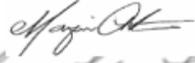


City of Rockville

City Hall
111 Maryland Ave
Rockville, MD 20850

Approved: 
Attest: 
Approved Meeting No. 01-26
January 5, 2026



Meeting Minutes

Monday, December 15, 2025

6:30 PM

Meeting No. 31-25

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, December 15, 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 and the Girl Scout Troop #33089 from Saint Elizabeth Catholic School 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 swore in seven new Police Officers. Rockville crews planted 219 trees in City parks. AARP recently named the City of Rockville, Maryland, one of the top 10 cities for retirees to live.

6. Boards and Commissions Appointments and Reappointments

A. Board and Commission Appointment and Reappointment

Councilmember Marissa Valeri moved to approve the new appointment of Jeffrey Zyontz to the Planning Commission to serve in an expiring five-year term until January 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

Councilmember Marissa Valeri moved to approve the reappointment of Meng Sun to the Planning Commission to serve a new five-year term until February 1, 2031.

	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

7. Community Forum

	NAME	TOPIC
1.	In-Person Ominoba Egei	Housing and Employment issues
2.	In-Person Dhruva Diego Kumar	Statements

8. Special Presentations - NONE

9. Consent Agenda

- A. Authorize the City Manager to Execute a Grant Agreement with the Maryland Heritage Areas Authority for the FY 2026 Non-Capital Grant Agreement of the Maryland Heritage Areas Authority Grant Program for \$15,850 to Support Phase II of an Investigation of Below-grade Resources at the Avery Road Colored Cemetery and Benjamin Franklin Smith Homestead.**
- B. Award and Authorize the City Manager to Execute a Contract Responsive to Invitation for Bids (IFB) #25-25, Croydon Creek & Calvin Park Tributary Stream Restoration Project, to Kinsley Construction, LLC, of York, PA in the amount not to exceed \$4,640,979.75**
- B. Approval of Minutes**

Councilmember Izola Shaw moved to approve consent agenda items A, B, and C.

	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

10. Public Hearing - NONE

11. Action Items

A. Approval of a Resolution to Designate the Rockville Metro Station and the Surrounding Area as a Maryland Transit-Oriented Development (TOD) Site.

Research and Planning Manager Manisha Tewari provided the Mayor and Council with an overview of the Resolution to Designate the Rockville Metro Station and the Surrounding Area as a Maryland Transit-Oriented Development (TOD) Site.

Staff recommends that the Mayor and Council authorize the filing of the TOD application and approve the attached resolution.

The State Transit-Oriented Development (TOD) Designation program was established in 2008 and is designed to encourage the implementation of dense, mixed-use development in a ½ mile around a transit station. The Moore-Miller 2024 State Plan highlights TOD as an important tool in tackling the affordable housing shortage and leveraging infrastructure to bolster inclusive economic growth. The Maryland Department of Transportation (MDOT) actively promotes TOD as an approach to help increase transit ridership, support economic development, and maximize the efficient use of transportation infrastructure.

Rockville Metro Station serves the Red Line, the MARC, and the Amtrak trains. A variety of bus routes operated by WMATA and Ride On serve the Rockville Metro Station. Since 2013, Montgomery County has planned to construct Bus Rapid Transit (BRT) routes along MD355 (Hungerford Drive and Rockville Pike) and MD586 (Veirs Mill Road) as a part of a larger envisioned countywide BRT network. Both routes intersect in Rockville at the Metro station.

Rockville's Mayor and Council adopted the Town Center Master Plan (TCMP), which constitutes a major part of TOD designation. One of the goals of the TCMP is to target the area for new higher-density development to reach 3,000 new residential units by 2040. The Plan reimagines the surface parking lots as high-intensity mixed-use development to support the City's land use and development goals.

Once designated, the TOD program provides financial assistance to support equitable and inclusive development around Maryland transit stations, helping local governments and private partners enhance access to public transportation. Including properties within a half mile of transit stations is a strategic and equitable approach to fostering affordable, walkable neighborhoods.

