



**Village of North Chevy Chase  
Council Meeting Minutes January 20, 2026**

**Village of North Chevy Chase Monthly Council Meeting – Tuesday, January 20, 2026, at 7:30 p.m.**

Meeting called to order at 7:30 p.m. by Maury Mechanick (Vice Chair), conducted in person and through electronic means; also in attendance were Brian Hoffner (Secretary); Geetika Sripathi (Treasurer); Jon Macy (Member); Adrain Andreassi (Chair); Dana Peterson (Village Manager); and other residents of VoNCC (list attached)

**December Meeting Minutes:** Council approved.

**December Treasurer Report:** The Treasurer presented the financial status of the Village as of December 31, 2025.

- Year-to-date income of \$276,546.60 (nearly 50% of expected fiscal year budget)
- Year-to-date expenses of \$202,634.25, including \$22,000 for tree maintenance work in December.
- Combined Village assets of \$3,051,765.18.
- A \$245,000 CD with UBS maturing on January 26, 2026 which will be rolled into a new CD.
- The Treasurer noted that financial reporting formats will be updated to improve transparency.

**FY Budget Amendments:** The Council discussed and approved necessary budget amendments with a formal vote (4-0), based on guidance from the Village's General Counsel, Ron Bolt.

- The Treasurer proposed three budget amendments: 1) insurance and bond (increase from \$475 to \$978.05), 2) professional fees (increase from \$26,700 to \$57,900), and 3) office/equipment (increase of \$1,000 to \$17,128).
- The Vice Chair explained that these amendments appear to be necessary to comply with State law and proper accounting procedures based on the General Counsel's communication.

- The Village Manager will follow up with General Counsel and the Village's auditor, LSWG, to clarify budget modification requirements moving forward.

**Intersection Safety Study Update:** The Village Manager presented the following findings from the study of the Connecticut Avenue/Jones Bridge Road/Kensington Parkway intersection conducted by traffic engineering firm, Brudis & Associates, with a caveat that the firm was still completing final updates to the report and some figures.

- The study validated concerns about long queues, near-misses, and visibility issues, particularly at the intersection of Jones Bridge Rd and Kensington Parkway where foliage and the stop lines make it difficult to see approaching vehicles. The study cited 38 reported crashes at the intersection between 2021-2023. The greatest emphasis in presenting the study will be placed on the four near-term recommendations contained in the report.
- The Vice Chair reported on his attendance a townhall conducted by the District 18 Delegates on safety matters in nearby Wheaton, during which he alerted officials about issues at the intersection and the preparation of the safety study, noting they would receive a copy soon with recommendations for improvements.
- The final report, once completed, will be shared with the Village and with various stakeholders at the County and State level.

#### **Sidewalk Grinding and Replacement:**

- The Village Manager and Council Chair will walk through the Village and verify the sidewalk grinding and replacement sites and flag potential impacts to trees. For those areas, the Village Manager will consult with the Village arborist to look at mitigation measures.
- The actual work will likely be scheduled for spring. The Village will keep residents updated on specific dates.

#### **Village Tree Maintenance Update:**

- The Village Manager reported that she would be circulating the updated Village tree inventory and Arbor Pro link to Village residents via Constant Contact as well as uploading to the Village website.
- The Village Manager notified the Council that the selection committee for the tree service solicitation recommended three tree service firms: Davey Tree Experts, Mulheron Tree Experts, and Potomac River Arborists for contract award. The Council approved contract award to those three firms.
- The three firms will bid on priority prunings and removals identified by Village arborist Richard Jones in order for the Village to receive the most cost-effective service.

- The Council addressed how to handle trees that are technically within the right-of-way but inside residents' front yard or side/backyard fences and will consider the Village tree designation on a case-by-case basis, recognizing that there are only a limited number of properties with this situation.
- The Village Environment Committee will help support the Tree City USA designation and plan Arbor Day events. The Committee will present a formal proposal at the February meeting.
- The Council highlighted the value of Village-wide events in bringing the community together and the importance of resident volunteers to support them.

### **Village-Wide Survey:**

- The Village Manager shared that Martin's Additions conducts annual surveys, which cost around \$4,000-\$5,000, and have found contracting with an independent consultant to be beneficial.
- The Council requested that the Village Manager obtain more information on the survey process and the degree to which the Council can shape the survey questions for relevance to the Village.

**SMS Service Update:** The Village Manager provided a brief update on the new text messaging service.

- The Village Manager reported that 67 residents had signed up for the service to date.
- The Village Manager listed the planned uses of the service: meeting reminders, event notifications, snow removal updates, utility service notifications, tree work alerts, and bulk trash collection reminders, in particular.
- The Village Manager will send periodic reminder emails to residents with the “opt in” link to increase participation.

**State Housing Legislation:** There was discussion of proposed state legislation that could impact Village zoning and single-home use.

- The Village Manager presented information about the Starter and Silver Homes Act, which would:
  - Reduce minimum lot size to 5,000 sq ft
  - Prohibit lot coverage maximums
  - Reduce minimum setbacks
  - Allow townhomes in single-family zones
  - Prohibit regulation of design elements
  - Allow subdivision of lots into 3 or fewer lots
- The legislation would override County and municipal authorities.

- The Village is working with other municipalities and attorneys to monitor the legislation and take appropriate actions.
- Updates will be provided at future meetings, when warranted.

**Attendees (in person or virtual):**

Adrian Andreassi, Maury Mechanick, Brian Hoffner, Geetika Sripathi, Jon Macy, Dana Peterson, Faries Family, Stevenson Abraham, Sandy Tennes, Don & Kay Titus, David Asai, Richard Sherman, Flanagan Family, Peter Horscovitch, Christine Leahy, Jean Lewis, Seamus McCloskey, Alison Merikangas, Alfred Barlett, Susan Smith, Deborah Lamb-Mechanick, Jane Houlihan, Marjorie Reaka.