



**Monday, September 12, 2022  
MAYOR AND COUNCIL  
MEETING NO. 25-22  
ROCKVILLE, MARYLAND**

Approved *Bridget Donnell Newton*  
Attest: *Sara Taylor-Ferrell*  
Approved Meeting No. 32-22  
November 14, 2022

**THE HONORABLE MAYOR AND COUNCIL PRESIDING**

Attendee Name	Title	Status
Bridget Donnell Newton	Mayor	Present
Monique Ashton	Councilmember	Present
Beryl L. Feinberg	Councilmember	Absent
David Myles	Councilmember	Present
Mark Pierzchala	Councilmember	Present

**1. Convene**

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The Mayor and Council convened in a hybrid Open Meeting Session at 7:00 p.m. on Monday, September 12, 2022, in the Mayor and Council Chambers, City Hall, 111 Maryland Avenue, Rockville, Maryland, and via WebEx.

Staff Present: City Manager Rob DiSpirito, Rockville City Attorney Robert E. Dawson, and City Clerk/Director of Council Operations Sara Taylor-Ferrell

**2. Pledge of Allegiance**

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Mayor Bridget Donnell Newton led the Pledge of Allegiance.

**3. Agenda Review**

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City Clerk/Director of Council Operations Sara Taylor-Ferrell reported no changes to the agenda.

Councilmember Beryl L. Feinberg is not in attendance at this meeting due to shoulder surgery.

The Mayor thanked City staff, and the City of Rockville Special Events Manager, Colleen McQuitty, for organizing the September 11<sup>th</sup> Remembrance Ceremony.

The Mayor and Council observed a moment of silence for the passing of Queen Elizabeth II.

**4. City Manager's Report**

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City Manager Rob DiSpirito presented information on events and topics: Welcome back to the Mayor and Council from their recess; September is National Recovery Month. Rockville Goes Purple is celebrating and the City continues to highlight the Nationwide impact of the opioid epidemic; this year's theme is "Opioid: Let's Talk About It"; an interactive art installation by Bethesda artist Suzanne Firstenberg will be at the Town Square Plaza, <https://suzannefirstenberg.com/protect-them/>; banners will be displayed throughout the City; a drug take back day will be held in the parking lot of the Rockville City Police along with a Narcan training and test kit distribution; Olympian and BMX athlete, Tony Hoffman will speak on addition and recovery; please visit <https://www.rockvillemd.gov/2275/Rockville-Goes-Purple> for additional information.

The first annual Rockville Senior Center fall festival will be held September 17, 2022, please call (240)314-8800 to register, course no. 24658 or online at <https://www.rockvillemd.gov/calendar.aspx?eid=9710>.

The Maryland State Arts Council awarded a grant in the amount of \$36,976.00 to the City's art division; Rockville 2022 Holiday Drive is seeking adult and student volunteers and monetary donors, please visit <https://www.rockvillemd.gov/1363/Holiday-Drive> for further information.

#### **FURTHER DISCUSSION**

September 12, 2022, Agenda item 4.

[https://rockvillemd.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=4585](https://rockvillemd.granicus.com/MediaPlayer.php?view_id=2&clip_id=4585)

Video Timestamp 1:56

### **5. Recognition**

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#### **A. Recognition of Doug Lunenfeld, Chair of LTA Commission, for 20 Years of Service**

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Mayor Bridget Donnell Newton read and presented a Certificate of Recognition to Mr. Doug Lunenfeld for 20 years of service to the City of Rockville.

### **6. Proclamation**

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#### **A. Proclamation Declaring September 15, 2022 - October 15, 2022, as National Hispanic Heritage Month**

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Councilmember Monique Ashton read and moved the proclamation declaring September 15, 2022, through October 15, 2022, as National Hispanic Heritage Month.

	<b>RESULT: APPROVED [4-0]</b>
<b>MOVER:</b>	Monique Ashton, Councilmember
<b>SECONDER:</b>	Mark Pierzchala, Councilmember
<b>IN FAVOR:</b>	Mayor Newton, Councilmember Ashton, Councilmember Myles, Councilmember Pierzchala

## **B. Proclamation Declaring September 2022, as National Preparedness Month**

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Councilmember David Myles read and moved the proclamation declaring September 2022 as National Preparedness Month and presented the proclamation to City of Rockville Emergency Manager Mark Landahl.

