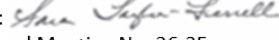


City of Rockville

City Hall
111 Maryland Ave
Rockville, MD 20850

Approved: 
Attest: 
Approved Meeting No. 26-25
November 3, 2025



Meeting Minutes

Monday, September 29, 2025

6:30 P.M.

Meeting No. 23-25

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 6:41 p.m. on Monday, September 29, 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 led the Pledge of Allegiance.

3. Proclamation and Recognition – NONE

4. Agenda Review

City Clerk/Director of Council Operations Sara Taylor-Ferrell reported the removal of agenda item 11A and the addition of a Memorandum of Understanding (MOU) later in the agenda.

Councilmember Valeri read a statement regarding the creation of policy to inform residents about how it's drafted and added to the agenda by the Mayor and Council.

5. City Manager's Report

City Manager Jeff Mihelich reported that his team is working on grants and capital projects for the upcoming budget cycle.

6. Boards and Commissions Appointments and Reappointments

A. Board and Commission Appointment and Reappointment

Councilmember Kate Fulton moved the new appointment of Sarah Clark to serve as the private school representative for a two-year term until April 1, 2027.

MOVER:	Kate Fulton, 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 the new appointments to the Youth Commission of Allan Guech, Paige Henry, Albert Leigh, and Azusa Strader, to serve a full one-year term until October 1, 2026, and the reappointment of Leila McCarthy and Daniela Naaman to serve a full one-year term until October 1, 2026, and the reappointment of Elijah Noda to serve a full one-year term until November 1, 2026.

MOVER:	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

Councilmember Barry Jackson moved to appoint Vanessa Elharrar and Tameka Montgomery as new members of the REDI Board of Directors, serving a three-year term from October 1, 2028.

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

Councilmember Barry Jackson moved the reappointment of LaVonne Torrence Berner, David Todd Pearson, Susan Prince, Morgan Sullivan, Justin Yang, and Cliff Viers as members of the REDI Board of Directors to serve a three-year term until October 1, 2028.

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

Councilmember Barry Jackson moved the reappointment of Muhammad Kehnemouyi as the Montgomery College ex officio representative to the REDI Board of Directors to serve a three-year term until October 1, 2028.

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

7. Community Forum

	NAME	TOPIC
1.	In-Person Karen He	STEM Education support
2.	In-Person Pat Reber	New Mark Esplanade neighborhood walk
3.	In-Person Jamie N.	Decorum; rent stabilization
4.	In-Person Andre Dahlman	Zoning Ordinance Rewrite, Neighborhood concerns about traffic, Bayard Rustin portables.
5.	In-Person Kate Deshler Gould	Community Gardens; King Farm Farmstead
6.	In-Person Jeff Thirolf	King Farm Farmstead, Redgate
7.	In-Person Nancy Pickard	Zoning Ordinance Rewrite
8.	In-Person Brad O.	Decorum Resolution
9.	In-Person Anna Chung	King Farm Farmstead
10.	In-Person Michelle Shen	Decorum Resolution
11.	In-Person Sameer	Decorum Resolution
12.	In-Person Tyree Davis	Decorum Resolution
13.	In-Person Eryn Adams	Decorum Resolution, Message, Self-Protect
14.	In-Person Elizabeth Adams	Mold, Decorum Resolution, Landlord-Tenant Complaint Form not in Spanish
15.	In-Person William Martinez	Mold issues
16.	In-Person Madison and Cassidy Ayers	Mold at the Fields at Rockville
17.	In-Person Grant Samms	Decorum Resolution

	NAME	TOPIC
18.	In-Person Ulisses Santamaria	King Farm Farmstead
19.	In-Person Nicole	Decorum Resolution
20.	In-Person Wendy Murphy	Decorum; Rent Stabilization
21.	In-Person Dhruva Kumar	Statement
22.	In-Person Chris Madden	Decorum Resolution
23.	In-Person Mark Pierzchala	First Amendment Freedom Forum, King Farm Farmstead
24.	In-Person Paul Scott	King Farm Farmstead
25.	In-Person Isabe Urban	King Farm Farmstead, Decorum Resolution
26.	Written Comments Vicki Fredericks, VP The Fishbein Group at Morgan Stanley	King Farm
27.	Written Comments Konstantine Gelfond	King Farm
28.	Written Comments Nancy Golden	King Farm
29.	Written Comments Debbie Mesmer/ Henrik Olsen	Zoning Ordinance Rewrite
30.	Written Comments Anna Resek Chung	King Farm Farmstead
31.	Written Comments Max A. van Balgooy	Zoning Ordinance Rewrite
32.	Written Comments Natalie J Nelson	Zoning Ordinance Rewrite
33.	Written Comments Howard Jung	King Farm

FURTHER DISCUSSION

September 29, 2025, Agenda item 7.