After approval of the resolution by the Mayor and Council, staff will include the approved resolution in the application to MDOT for the purpose of designating Rockville Metro Station and the surrounding area as a Maryland Transit-Oriented Development (TOD) site.

Councilmember Adam Van Grack moved to approve the resolution to designate Rockville Metro Station and the surrounding area as a Maryland Transit-Oriented Development (TOD) site.”

	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

FURTHER DISCUSSION

December 15, 2025, Agenda item 11A.

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B. Adoption of a resolution supporting the City’s inclusion as a project partner in MTA’s Federal Railroad Administration FY 24-25 Federal-State Partnership for Intercity Passenger Rail Program Grant application and authorization for the City Manager to sign a letter of support to be included in the MTA’s FRA grant application

Principal Transportation Planner Bryan Barnett-Woods provided the Mayor and Council with an overview of the resolution supporting the City’s inclusion as a project partner in MTA’s Federal Railroad Administration FY 24-25 Federal-State Partnership for Intercity Passenger Rail Program Grant application and authorization for the City Manager to sign a letter of support to be included in the MTA’s FRA grant application.

Staff recommends the Mayor and Council adopt a resolution to support the inclusion of the City of Rockville as a project partner in the Maryland Transit Administration (MTA)’s Federal Railroad Administration (FRA) FY 24-25 Federal-State Partnership for Intercity Passenger Rail Program Grant application and authorize the City Manager to sign a letter of support to be included in the MTA’s FRA grant application.

The FY 24-25 Federal-State Partnership for Intercity Passenger Rail Program Grant is a U.S. Department of Transportation Federal Railroad Administration discretionary funding program designed to reduce the state of good repair backlog and improve safety and mobility for intercity passenger transportation projects. City staff identified this project as a viable grant application for the FY 24-25 Federal-State Partnership for Intercity Passenger Rail Program and coordinated with MTA for their support. This project would include studying the bridge and train hall, developing a cost-benefit analysis, and preparing preliminary designs.

If this grant application is successful, the city will be responsible for providing a 20% local match for the portion of the project that includes the evaluation and design of the pedestrian bridge and the train hall. Staff anticipate this portion of the project, including the study and preliminary design, will cost \$700,000. If the grant is successful, the city match for this project will be \$140,000.

The Mayor and Council approved authorizing the City Manager to submit a letter of support to the MTA for this grant application. Staff will submit the signed letter to MTA for inclusion in the grant application by the due date on January 7, 2026. Staff anticipate the awardees will be nominated within six months of the due date.

Councilmember Barry Jakson moved that the Mayor and Council adopt a resolution supporting the City’s inclusion as a project partner in MTA’s Federal Railroad Administration FY 24-25 Federal-State Partnership for Intercity Passenger Rail Program Grant application and authorize the City Manager to sign a letter of support to be included in the MTA’s FRA grant application.”

	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

FURTHER DISCUSSION

December 15, 2025, Agenda item 11B.

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C. Introduction of an Ordinance to Amend Chapter 5 of the Rockville City Code Entitled “Buildings and Building Regulations,” Article XIV (Green Building Code Regulations)

Building Plans Examiner Supervisor Chris Dempwolf provided the Mayor and Council with an overview of an Ordinance to Amend Chapter 5 of the Rockville City Code Entitled “Buildings and Building Regulations,” Article XIV (Green Building Code Regulations).

Staff recommends that the Mayor and Council introduce amendments to Chapter 5, Article XIV of the City Code, entitled “Green Building Regulations”.

The proposed amendments will update the Green Building Regulations in the City of Rockville by adopting and amending current versions of the model codes published by the International Code Council (ICC).

During the 2024 updates to Chapter 5 of the Rockville City Code, staff recommended evaluating Article XIV – Green Building Regulations separate from the amendments to the other 13 articles, to provide thoughtful and meaningful updates. The City’s Climate Action Plan calls for progressively strengthened Green Building codes in Action Item C-03. The 2024 updates to Chapter 5 included several amendments to the City’s *Energy Conservation Code* which are substantially more progressive than the base text of the International Green Building Code (IgCC) and the National Green Building Standard (NGBS), and will continue to make Rockville a regional leader in this area.