	<b>RESULT: APPROVED [4-0]</b>
<b>MOVER:</b>	David Myles, Councilmember
<b>SECONDER:</b>	Monique Ashton, Councilmember
<b>IN FAVOR:</b>	Mayor Newton, Councilmember Ashton, Councilmember Myles, Councilmember Pierzchala

## **7. Presentation**

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### **A. REDI's Annual Report Presentation**

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Rockville Economic Development Inc. (REDI) Executive Director, CEO, Cindy Rivarde Deputy Director, Richelle Wilson, and Board Treasurer, Todd Pearson, presented the FY2022 Annual Report to the Mayor and Council.

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

### **FURTHER DISCUSSION**

September 12, 2022, Agenda item 7.

[https://rockvillemd.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=4585](https://rockvillemd.granicus.com/MediaPlayer.php?view_id=2&clip_id=4585)

Video Timestamp 1:56

**8. Community Forum**

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**In Person**

<b>NAME (PLEASE PRINT)</b>	<b>TOPIC</b>
Douglas Lunenfeld	The need for a change of the historic designation laws, specifically the ability for third parties to initiate an adversarial proceeding against the wishes of a homeowner
Susan Hoffmann	F. Scott Fitzgerald Festival
Gary Berg-Cross	F. Scott Fitzgerald Festival
Elanor Heginbotham	F. Scott Fitzgerald Festival
Patricia Dubroof	F. Scott Fitzgerald Birthday and Literary Festival Proclamation
Priscilla Benjamin-Olaoye	F. Scott Fitzgerald Birthday and Literary Festival Proclamation
Steven VanGrack	Introduction of Ann Black who has multi-sensory impairment disability
Ann Black	State of Rockville, deer, and fox overpopulation
Erin Kwong	Rockville Civic Ballet
Alyssa Tyler	Rockville Civic Ballet
David Walker	Rockville Civic Ballet being included in the King Farm Farmstead
Elanor Simpson	Rockville Civic Ballet
William Wood	Rockville Civic Ballet
Irene Elliot	Rockville Civic Ballet
Dinis Camara	Rockville Civic Ballet and the future of the King Farm Farmstead
Charles Hess	Rockville Civic Ballet

**Virtual**

<b>NAME</b>	<b>TOPIC</b>
Patricia A. Harris, Attorney	Agenda Item No. 13 – Authorization to File a Zoning Text Amendment as an Interim Zoning Ordinance Update, to Allow for Floating Zones that Implement the Rockville 2040 Comprehensive Plan Recommendations and Proposed Changes to Sec. 25.06.05, Administrative Adjustments

**9. Consent**

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**A. Award of Sourcewell Rider Contract 091219-LEG, Rear Packer Refuse Truck, to GranTurk Equipment Co. of Baltimore MD, in the Amount of \$552,924.80**

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Councilmember Monique Ashton moved approval of Consent Agenda Items A, D - H.

	<b>RESULT: APPROVED [4-0]</b>
<b>MOVER:</b>	Monique Ashton, Councilmember
<b>SECONDER:</b>	Mark Pierzchala, Councilmember
<b>IN FAVOR:</b>	Mayor Newton, Councilmember Ashton, Councilmember Myles, Councilmember Pierzchala

**B. Award of IFB #16-22 Thomas Farm Community Center Pervious Parking Lot Replacement Project**

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Councilmember Monique Ashton moved approval of Consent Agenda Item 9B.

	<b>RESULT: APPROVED [4-0]</b>
<b>MOVER:</b>	Monique Ashton, Councilmember
<b>SECONDER:</b>	Mark Pierzchala, Councilmember
<b>IN FAVOR:</b>	Mayor Newton, Councilmember Ashton, Councilmember Myles, Councilmember Pierzchala

Questions from the Mayor and Council were addressed by staff.

