



Mayor and City Council
Council Chambers
www.gaithersburgmd.gov/meetings
16 South Summit Avenue
Gaithersburg, MD 20877

MINUTES
Regular Session
Monday, July 7, 2025, 7:30 PM

1. CALL TO ORDER

The Regular Session of the Mayor and City Council was called to order at 7:30 PM with Mayor Jud Ashman presiding.

Attendee Name	Title	Status	Arrived
Jud Ashman	Mayor	Present	
Yamil Hernández	Council Vice President	Present	
Neil Harris	Council Member	Present	
Lisa Henderson	Council Member	Present	
Jim McNulty	Council Member	Present	
Robert Wu	Council Member	Present	

Staff present: City Manager Briley, City Attorney Johnson, City Clerk Jones, Assistant City Manager Lonergan-Seeger, Business Systems and Transformation Services Division Manager Helms, Sports and Youth Division Chief Dinwiddie, Team Leader Echeona, Planner II Mehfoud, Long Range Planner I Fishman, and Police Corporal Seek.

Planning Commission present for Joint Public Hearing: Bauer, Kaufman, Winborne, and Rieg.

2. PLEDGE OF ALLEGIANCE

The Pledge was led by Assistant City Manager Tom Lonergan-Seeger.

3. REFLECTION

Mayor Ashman called for a moment of silence.

4. APPROVAL OF MINUTES

A. Regular Session held June 16, 2025

Motion was made to approve the above minutes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Neil Harris, Council Member
SECONDER:	Robert Wu, Council Member
FOR:	Hernández, Harris, Henderson, McNulty, Wu

5. CONSENT

A. Resolution of the Mayor and City Council Authorizing the City Manager to Execute a Contract Amendment for Human Resources Software Services

This resolution authorized the City Manager to add Additional Goods, consisting of background investigative services for public safety candidates and learning and training management with Neogov, 300 Continental Boulevard, Suite 365, El Segundo, California 90245, in an overall Contract amount for the initial three (3) year term for the Existing Services and two (2) year extension for the Existing Services and Additional Services not to exceed One Hundred Ninety-Four Thousand Five Hundred Fifty-Two Dollars and Ten Cents (\$194,552.10), including One Hundred Six Thousand Eight Hundred Fifty-Eight Dollars and Eleven Cents (\$106,858.11) for the two year amendment inclusive of the Existing Services and Additional Services, with said funds to be expended from the City's Operating Budget.

Motion was made to approve the above resolution.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Jim McNulty, Council Member
SECONDER:	Lisa Henderson, Council Member
FOR:	Hernández, Harris, Henderson, McNulty, Wu

6. PRESENTATIONS

A. Proclamation of the Mayor and City Council Designating July 2025 as "Parks and Recreation Month" in the City of Gaithersburg

Mayor Ashman was joined by Sports and Youth Services Division Chief Dinwidde and Team Leader Echeona to issue a proclamation designating June 2025 as "Parks and Recreation Month" in the City of Gaithersburg.

Since 1985, the National Recreation and Park Association (NRPA) has led the nationwide celebration of Parks and Recreation Month each July, highlighting the essential role that parks and recreation services play in building stronger communities across the United States.

The 2025 theme, "Build Together, Play Together," honors the dedication of more than 160,000 full-time parks and recreation professionals, alongside hundreds of thousands of part-time staff, seasonal workers, and volunteers who maintain our nation's parks and recreation programs. These professionals work to enhance the quality of life for millions of Americans, creating lasting impacts that resonate throughout their communities.

Parks and recreation programs are fundamental to community wellness, fostering environments where lifelong friendships flourish and families create cherished memories that span generations. These spaces serve as cornerstones of public health, social connection, and community vitality.

In celebration of Parks and Recreation Month, the City of Gaithersburg proudly presents an array of engaging activities promoting health, fitness, and cultural enrichment:

- Explore Gaithersburg: Park Passport - Challenge yourself to visit as many parks as you can!
- SportsFest and 3K Fundraiser Run at Bohrer Park
- StoryTime Station at the Community Museum
- Summer Camps & Specialty Clinics
- Family Pajama Party and Princess Party at Casey Community Center
- Children's Concerts in Olde Towne
- Evenings in Olde Towne Concert Series
- Weekly Farmers Markets

Additional special events throughout the month!

7. PUBLIC COMMENTS

There were no speakers from the public.

