

**Village of Martin's Additions  
Council Meeting  
7013 B Brookville Road, Chevy Chase, MD 20815  
Minutes April 19, 2012**

**COUNCIL MEMBERS AND VILLAGE REPRESENTATIVES PRESENT:** Council Members: Richard Krajeck, Jill Filipczyk, Arthur Alexander and Mike Zielinski. Village Manager: Jean Sperling. Assistant Manager: Deb Schmal. Attorney: Ron Bolt.

**RESIDENTS PRESENT:** Keith Allen, Bill Catherwood, Frank Correl, Rick Michel, Steve Schmal, Lynn Welle  
**7:30 PM Call to Order; Richard Krajeck**

**RESIDENTS' CONCERNS AND CONTRIBUTIONS**

- **Keith Allen (Turner Lane)** kindly presented a weather update for the coming weekend—that we could expect a drought-busting storm that should dump 1"- 2" of rain which are desperately needed. We are the driest we have been since 1986. Looking forward to the summer he predicts that it will not be an extraordinarily hot summer. Cheers went up in the room.
- **Frank Correl (Turner Lane, Chair, Election Committee)** reported that everything is set up for the election and two of the three candidates are present for the Candidates Forum. Unfortunately Tiffany Cissna had a longstanding prior engagement that prevented her from attending tonight's meeting.

**CANDIDATES FORUM: Ted Stoddard (Turner Lane, Election Committee Member)**

Mr. Stoddard served as the Moderator of the Candidates' Forum this evening. He began with background information on the Council, the appointment of the Elections Committee and the rotating nature of the 2-year Council Terms. This election cycle will fill three seats. The Candidates are: incumbent Arthur Alexander, of Raymond Street, aspiring Council Member Tiffany Cissna of Bradley Lane, and incumbent Jill Filipczyk, (Taylor Street).

Candidates' statements were provided in the most recent newsletter and reprinted for tonight's meeting. Stoddard asked if the candidates would like to make additional comments beyond their statements. Councilmember Alexander felt that his statement demonstrated his interest to run for re-election as did Councilmember Filipczyk. She added that the current council "was a good team" that had the same goals in mind—what is best for the Village. Filipczyk and Alexander both expressed the desire to get more residents involved.

**QUESTIONS FROM ATTENDEES:**

**Steve Schmal (Summit Avenue)** asked the candidates to speak to the things they would like to accomplish in their next term.

- Alexander said his biggest interest was capital improvements in the Village especially street lighting. Street light technology is changing so rapidly, particularly in the area of LED's, that much of its life span remains unproven. Just a year or two ago the Village was ready to go to induction lighting but changes in that industry (and in the growth in LED's) suggests that induction lighting will soon become obsolete much like incandescent lighting. He is also concerned about the condition of our streets and the burden that the WSSC water main replacement project will place on street restoration.
- Filipczyk expressed the same concerns about the Village infrastructure and the need to carefully plan for improvements. She felt that there are many areas where additional citizen involvement would be to the advantage of the Village.

**Frank Correl (Turner Lane)** asked the candidates if they had any ideas about how to get more people involved. He is pleased that there is a new, young Village resident running for office and he looks forward to hearing any ideas she might have.

- Councilman Alexander said that he supports the remarks of Councilmember Filipczyk and would like to see the Village form more committees to take advantage of the thoughts and expertise of residents. It was his hope that such involvement would have a ripple effect and draw more people into the Village activities.

**FY 2013 BUDGET AND TAX RATE DISCUSSION:**

Chairman Krajeck reminded the Council that the resolutions setting the tax rates and the budget for FY 2013 were introduced on March 29, 2012 in the Tax Resolution 3-12-1 and the Budget Resolution 3-12-2. He asked

for any additional comments from the Council and the audience. Action will be taken on these resolutions at the Annual meeting on May 3, 2012.

**Frank Correl** remarked that an article in the Gazette Newspaper mentioned a constant yield tax rate for the Town of Chevy Chase that is one quarter of ours—somewhere in the neighborhood of 1¢. He wondered why there might be such a disparity between Martin's Additions and the Town. Manager Sperling replied that the rate interpretation should be confirmed before we speculated because there are a lot of ways to express the rate and its relationship to the value of land. It confuses many people and is often misinterpreted. Councilman Alexander remarked the VMA's rate is among the lowest of municipalities. Sperling added that all the towns are sharing the information and a compilation of rates will be available for comparison soon. There were no further questions or discussion of the budget or tax rates.