The Mayor and Council provided their thoughts and comments.

## **FURTHER DISCUSSION**

September 12, 2022, Agenda item 9B.

[https://rockvillemd.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=4585](https://rockvillemd.granicus.com/MediaPlayer.php?view_id=2&clip_id=4585)

Video Timestamp 1:58:05

### **C. Approval of the Flood Mitigation Assistance Program Guidelines**

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Councilmember Monique Ashton moved approval of Consent Agenda Item C.

	<b>RESULT: APPROVED [4-0]</b>
<b>MOVER:</b>	Monique Ashton, Councilmember
<b>SECONDER:</b>	Mark Pierzchala, Councilmember
<b>IN FAVOR:</b>	Mayor Newton, Councilmember Ashton, Councilmember Myles, Councilmember Pierzchala

Questions from the Mayor and Council were addressed by staff.

The Mayor and Council provided their thoughts and comments.

## **FURTHER DISCUSSION**

September 12, 2022, Agenda item 9C.

[https://rockvillemd.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=4585](https://rockvillemd.granicus.com/MediaPlayer.php?view_id=2&clip_id=4585)

Video Timestamp 1:55:51

### **D. Authorization for the City Manager to Sign a WSSC Water and Right of Way Easement to Provide Water and Sewer Service to King Farm Farmstead Park**

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### **E. Authorization for Maryland State Arts Council Grant Agreement for City-Managed Arts Programs**

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### **F. Award of Virginia Sheriff Rider Contract #22-03-0721, Vaccon Titan Truck, to Atlantic Machinery, Inc., in the Amount of \$566,667.00**

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### **G. Award of Virginia Sheriff's Association Rider Contract #22-03-0721, Bonnell Olympian Pro Plus Truck, to Atlantic Machinery Inc. in the Amount of \$213,459.00**

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**H. Award of SourceWell Rider Contract #060920-NVS, ProPatch Asphalt Pothole Patch Machine, to K. Neal International Trucks, Inc. as the dealer through Navistar, Inc. in the Amount of \$217,765.22**

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**THE MAYOR AND COUNCIL WENT INTO A BRIEF RECESS AT 9:04 P.M. THE MAYOR AND COUNCIL WORKSESSION RECONVENED AT 9:12 P.M.**

**10. Public Hearing on Community Needs: FY 2024 Community Development Block Grant Funding**

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The Public Hearing opened at 9:13 pm. No speaker's signed up for tonight's Public Hearing and the Public Hearing closed at 9:15 pm.

The official Public Hearing records can be found in the City Clerk/Director of Council Operations offices.

**11. Public Hearing and Possible Introduction of an Ordinance to Grant Street Closing and Abandonment Application, SCA2022-00109 for a 0.0027 Acre Portion of an Unnamed Roadway Adjacent to Twinbrook Quarter LLC**

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The Public Hearing opened at 9:16 pm. No speaker's signed up for tonight's Public Hearing and the Public Hearing closed at 9:18 pm.

The official Public Hearing records can be found in the City Clerk/Director of Council Operations offices.

Councilmember Pierzchala introduced the Ordinance.

**12. Public Hearing on a Project Plan Application (PJT2022-00014) to Amend the Twinbrook Commons Planned Development, to Allow 437 Multi-Family Units and 5,870 Square Feet of Retail/Restaurant, Located on a Portion of 1700 Chapman Avenue, and 1800 and 1818 Chapman Avenue; Washington Metropolitan Area Transit Authority (WMATA) and Hines, Applicants**

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Principal Planner Nelson Ortiz provided a brief overview of the project plan application. Heather Dishopolsky, Attorney with Wire Gill LLP and representing applicant Hines, also provided a presentation, and overview from March 7, 2022, to the Mayor and Council.

Kacey Huntington with applicant Hines, Benjamin Boyd with Design Workshop landscape architect, and representatives from Washington Metropolitan Area Transit Authority "WMATA", were available for questions and answers.

Questions from the Mayor and Council were addressed by staff.

The Mayor and Council provided their thoughts and comments.

The Public Hearing opened at 10:04 pm and the following speaker testified.

