

Village of North Chevy Chase Council Meeting Minutes **April 21, 2026**

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

Agenda

Approval of March Meeting Minutes: The Council approved the meeting minutes for March.

March Treasurer's Report: The Treasurer reported that year-to-date (July 2025-March 2026) income totaled \$408,986, with operating expenses at \$330,951. Current Village assets as of March 31 totaled \$3,696,145.

Permits:

3805 Montrose Dr (Covered patio, outdoor grill, firepit): The contractor presented plans for a freestanding outdoor structure featuring an outdoor kitchen island, fire pit, and space for future TV mounting, which was approved as being within setbacks. The structure will include concrete pavers and will add around 377 square feet of impervious surface. Per Village Ordinance Section 3-207, "Additional Requirements for Impervious Surfaces: Stormwater impacts of any newly-constructed impervious surface, including buildings and pavement, shall be mitigated by installation of one new canopy tree on the property for every 180 square feet of surface covered." The property owners agreed to add a canopy tree, in addition to 6 other planned tree plantings. The Village will send a list of native tree species from which the property owners can select.

3602 Kenilworth Dr (Deck/Screened Porch Extension): The permit appears to be within the required setbacks. As neither the contractor nor the property owner were present, the Council requested that the Village Manager clarify the roof structure and resulting impervious surface square footage and require a canopy tree planting for that permit as well if otherwise required by the Village ordinance, with the goal being to minimize stormwater runoff onto Village streets and into storm drains. Subject to that confirmation, the permit was approved.

FY27 Budget Approval/Resolution: The draft FY27 budget had been shared with residents via newsletter and on the website since April 7, as well as the proposed tax rate of \$0.045 per \$100 of assessed value for real property and \$0.13 per \$100 of assessed value for personal property, both unchanged since FY 2018. The budget had been updated from the draft presented at the March Council meeting to reflect discussions at that meeting to include funds for a Village-wide survey and new street

signs and an adjustment to the tree line item given lower tree removal and maintenance costs based on recent task orders. Planned sidewalk shaving/grinding would likely be covered in the FY26 budget, as work is envisioned before June 30, 2026.

Investment Policy/Resolution: The Council reviewed and approved a new investment policy based on Maryland State Treasurer's recommendations, which will support investment in money market funds and CDs while maintaining liquidity requirements. The Village Manager indicated that the Village's General Counsel had reviewed the draft investment policy resolution and policy and tailored for the Village the "local government investment policy" based on the Maryland State Treasurer's Office. The policy specifies that at least 30% of the overall portfolio shall have a maturity of less than one year and at least 50% of the overall portfolio shall have a maturity of less than two and a half years on a rolling basis. Currently there are no CDs in the Village's portfolio that exceed 2 years and the majority are 12-18 months in duration. The new Maryland Local Government Investment Pool investment account that the Village has set up will provide competitive interest rates and liquidity. The Council also highlighted that the Village's past practices have been generally consistent with the spirit of the proposed new formal investment policy. Final adoption will occur at the June 16 Council meeting, allowing for at least 30 days for public comment on the new policy. The Village Manager will circulate the investment resolution and policy to residents via Constant Contact email after the April meeting.

May 5 Election Preparations/Annual Meeting: Ilona Prucha, chair of the 2026 Nominating Committee, provided an update on upcoming elections, confirming voting will take place between 5:30-7:30 PM in the community room of the NCC Christian Church and that no absentee ballot requests had been received yet. The Village Manager will send reminders to residents about the 2 items on the ballot (candidate selection plus FY27 tax rate) and the deadline for requesting an absentee ballot as well as ensure that the voter registration list is available as soon as possible to cross reference with absentee ballot requests.

Intersection Safety Study Update: The Council received an update on the intersection safety study, which has been distributed to all 11 County Councilmembers, the 3 District 18 State Delegates and 1 State Senator, the County Executive, and SHA and MCDOT officials as well as civic groups. The Council discussed the positive initial feedback, including an invitation from Councilmember Kate Stewart to convene a meeting with the state highway administration and county transportation officials. The Council also discussed ways to continue to advocate for change if officials are not responsive, including sending letters to policymakers such as Senator Van Hollen, discussions with government officials in attendance at upcoming Village events and further coordination with neighboring municipalities.

May 2 Arbor Day/Earth Day Celebration: Geetika Sripathi, who is organizing the event, provided an overview, noting the celebration would be from 10am-1pm and feature a tree walk, representation by environmental organizations, and a native plant sale. The Council decided to invite County and State elected officials to the event. It was noted that Montgomery Municipal Cable may want to video the event as well.

3600 Block Husted Traffic Calming: Residents presented data showing drivers frequently ignoring stop signs in an area with 15 children under the age of 13 living nearby as well as a significant number of dog walkers. Residents were also concerned that vehicles were speeding, particularly along the 3600 block of Husted. The residents proposed specific traffic calming measures including road narrowing, cross-hatching, and LED lights and several residents expressed support for both short-term calming measures and potential long-term sidewalk installation. As a next step, the Village Manager indicated that she would reach out to neighboring municipalities who have encountered similar issues to identify a qualified contractor to support the Council in looking at options to address residents' concerns.

July 4 Event Planning: A vendor to supply carnival games and inflatables will be secured as soon as possible, as well as quotes for renting canopy tents and getting support with table setup and breakdown. Based on last year's event, it was recommended that the food order be adjusted to increase ribs/brisket and decrease chicken. Current plans are to have the Church's youth jazz academy provide background music.

Annexation Update: A resident living on McGregor Drive, Lou Simchowicz, provided an update on annexation efforts for 10 homes on the 8900 block of McGregor Drive, where a large majority of households expressed support for joining the Village. Concerns about annexation focused primarily on the scope of Village ordinances and regulations. The Council noted that Village ordinances largely mirror those of the County. Mr. Simchowicz suggested that a productive next step would be to set up a town hall meeting with the McGregor Dr residents, available Village Council members, and Village management to address questions and concerns about the annexation process. The Village Manager indicated that she had reached out to the County as well to determine whether there would be any issues on their end that may require a formal petition for referendum for annexation.

Additional Attendees:

Juan Espinosa; Mr. and Mrs. Simchowicz; Ilona Prucha; Rebecca Wrady; Adrienne Smith; Matt Stowell; David Asai; Wayne & Jonica Gibson; Jean Lewis; Kraig Ahalt