8. JOINT PUBLIC HEARINGS

A. Zoning Map Amendment: Z-10120-2025 CarMax located at 16383 and 16411 Shady Grove Road

An application has been submitted requesting approval of Zoning Map Amendment Z-10120-2025, to rezone two parcels on 13.34 acres from the MXD (Mixed Use Development) zone to the C-2 (General Commercial) zone. The subject properties are located at 16383 and 16411 Shady Grove Road. Pertaining to the amended Annexation Agreement, the Applicant's intent is to change the zoning to the more appropriate use based on the surrounding area.

There were no speakers from the public.

Motion was made to hold the Planning Commission record open until 5 p.m. on Monday, July 28, 2025 (21 days), with anticipated recommendation on Wednesday, August 6, 2025.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Lloyd Kaufman
SECONDER:	Danielle Winborne
FOR:	Bauer, Kaufman, Winborne, Rieg

Motion was made to hold the Mayor and City Council record open until 5 p.m. on Friday, August 15, 2025 (39 days), with anticipated Policy Discussion and final action on Monday, September 15, 2025.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Robert Wu, Council Member
SECONDER:	Neil Harris, Council Member
FOR:	Hernández, Harris, Henderson, McNulty, Wu

9. FROM MAYOR AND CITY COUNCIL

Lisa Henderson

1. Wished everyone a Happy Independence Day.
2. Attended several events with her colleagues, including SummerFest, Kentlands Parade, Washington Woods Parade, and Rockville fireworks.

Jim McNulty

1. Wished everyone a Happy Independence Day.
2. Attended with his colleagues several events, including the ribbon cutting for the DoubleTree hotel outdoor pool, the GGCC Public Safety Awards Breakfast, and a Council in the Communities event.
3. Announced that he has completed the Academy of Excellence in Local Governance program.
4. Encourage the public to attend Evenings in Olde Towne at the City Hall Concert Pavilion on Thursday nights through the summer.
5. Announced that the Mayor and City Council are seeking to fill vacancies on various City Boards, Commissions, and Committees. Please send a letter of interest and resume to cityhall@gaitersburgmd.gov. For more information, please visit the City's website or contact the City Manager's Office.

Yamil Hernández

1. Echoed all comments.

Neil Harris

1. Congratulated City staff for SummerFest.
2. Congratulated Mayor Ashman, City Manager Briley, and Council Vice President Hernandez for their presentation at MML Summer Conference.
3. Expressed condolences to Terry Anderson, General Manager for the Kentlands Citizens Assembly, on the sudden passing of her husband.

Robert Wu

1. Announced that Gaithersburg residents will cast their ballots for Mayor and two Council Members on Tuesday, November 4, 2025. Candidate packets are currently available. The candidate filing deadline is Thursday, August 21, 2025, at 5 p.m. To register for a training session, contact the City Clerk. For complete election information, please visit the City's website.

Jud Ashman

1. Kudos to everyone involved with all the events mentioned above.
2. Announced that he was elected to serve on the Board of Directors for MML in the At-Large position for the second year in a row and was appointed to Co-Chair the Legislative Committee.
3. Announced that the Mayor and City Council will conduct a work session on Monday, May 12, 2025, 7:30 p.m., in the City's Council Chambers, 16 South Summit Avenue, to receive a presentation on the Multigenerational Center Feasibility Study.
4. Announced that the next regular session of the Mayor and City Council will be held on Monday, June 16, 2025, 7:30 p.m., in the Council Chambers at 16 South Summit Avenue.

10. CLOSED EXECUTIVE SESSION

A. Motion to Conduct Closed Executive Session

Motion was made to conduct a closed executive session immediately following its session on Thursday, July 10, 2025, pursuant to the General Provisions Article of the Annotated Code of Maryland, Sections 3-305(b)(7) to consult with counsel to obtain legal advice and 3-305(b)(8) to consult with staff, consultants, or other individuals about pending or potential litigation. The topic to be discussed is the agreement between the City and Montgomery County regarding the County Transportation Development Tax.

RESULT:	PASSED [4 TO 0]
MOVER:	Yamil Hernández, Council Vice President
SECONDER:	Robert Wu, Council Member
FOR:	Hernández, Harris, McNulty, Wu
ABSTAIN:	Henderson

11. FROM THE CITY MANAGER

City Manager Tanisha Briley

- 1. No report.

12. ECONOMIC DEVELOPMENT UPDATE

Assistant City Manager Tom Lonergan-Seeger

- 1. Montgomery College is currently accepting applications for their Technology Metro Area Pathways grant program (TechMAP), which aims to support current and aspiring IT professionals in the DMV area to obtain industry-recognized certifications and high-quality employment, particularly in the field of IT. More information may be found on their website.

