

Approved: *[Signature]*  
Attest: *[Signature]*  
Approved Meeting No. 31-25  
December 15, 2025

# City of Rockville

City Hall  
111 Maryland Ave  
Rockville, MD 20850



## Meeting Minutes

**Monday, December 1, 2025**

**5:30 PM**

**Meeting No. 29-25**

**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 5:37 p.m. on Monday, December 1, 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 Isaac Maghee of Scout Troop 457 led the Pledge of Allegiance.

**3. Proclamation and Recognition**

**A. Proclamation Declaring December 10, 2025, as Human Rights Day in Rockville, Maryland**

Mayor Ashton read, and Councilmember Izola Shaw moved the Proclamation Declaring December 10, 2025, as Human Rights Day in Rockville, Maryland, and presented to Human Rights Commission Co-Chair Rebecca Murphy, Commissioner Dominic Russoli, and Nigel.

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

**B. Proclamation Declaring December 26, 2025, through - January 1, 2026, as Kwanzaa in Rockville, Maryland**

Councilmember Barry Jackson read and moved the Proclamation Declaring December 26, 2025, through - January 1, 2026, as Kwanzaa in Rockville, Maryland, presented to City of Rockville resident Jacki Dupuy.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVERS:</b>	Barry Jackson, 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

**THE MAYOR AND COUNCIL WENT INTO A BRIEF RECESS AT 5:45 PM. THE MAYOR AND COUNCIL RECONVENED AT 6:38 PM.**

**Councilmember Kate Fulton joined the meeting at 6:38 PM.**

**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 the City continues to make several improvements to wayfinding in the City of Rockville. The CSX Bridge crossing over Park Road now has "I ♥ Love Rockville" painted over the graffiti. It is still leaf collection season, and the City has collected 160 tons of leaves. The City has made improvements to the RedGate Dog Park, including an accessible path for dog owners of varying mobility. CM Mihelich urged residents to go the City website and access Results Rockville to view the latest City project updates, and also go to the City website to complete an online budget survey.

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

**7. Community Forum**

NAME	TOPIC
<b>In-Person</b> Alex Belida	Rezoning
<b>In-Person</b> Jeanne Omeara	In 2003, Montgomery County amended the zoning ordinance to allow property owners to install an 8-foot-tall "deer fence" to protect against deer damage
<b>In-Person and Written Comments</b> Susan Knowles Speaking for Ms. Margaret Chao	2040 Rezoning
<b>In-Person</b> Kristen Rasmussen	2040 Rezoning
<b>In-Person</b> Laurie Krug	Rezoning of parcel in area 12 abutting New Mark Commons
<b>In-Person and Written Comments</b> Rebecca Parlakian	Support of Montgomery County's 2003/2004 Deer Fencing Amendment/ Zoning Text Amendment (ZTA) 03-12
<b>In-Person</b> Michelle Tongat-Nasiri	2040 Rezoning
<b>In-Person</b> Pat Reber	2040 Rezoning

NAME	TOPIC
<b>In-Person</b> Erin Mahoney	Deer Fencing
<b>In-Person</b> Dhruva Diego Kumar	Statements
<b>In-Person</b> Senator Cheryl Kagan	Comments on the upcoming State Legislative Session
<b>In-Person</b> Marty Reese	New Mark Commons Rezoning
<b>In-Person</b> Former Councilmember Mark Pierzchala	King Farm Farmstead
<b>Written Comments</b> Max A. van Balgooy	Restricting Historic Nomination Eligibility in Article 11, Draft Zoning Code
<b>Written Comments</b> Lauren Hanna	Support of Montgomery County's 2003/2004 Deer Fencing Amendment/ Zoning Text Amendment (ZTA) 03-12
<b>Written Comments</b> New Mark Commons Board of Directors	2040 Rezoning
<b>Written Comments</b> Donna Sprague	Support of Montgomery County's 2003/2004 Deer Fencing Amendment/ Zoning Text Amendment (ZTA) 03-12
<b>Written Comments</b> Ellen Gagnon	Support of Montgomery County's 2003/2004 Deer Fencing Amendment/ Zoning Text Amendment (ZTA) 03-12
<b>Written Comments</b> Douglas Lunenfeld	Support of Montgomery County's 2003/2004 Deer Fencing Amendment/ Zoning Text Amendment (ZTA) 03-12
<b>Written Comments</b> Dawn Iype	Support of Montgomery County's 2003/2004 Deer Fencing Amendment/ Zoning Text Amendment (ZTA) 03-12
<b>Written Comments</b> Larry Giammo	Support of Montgomery County's 2003/2004 Deer Fencing Amendment/ Zoning Text Amendment (ZTA) 03-12
<b>Written Comments</b> Peter Cole	Support of Montgomery County's 2003/2004 Deer Fencing Amendment/ Zoning Text Amendment (ZTA) 03-12
<b>Written Comments</b> Gary M. Cole	Support of Montgomery County's 2003/2004 Deer Fencing Amendment/ Zoning Text Amendment (ZTA) 03-12