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8. Special Presentations - NONE

9. Consent Agenda

- A. Appointment of Manisha Tewari, Planning and Research Manager of the Community Planning and Development Services (CPDS), as the City of Rockville Representative to The Town Square Condominium Board, replacing the prior Deputy Director of CPDS, Jenny Snapp.**
- B. Award and Authorize the City Manager to Execute a Contract with AtkinsRéalis USA Inc., Inc. for the Purchase of Enterprise Asset Management and Customer Relationship Management Software, Support and Professional Services, Responsive to RFP #03-25 in an Amount Not to Exceed \$655,370.00.**
- C. Authorize the City Manager to enter into a service agreement with Off Duty Management to schedule, invoice, and provide reimbursement to the City of Rockville when off-duty, Rockville City Police Department officers are hired to provide security services at events in the City of Rockville.**
- D. Ratify and Authorize the City Manager to Execute a Maryland State Arts Council Grant Agreement for Grants for Organizations for City-Managed Arts Programs.**
- E. Approve the Amended and Restated Memorandum of Understanding with Montgomery County for Transportation Impact Taxes for New Developments in Rockville**
- F. Approval of Minutes**

Councilmember Van Grack asked to pull Consent Agenda items B and C for discussion. Mayor Ashton asked to pull Consent Agenda item E for discussion.

Questions from the Mayor and Council regarding Consent Agenda items B, C, and E were addressed by staff.

Councilmember Barry Jackson moved to approve Consent Agenda Items A, B, C, D, E, and F.

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

FURTHER DISCUSSION

September 29, 2025, Agenda item 9.

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10. Public Hearing – NONE

11. Action Items – NONE

12. Worksession

A. Transportation and Mobility Commission Annual Report

Transportation and Mobility Commission Member Jeff Ganz provided a presentation of the Transportation and Mobility Commission's Annual Report.

Staff recommends that the Mayor and Council receive the presentation of the Transportation and Mobility Commission (TMC) Report.

Summary

The Transportation and Mobility Commission (TMC) was established in Chapter 2, Administration, Article III, Board, Commissions, etc., in the City Code by the Mayor and Council on March 27, 2023. The TMC replaced the Traffic and Transportation Commission, which had been established by Resolution 28-72 by the Mayor and Council in 1972.

The TMC serves the City of Rockville through several efforts. Primarily, the TMC provides advice, comments, and recommendations for the Mayor and Council and the Planning Commission regarding transportation issues in the city. This includes providing comments on city projects, suggestions for the annual budget, support and guidance for grant application efforts, and recommendations for larger development applications. Additionally, the TMC discusses transportation issues in the City and provides a forum for residents and stakeholders to raise their transportation-related concerns. The TMC administers the designation and revocation of residential parking permit districts and advises the Mayor and Council regarding the naming of newly constructed bridges.

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

FURTHER DISCUSSION

September 29, 2025, Agenda item 12A.

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B. King Farm Farmstead Master Plan

Tara Stewart, Director of Parks and Recreation, and Mike Stover, Consultant from the Design Collective, provided the Mayor and Council with an overview of the King Farm Master Plan.

Staff recommends that the Mayor and Council receive the presentation, discuss, and provide feedback,

additional considerations, and direction on which building use options will be incorporated into the final King Farm Farmstead Master Plan.

Summary

The purpose of this work session is to provide the Mayor and Council with an update following the July 14, 2025, worksession, where guidance was provided to staff regarding which programs and building uses should be located at the King Farm Farmstead Park. This work session includes a presentation of the construction cost estimation and economic analysis for programs and building uses presented during the July 14, 2025, work session. Staff is requesting the Mayor and Council's direction on which building use options will be incorporated into the King Farm Farmstead Master Plan.

The City retained Design Collective as the consultant for the adaptive reuse and master planning process. For the past year, Design Collective has led the conceptual planning process for the project, and they are supported by Costcon for construction cost estimation and Partners for Economic Solutions (PES) for economic/operating costs analysis.

The City has worked with the Communications and Community Engagement Department and Design Collective to implement project outreach and engagement to inform the community about the project and to solicit community feedback.

A worksession was presented to the Mayor and Council on July 14, 2025, which included an update on the project's community engagement, a presentation of four building use options, and the community's top-ranked choices for building uses and program concepts. The Mayor and Council advised staff to pursue construction cost estimation and economic analysis for two of the four options (Option #2 and #4).

Significant community engagement has been 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.

Updates on the project have been shared monthly with the Recreation and Park Advisory Board, and members have been active participants in community engagement sessions. A project update was presented to the Historic District Commission (HDC). The current master planning process identifies proposed programs and conceptual building uses and does not include formal designs, engineering drawings, and/or building plans.

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

Based on direction received from the Mayor and Council during this work session, the staff and the consultant will incorporate the direction into the final King Farm Farmstead Park Master Plan, which is planned to be adopted at the October 20, 2025, Mayor and Council meeting.

FURTHER DISCUSSION

September 29, 2025, Agenda item 12B.

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THE MAYOR AND COUNCIL WENT INTO A BRIEF RECESS AT 10:36 P.M. THE MAYOR AND COUNCIL RECONVENED AT 10:46 P.M.

- C. Zoning Ordinance Rewrite (ZOR) Work Session - Review of Remaining Topics: Amenity Space, Landscaping, Signs, Nonconformities, Findings, Subdivision and Plats, Neighborhood Conservation Plans, Historic Preservation, and Recommended Rezoning Near the Twinbrook Metro Station.**

Due to the lateness of the hour and the depth of the conversation, Mayor and Council directed this agenda item to be moved to a future date.

13. Mock Agenda

A. Mock Agenda

There were no changes to the Mock Agenda.

14. Old / New Business

The Mayor and Council discussed the potential government shutdown and those coming off administrative leave, and noted the City has financial assistance programs and referrals to other support services. The City Manager will be monitoring the situation and making recommendations to the Mayor and Council. The City is here to assist the community and will continue to analyze how to help.

15. Adjournment

There being no further business, the meeting adjourned at 10:51 p.m.

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