councilmember Valeri, Councilmember Van Grack

FURTHER DISCUSSION

June 29, 2026, Agenda Item 11B.

[Mayor and Council Meeting - June 29, 2026 \(Meeting No. 17-26\)](#)

Timestamp 3:58:09

- C. Adoption of an Ordinance to Amend Chapter 18 of the Rockville City Code, entitled
“Rental Facilities and Landlord-Tenant Relations”

Due to time constraints, consideration of this agenda item was deferred to the July 6 meeting.

12. Worksession - NONE

13. Mock Agenda

- A. Mock Agenda

There were no changes to the Mock Agenda.

14. Old / New Business

The Mayor and Council confirmed that improvements to the sound quality and accessibility accommodations at the speaker’s podium in the Council Chambers would be completed during recess.

15. Adjournment

There being no further business, the meeting adjourned at 11:17 p.m.

	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