Next Steps

Staff will collect and review responses to the online form for public review and comments and provide recommendations, if any, to the Mayor and Council when this item is brought forward for adoption at the February 2, 2026, Mayor and Council meeting.

Councilmember David Myles introduced the Ordinance to Amend Chapter 5 of the Rockville City Code, Entitled 'Building and Building Regulations, Article XIV (Green Building Regulations).'

FURTHER DISCUSSION

December 15, 2025, Agenda item 11C.

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- D. Adoption of an Ordinance to Amend Chapter 9 of the Rockville City Code Entitled "Fire Code" by Adopting with Certain Additions, Deletions, and Amendments the 2024 Editions of the Fire Code (NFPA 1) and the Life Safety Code (NFPA 101), and All Associated NFPA Codes or Standards Incorporated by Reference and the Latest Editions of Certain Other NFPA Codes Not Incorporated by Reference into NFPA 1 or NFPA 101 and By Making Other Minor Technical Changes.**

Fire Marshal Carl Young, Chief of Inspection Services Kina Campbell, and Fire Protection Engineer Shannon Patrick provided Mayor and Council with an overview of an ordinance to amend Chapter 9 of the Rockville City Code Entitled "Fire Code" by adopting with certain additions, deletions, and amendments the 2024 Editions of the Fire Code (NFPA 1) and the Life Safety Code (NFPA 101), and all associated NFPA codes or standards incorporated by reference and the latest editions of certain other NFPA codes not Incorporated by reference into NFPA 1 or NFPA 101 and by making other minor technical changes.

Staff recommends that the Mayor and Council introduce and adopt the proposed ordinance to amend Chapter 9 of the Rockville City Code. If the Mayor and Council wish to proceed with the adoption of the ordinance, the ordinance should first be introduced, and then a motion to waive the layover period should be made. If the motion to waive the layover period receives six affirmative votes, a motion to adopt the ordinance may then proceed.

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

The City of Rockville strives to effectively administer and enforce its fire regulations utilizing the latest codes and standards. The model codes and standards are reviewed and amended at an international level every three years. The State of Maryland adopts minimum codes and standards, with or without amendments, and permits local jurisdictions to make additional amendments to align with local conditions and policies, subject to certain limitations.

On June 23, 2025, the State of Maryland made the 2024 editions of the National Fire Protection Association (NFPA) 1 (Fire Code) and 101 (Life Safety Code), and their referenced codes and standards, effective. The City's fire regulations are comprised of the State Fire Prevention Code and Chapter 9 of the City Code, which contains "local amendments" to the State Code. The city last amended Chapter 9 in 2018. By adopting the model code, the city achieves greater uniformity and consistency with surrounding jurisdictions. The proposed changes will result in consistency in Rockville for customers and developers who work in multiple jurisdictions within the DC Metropolitan region.

Next Steps

Following the adoption of the ordinance, there will be a 30-day grace period before the proposed changes are effective.

Councilmember Adam Van Grack introduced the ordinance to amend Chapter 9 of the Rockville City Code, entitled "Fire Code."

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 Kate Fulton moved to adopt the ordinance at Attachment 1 of the staff report to amend Chapter 9 of the Rockville City Code, entitled "Fire Code."

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

12. Worksession - NONE

13. Mock Agenda

There were no changes to the Mock Agenda.

14. Old / New Business

The Mayor and Council have directed the City Manager to implement a stay on the enforcement of any deer fencing–related violations pending completion of the City Code amendments.

The Mayor and Council requested that a letter be drafted congratulating the newly elected Montgomery County Council President and Montgomery County Board of Education members.

The City Manager’s Office will prepare a letter to the Montgomery County Council and the Board of Education concerning funding for Twinbrook and Wootton High Schools in the FY 2027 Capital Budget and the FY 2027–2032 Capital Improvements Program (CIP).

15. Adjournment

There being no further business, the meeting adjourned at 8:29 p.m.

	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