

Village of North Chevy Chase – Council Meeting Summary

Date: October 21, 2025

Prepared by: Brian Hoffner, Secretary

County Councilmember Evan Glass Presentation

Councilmember Glass introduced himself as chair of the Council’s transportation and environment committees, as well as serving on other committees. He presented priority issues for the County, including support for federal workers in light of the government shutdown, noting that due to the fiscal stewardship of the County, there is \$850 million in a “rainy day fund” to tap into. Upgrades to the Chevy Chase Library are in next year’s budget, with construction planned for FY29. The County has allotted \$3.8 million to upgrade the bridge on Beach Dr. over Silver Creek, although that may refer to the bridge over Rock Creek going down Kensington Pkwy – he acknowledged that needs to be clarified. The County Council was recently informed that the Purple Line will open in the winter of 2026. Councilmember Glass addressed Council and resident concerns about safety at the intersection of Connecticut Ave/Jones Bridge Rd/Kensington Pkwy – the Council noted that a safety study was being conducted and a report would be shared with the County Council, SHA, and other stakeholders. Councilmember Glass cited the Safe Streets Act and the goal of enacting more “no turn on red” requirements in certain downtown areas, allowing more time for pedestrians to cross intersections, adding more automated speed cameras, and requiring an immediate analysis if a child is struck or killed in a school zone. Residents inquired about funding availability to support sidewalks/bike lanes further down Kensington Parkway. Councilmember Glass indicated that the County program was oversubscribed. Glass also noted that currently, there is no money (\$80 million estimated) for the tunnel near Bethesda along the Capital Crescent Trail. Glass ended the session with notice that a County Council position was opening up with the early departure of Councilmember Alborno and the Council was accepting expressions of interest, with the requirement being the individual has to be of the same political party (Democrat) and not plan to run for public office.

FY 25 Audit Findings

Eva Webb from the Village’s auditing firm LSWG provided an overview of the FY25 audit findings. The Village received a “clean, unmodified audit opinion” which is the highest that can be provided. The Village’s net asset position at the end of FY25 totaled \$3.8 million. The Village was found to be deficient on a certificate of deposit (CD) that was in excess of the FDIC insurance limit of \$250,000 by \$34,000. The Village noted that it had already sold \$39,000 of that CD, bringing the CD’s value to \$245,000 and transferred those additional funds to a more secure account.

Meeting Minutes for September - approved

Treasurer Report

The Treasurer provided a budget and balance sheet update. Results for September 2025 included combined income of \$67,461.13 and combined operating expenses of \$27,474.30 (including waste removal, street lighting, landscaping and mowing, wages and taxes, professional fees, membership and dues, office and communication, miscellaneous, and investment service fees). Current fiscal year to date revenues came to \$78,358.93 and operating expenses came to \$74,668.84. Total assets as of September 30 were \$3,369,505.57.

Permits

- 1) 8905 Montgomery Ave: The Council approved a swimming pool permit for the backyard. Two trees, one of which was deemed in decline (beech tree), will be removed and the residents will be planting a new tree nearby (likely a maple). The property owners also confirmed that locks would be placed on the gate to the backyard.
- 2) 9009 Montgomery Ave – The Council approved a permit for a fence replacement along 9007 and 9011 Montgomery Ave in a style similar to the existing fence as part of new home construction.

Fast-Track Permit Approvals since last Council meeting:

- 1) 3701 Stewart Drwy – shed
- 2) 3601 Jones Bridge Rd – shed
- 3) 3714 Stewart Drwy – decorative roof dormers

Village Arborist Update

The Manager briefed the Council that the solicitation package for a certified arborist went out on October 6 with a closing date of October 27. It was distributed via eMMA (State of MD procurement site), MML, and the Manager reached out to 9 individuals who were recommended by arborists at Garrett Park, Takoma Park, and by residents. The Treasurer, an Environment Committee member, and Manager will serve on the review committee and recommend a candidate for the Council's approval likely the week of November 3. As the Council had already approved the Village obtaining the professional services of a certified arborist during discussions at previous Council meetings, it was determined that the arborist selection would occur before the next Council meeting, as it was deemed desirable to onboard as soon as possible to assess Village trees before the winter season. The Village Manager also noted that the Village attorney had reviewed the solicitation and provided a contract for the Village to use with the selected arborist.

Fall Tree Plantings

The Treasurer and Manager briefed that they and a Village environment committee member walked through the Village on October 14 to identify priority planting locations in the Village right-of-way. They recommended 5 plantings for the fall. 1) Near the intersection of Montrose and Dundee to the right of 8826 McGregor; 2) Near the intersection of Montrose

and Dundee to the left of 3600 Dundee, 3) 8915 Montgomery Ave - replacement of a Village tree, 4) to the left of 3827 Kenilworth (behind the fence of 3820 Inverness), and 5) at the intersection of Kenilworth and Inverness before the storm drainage area (likely an American Holly to create a screen). These locations are away from power lines and not too close to individual properties (except for the 8915 Montgomery which would be a tree replacement location). The Council agreed with those locations and suggested including 3818 Inverness where a mature Village tree would be removed in mid-November. A tree in that location may be preferable in the spring but the Manager will discuss that location and optimal native tree species with the Village arborist once they are onboarded. These plantings would also support the Village's renewal application with Tree City USA. It was determined that the Manager will inform residents of the plantings near their property and highlight that the plantings are in the Village ROW and that the Village will maintain the trees.

Snow Removal from Sidewalks Consideration

The Council reviewed which nearby municipalities are supporting snow removal from sidewalks as well as the budget allocations for that service. The Village's current snow removal contractor – Miller Landscape – indicated a willingness to support sidewalk snow removal and gave an initial estimate of \$2,000 for 2" of clear, non-impacted snow. There was concern that that amount may not be realistic. Miller Landscape also offered to do a "pilot clearing" during an upcoming storm to see what may be feasible and how many hours were required to clear the sidewalks. One Council perspective highlighted that it would be more appropriate and cost-effective for the Village to target those property owners who are not following the Village Ordinance on snow removal from the sidewalks, noting that 80-90% of community members do shovel their sidewalks. Another perspective was that the Village is providing waste management and composting services and this would be a beneficial service to include. The issue of Village liability for sidewalk snow removal was raised. The Village Manager was asked to receive feedback from nearby municipalities about how they manage liability as well as consult with the Village's attorney before the next Council meeting, at which point a decision would be made for the upcoming season.

Safety Study Update

The Manager briefed that as of October 6, contractor Brudis & Associates had completed data collection and analysis, developed traffic performance models for intersection capacity analysis, and identified some traffic operation and safety issues. They were still working on development of the countermeasures to address the identified issues. The Manager had requested that an initial draft be provided before the Council meeting but had not yet been received. The Manager indicated she would follow up with the contractor.

KP Street Lighting Update

The Council Chair briefed that Baldwin Line was completing pouring the remaining foundations and pulling feeder wire to the handboxes the prior week and early that week. Baldwin Line planned to apply hot mix to the test pits later in the week to ensure they were level with the surrounding pavement. The light fixtures and poles were scheduled to arrive

on November 14. Once they are received, it will take Baldwin Line approximately 3-4 days to place those and wire them. The Chair and Manager were working with Pepco to set the meters -- the metered pedestals have been installed and the cables are hanging on the poles.

Attendees:

Adrian Andreassi
Maury Mechanick
Brian Hoffner
Geetika Sripathi
Jon Macy
Dana Peterson
David Asai
Kay Titus
Carolyn Cooper
Ned Cooper
Sandy Tennies
Eva Webb, LSWG