NAME	TOPIC
<b>Written Comments</b> Gary Kate & David Beckerle	Support of Montgomery County's 2003/2004 Deer Fencing Amendment/ Zoning Text Amendment (ZTA) 03-12
<b>Written Comments</b> Shannan Turner-Cole	Support of Montgomery County's 2003/2004 Deer Fencing Amendment/ Zoning Text Amendment (ZTA) 03-12
<b>Written Comments</b> Erin Mahony and John Barker	Support of Montgomery County's 2003/2004 Deer Fencing Amendment/ Zoning Text Amendment (ZTA) 03-12
<b>Written Comments</b> Todd Loy	Support of Montgomery County's 2003/2004 Deer Fencing Amendment/ Zoning Text Amendment (ZTA) 03-12
<b>Written Comments</b> Jack and Catherine Thirolf	Support of Montgomery County's 2003/2004 Deer Fencing Amendment/ Zoning Text Amendment (ZTA) 03-12

**FURTHER DISCUSSION**

December 1, 2025, Agenda item 7.

[https://rockvillemd.granicus.com/player/clip/9251?view\\_id=2&redirect=true](https://rockvillemd.granicus.com/player/clip/9251?view_id=2&redirect=true)

Timestamp 15:03

**8. Special Presentations – NONE**

**9. Consent Agenda**

- A. Award and Authorize the City Manager to Execute a Rider Agreement with Environmental Quality Resources LLC., a Maryland limited liability corporation, in the amount of up to \$125,000 for the initial term ending September 19, 2026, and up to an additional \$125,000 per year with annual optional renewals through September 19, 2029. The pricing is consistent with the City of Baltimore Contract RFQ-000348 for Integrated Vegetation Management Services.**
- B. Award a procurement contract in the amount of \$103,500.00 through July 1, 2026, and an additional amount of up to \$414,000 for up to four 1-year contract renewal options, to Kuehne Chemical Company, of Kearny, New Jersey. The procurement contract, in the form of a purchase order, is being awarded in response to IFB #04-26 for Supply and Delivery of 15% Sodium Hypochlorite to the Water Treatment Plant.**
- C. Authorization for the City Manager to Approve Amendment 3 with the Metropolitan Washington Council of Governments (MWCOCG) for the Enhanced Mobility Grant to Extend the Period of Performance**

- D. Award and Authorize the City Manager to Execute a Rider Agreement with Empire Landscape, LLC., a Maryland limited liability corporation, in the amount not-to-exceed \$125,000 for the initial term, with terms, including annual optional renewals for an amount not-to-exceed \$125,000, through June 30, 2030, and pricing consistent with Queen Anne’s County Contract SCON-003321 - RFQ-000348 for Integrated Vegetation Management Services.**
- E. Approval of Minutes**

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

	<b>RESULT: APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Izola Shaw, 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 – NONE**

**11. Action Items**

- A. Authorization to File Zoning Text Amendment to Revise and Replace Chapter 25 of the City Code, also known as the Zoning Ordinance**

Deputy Zoning Manager Holly Simmons and Chief of Zoning Jim Wasilak provided the Mayor and Council with an overview of the authorization to file a Zoning Text Amendment to revise and replace Chapter 25 of the City Code, also known as the Zoning Ordinance.

Staff recommends that the Mayor and Council authorize the filing of the Zoning Text Amendment for the Zoning Ordinance Rewrite.

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

The adoption of the new Zoning Ordinance will replace the existing Zoning Ordinance in its entirety, implementing the recommendations of the Rockville 2040 Plan, Town Center Master Plan, and the FAST 2 Initiative.

In 2023, the City began a comprehensive rewrite of the City’s Zoning Ordinance. This project, known as the Zoning Ordinance Rewrite (ZOR), kicked off shortly after the adoption of the Rockville 2040 Comprehensive Plan. The Zoning Ordinance Rewrite project will produce a new Zoning Ordinance for the City of Rockville.

In conjunction with the ZOR, the City's Zoning Map will be updated through a Comprehensive Map Amendment (CMA). The ZOR and CMA are undertaken concurrently but will be adopted separately; as such, the CMA is included as a separate agenda item on this meeting agenda. The new Zoning Ordinance will be adopted by ordinance as a Zoning Text Amendment (ZTA), and the new zoning map will be adopted by ordinance as a CMA.

Following authorization to file at this meeting, the adoption process is planned to span a period of six months, from December 2025 to June 1, 2026. There is a planning schedule that addresses both the Zoning Ordinance Rewrite and the concurrent Comprehensive Map Amendment.