Name	Address Phone Number Email
Vincent Russo, President Twinbrook Community Association	1019 De Beck Drive Rockville, MD 20851 301-980-3169 Twinbrook.president@gmail.com

The complete testimony of this evening's speaker can be found in the official Public Hearing records in the City Clerk/Director of Council Operations offices. There being no further speakers testifying, the Public Hearing closed at 10:07 pm.

#### **FURTHER DISCUSSION**

September 12, 2022, Agenda item 12.

[https://rockvillemd.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=4585](https://rockvillemd.granicus.com/MediaPlayer.php?view_id=2&clip_id=4585)

Video Timestamp 2:05:41

**13. Introduction, and Possible Adoption, of a Bond Ordinance to Authorize the Competitive Sale of Tax-Exempt 2022A General Obligation Bonds in an Amount Not to Exceed \$13,000,000 for the Purpose of Financing the Construction of Water, Sewer, and Stormwater Management Improvements as Reflected in the City's FY 2023 Capital Improvements Program**

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Deputy Chief Financial Officer, Kimberly Francisco, provided an overview of the Bond Ordinance to the Mayor and Council.

Staff recommends the Mayor & Council introduce the Ordinance, waive the layover period, and adopt the Ordinance.

Questions from the Mayor and Council were addressed by staff.

The Mayor and Council provided their thoughts and comments.

Councilmember Mark Pierzchala introduced the Ordinance.



Councilmember Monique Ashton moved to waive the layover period.

	<b>RESULT: APPROVED [4-0]</b>
<b>MOVER:</b>	Monique Ashton, Councilmember
<b>SECONDER:</b>	Mark Pierzchala, Councilmember
<b>IN FAVOR:</b>	Mayor Newton, Councilmember Ashton, Councilmember Myles, Councilmember Mark Pierzchala

Councilmember Monique Ashton moved to approve the Ordinance.

	<b>RESULT: APPROVED [4-0]</b>
<b>MOVER:</b>	Monique Ashton, Councilmember
<b>SECONDER:</b>	Mark Pierzchala, Councilmember
<b>IN FAVOR:</b>	Mayor Newton, Councilmember Ashton, Councilmember Myles, Councilmember Mark Pierzchala

#### **FURTHER DISCUSSION**

September 12, 2022, Agenda item 13.

[https://rockvillemd.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=4585](https://rockvillemd.granicus.com/MediaPlayer.php?view_id=2&clip_id=4585)

Video Timestamp 2:56:24

#### **14. Adoption of Resolution to Approve the Exercise of the Right of First Refusal by Montgomery County to Purchase Certain Ownership Interest in the Scarborough Square Apartments and Townhomes Community.**

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Director of Housing and Community Development, Asmara Habte, and Director of Rockville Housing Authority, Jessica Anderson provided an overview of the proposed Resolution to Mayor and Council.

Staff recommends that the Mayor and Council review and authorize the Resolution.

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

Councilmember Monique Ashton moved to approve the Resolution.

**RESULT: APPROVED [4-0]**

**MOVER:** Monique Ashton, Councilmember  
**SECONDER:** David Myles, Councilmember  
**IN FAVOR:** Mayor Newton, Councilmember Ashton, Councilmember Myles,  
Councilmember Pierzchala

**FURTHER DISCUSSION**

September 12, 2022, Agenda Item 14

[https://rockvillemd.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=4585](https://rockvillemd.granicus.com/MediaPlayer.php?view_id=2&clip_id=4585)

Time Stamp 3:04:47

**15. Review and Comment - Future Agendas**

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**A. Future Agendas**

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Mayor and Council reviewed Future Agenda.

**16. Old/New Business**

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No old new business.

**17. Adjournment**

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There being no further business, the meeting adjourned at 10:49 p.m.

**RESULT: APPROVED [4-0]**

**MOVER:** Monique Ashton, Councilmember  
**SECONDER:** Mark Pierzchala, Councilmember  
**IN FAVOR:** Mayor Newton, Councilmember Ashton, Councilmember Myles,  
Councilmember Pierzchala