13. ORDINANCES / RESOLUTIONS / REGULATIONS

A. Introduction of an Ordinance to Abandon, Release, and Vacate Approximately 37,430 Square Feet of O’Neill Drive and Nancy Place Right-of-Way (AB-10054-2025)

The Applicant, Rodgers Consulting, Inc., representing The Eugene B Casey Foundation, has submitted an application to abandon approximately 37,430 square feet of O’Neill Drive and Nancy Place right-of-way. This abandonment application is related to Zoning Map Amendment Application Z-10030-2025 and proposes to realign O’Neill Drive and Nancy Place to facilitate the phased redevelopment of the Rosedale Apartments as proposed in the schematic development plan for Application Z-10030-2025.

Staff introduced this application in accordance with the procedures outlined under Chapter 19, Streets and Sidewalks, Article III, Abandonment of Public Rights-of-Way. The Planning Commission’s recommendation on this application is scheduled for August 6. Since this request is directly related to Zoning Map Amendment Application Z-10030-2025, the public hearing will be scheduled concurrently with Application Z-10030-2025 at a future date.

Motion was made to introduce the above ordinance and to schedule a public hearing to be held concurrently with Application Z-10030- 2025 at a future date.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Neil Harris, Council Member
SECONDER:	Jim McNulty, Council Member
FOR:	Hernández, Harris, Henderson, McNulty, Wu

14. POLICY DISCUSSIONS

A. Z-9928-2024 Gateway Lakeforest: Zoning Map Amendment to Rezone 481 Nort Frederick Avenue, 101 Lakeforest Boulevard, and 702 Russell Avenue, from the C-2 (General Commercial) Zone to the CD (Corridor Development) Zone and Associated Schematic Development Plan

An application has been submitted requesting approval of Zoning Map Amendment Z-9928-2024 with an associated schematic development plan. The application proposes to rezone 481 N Frederick Ave, 101 Lakeforest Blvd, and 702 Russell Ave, approximately 6.5 acres, from the C-2 (General Commercial) zone to the CD (Corridor Development) zone. The schematic development plan proposes to redevelop 481 N Frederick Ave and 101 Lakeforest Blvd with a new 8-story multi-family residential building with up to 410 units and ground floor commercial uses. The existing office building at 702 Russell Ave will remain with minor site edge improvements. This application was submitted in accordance with City Code § 24-4.4 (H) “Application for CD Zone and schematic development plan approval.”

A joint public hearing was held on April 21, 2025. The Planning Commission recommended approval of Z-9928-2024 with three (3) conditions during their June 4, 2025, meeting.

The Mayor and City Council’s record closed at 5 p.m. on June 13, 2025. A draft ordinance for Z-9928-2024 has been included and is ready for final action should the Council so choose.

Mayor and City Council asked questions and staff provide responses:

- Does the applicant envisioned having lighted signs on the building so that people on 355 know what’s going to be there? Staff stated that this is a final site plan detail. But preliminary discussions with the applicant have included signage.
- What is an appropriate mix of 2- and 3-bedroom units? Staff confirmed that this would be a final site plan detail.
- Is traffic being discussed in conjunction with the new Lakeforest project? Staff stated that they are not sure where the county is in their process of studying any traffic impacts from the BRT or any other major projects.

Several Council Members expressed their support for the 3-bedroom units and encouraged them to be included.

Motion was made to approve the above ordinance.

RESULT:	PASSED [UNANIMOUS]
MOVER:	Neil Harris, Council Member
SECONDER:	Robert Wu, Council Member
FOR:	Hernández, Harris, Henderson, McNulty, Wu

15. FROM CITY ATTORNEY / OTHER STAFF

City Attorney Frank Johnson

1. Announced that he did some research and found out that the City does have certain copyright authority and ability. The City does have certain rights of copyright for certain types of software as well. And in looking further, the City also has certain trademark rights, but not at the federal level because local and state governments are exempted. The State does provide some trademark protection, which the City can use, and there's also common law protection, which is more limited and more for the immediate area.

16. CORRESPONDENCE

- A. Outside

17. MONTHLY FINANCIAL REPORT

- A. May 2025

18. ADJOURNMENT

There being no further business, the session was adjourned at 8:30 PM

Respectfully submitted,

Michelle Betancourt, Administrative Assistant III
Lia Jones, City Clerk