The Planning Commission has received regular updates on the project progress, with the most recent update occurring on October 8, 2025. The Environment Commission and the Transportation and Mobility Commission also requested and received briefings on November 7, 2024, and May 27, 2025, respectively.

Additionally, the Historic District Commission was briefed on the project and provided feedback on the proposed changes related to historic preservation at their meeting on July 17, 2025.

Moving forward, staff will provide boards and commissions with the opportunity to learn more about the project and provide input during the Planning Commission review period.

Councilmember Barry Jackson moved to authorize the filing of a Zoning Text Amendment to revise and replace Chapter 25 of the City Code, also known as the Zoning Ordinance.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVERS:</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

#### **FURTHER DISCUSSION**

December 1, 2025, Agenda item 11A.

[https://rockvillemd.granicus.com/player/clip/9251?view\\_id=2&redirect=true](https://rockvillemd.granicus.com/player/clip/9251?view_id=2&redirect=true)

Timestamp 1:24:42

#### **B. Authorization to File a Comprehensive Map Amendment Application to Implement the Zoning Ordinance Rewrite (ZOR), Including Zoning Recommendations in the Rockville 2040 Comprehensive Plan and Town Center Master Plan**

City of Rockville Chief of Zoning Jim Wasilak and Deputy Zoning Manager Holly Simmons provided the Mayor and Council with an overview of the authorization to file a Comprehensive Map Amendment (CMA) Application to implement the Zoning Ordinance Rewrite (ZOR), Including Zoning Recommendations in the Rockville 2040 Comprehensive Plan and Town Center Master Plan.

Staff recommends that the Mayor and Council authorize the filing of the Comprehensive Map Amendment (CMA) application to implement the changes to the Zoning Map recommended in the Rockville 2040 Comprehensive Plan and Town Center Master Plan.

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

Adoption of the Comprehensive Map Amendment will change the permitted uses and permitted density of development on the properties to be rezoned, in accordance with the adopted Plan documents.

The Mayor and Council adopted the Rockville 2040 Comprehensive Plan in 2021. The Plan describes a broad vision for the City's future and contains goals, objectives, and specific recommendations for land use and zoning, among many other subject areas. The Comprehensive Plan itself does not regulate land use or establish zoning laws; instead, it anticipated that its land use and zoning recommendations would be implemented through a zoning ordinance update and adoption of a new zoning map.

Through this project, a new Zoning Ordinance (Chapter 25 of the City Code) and a new Zoning Map have been produced for public review and eventual adoption by the Mayor and Council. The implementation of a new zoning map is accomplished through a Comprehensive Map Amendment (CMA) process and covers the entire City.

The Mayor and Council approved a project charter for the Zoning Ordinance Rewrite Project in October 2022 and awarded the consultant contract to ZoneCo in June 2023. The Mayor and Council have discussed the proposed changes to the Zoning Map at work sessions on January 27, 2025, May 5, 2025, September 16, 2025, and October 6, 2025. The proposed revised zoning map reflects the direction given at those work sessions.

The public engagement associated with the Map Amendment has tracked with the Zoning Ordinance Rewrite (ZOR) public engagement, which is summarized in the Community Engagement Report to the Zoning Ordinance agenda item.

The Planning Commission held the same work sessions on the ZOR and CMA that the Mayor and Council did. In addition, staff briefed the Board of Appeals, Historic District Commission, Transportation and Mobility Commission, and Environment Commission during the ZOR and CMA development process.

Once authorized for filing, the Map Amendment application will be submitted to the City Clerk, and forwarded to the Planning Commission for review and recommendation, along with the associated ZOR Text Amendment. The Mayor and Council will then hold a public hearing prior to discussing both applications in a series of work sessions, prior to adopting ordinances that approve the Text and Map Amendment applications.

**THE MAYOR AND COUNCIL WENT INTO A BRIEF RECESS AT 8:44 PM. THE MAYOR AND COUNCIL RECONVENED AT 8:58 PM.**

Councilmember Kate Fulton moved to authorize the filing of a Comprehensive Map Amendment to Implement the Zoning Ordinance Rewrite and Zoning Recommendations in the Rockville 2040 Comprehensive Plan and Town Center Master Plan, as presented.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVERS:</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

### FURTHER DISCUSSION

December 1, 2025, Agenda item 11B.

[https://rockvillemd.granicus.com/player/clip/9251?view\\_id=2&redirect=true](https://rockvillemd.granicus.com/player/clip/9251?view_id=2&redirect=true)

Timestamp 2:18:10

**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 directed staff to draft language for discussion on the amendment regarding eviction notification being sent to tenants, and to include the City in the notification.

**15. Adjournment**

There being no further business, the meeting adjourned at 10:38 p.m.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Marissa Valeri, 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