## **BUILDING ADMINISTRATOR'S REPORT presented by Manager Sperling.**

### **Bond Return**

- 7404 Summit Ave: Bond returned to home owner; VMA will work with Washington Gas to get needed street repair.
- 3401 Thornapple Street: ROW has been restored

### **Construction Completed:**

- 3508 Taylor St: Wall, completed. A license to use the ROW needs to be processed.

### **Ongoing Construction Projects:**

- 7318 Delfield Street- (all new construction). Project has been a challenge because of the dead end and narrowness of the street, but it has been going smoothly; much of the material needs to be off-loaded from Thornapple Street and has required assistance with parking restrictions and traffic control.
- 7315 Delfield Street- Garage addition moving along rapidly and is almost complete (Cabin John Builders).
- 3518 Bradley Lane- Garage demo and re-build; construction is almost complete.
- 3502 Cummings Lane- The fence at 3502 has been started by the owners. The owner at 3418 continues to insist that the fence should not be built but the County has issued the permit, and a county inspector has cleared the construction. Martin's Additions stands by its permit issuance authority and had referred disputing parties to the Courts.

### **New Permit-Construction Inquiries/ Pending Building Issue:**

- 3504 Bradley: Permit issued 4-17-2012; Alterations were needed for the plans to comply with Village code (enclosing deck to make a screened porch).
- 3502 Cummings Lane: Plans for swimming pool and landscaping are currently being developed. May include accessory structure. Concerns have been expressed by neighbors to the rear about a retaining wall and fence and by neighbors to the east about the current location of the garage and the placement of a pool house.
- 6707 Melville Place: Major addition proposed. The plans are currently under review. Problems are evident with setbacks.

### **Project Information Updates:**

- 3414 Cummings Lane: Cafritz Builders purchase of lot at 3414 Cummings Lane. Building project currently under review and discussion with Village Building Administrator (Beal). Large elaborate house. No formal documents received or processed on this project. Pre-construction photos taken.
- 3410 Cummings Lane: Meeting with Beal, Sperling and builder Warren Bernard to discuss property issue at this location. Some confusion exists about the property lines for this lot. No formal documents have been received or processed on this project. Pre-construction photos have been taken. "For sale" sign for realtor Eric Murtagh has been posted.
- 163 Quincy: Sign is up for Sandy Spring Builders at this site. No additional word on this project (tear down and all new construction).

### **Other projects supported by Mid-Atlantic**

- Documentation of dual utility poles and need for communication line transfers to PEPCO.
- Worked with Joe Cutro on Street sign repairs.
- Monitoring repairs to Oxford Street and CC Village Sidewalk.
- Monitoring tree damage to report to Wolfe.
- Parking restriction management (for tree removal, construction, etc.)
- Traffic management of thru traffic (necessitate by large deliveries).

- Monitoring illegal parking (Quincy Street).
- Identifying unpermitted work.
- Assistance with documentation of sidewalk repair and preparation of bid package
- Assistance with resident complaints (Bike and Garbage)
- Assistance with development of new Building Permit application

**FINANCIAL MATTERS: ALEXANDER**

Report for the Month of March 2012

July 2011-March 2012

	Actual	Budgeted
Revenues	\$552,886	500,242
Expenses	312,298	387,285
Net Income	240,588	112,957

Note: Reserve account: \$1,319,041. Budgeted Expenses and Budgeted Net Income include only current actual and budgeted amounts. They do not include reserves for future street lighting capital improvements.

At the end of the third quarter of the fiscal year, revenues are running above the pro-rated annual budget amounts and expenditures are falling below budgeted amounts. So far this year, the Village has paid for the planting of 21 trees while five others were covered by builders and utilities. The manager is contracting for sidewalk repairs in the near future.

The reserve account is a little more than twice the projected expenditures over the current fiscal year, giving us a cushion against unexpected occurrences and a source for needed capital investments such as improved street lighting and repaved roads.

**Action on Financial Reports**

Motion to Accept: Filipczyk; 2<sup>nd</sup> Zielinski; Vote: All in favor

**ACTION ON VILLAGE INVESTMENT POLICY**

Chairman Krajeck reviewed the development of the Investment Policy that is on the table for final adoption this evening. The impetus for this policy statement was to clear the way for the Village to improve the earnings on our investments by outlining the procedures to be followed. Currently Village funds are invested in the Maryland Local Government Investment Pool which is earning only .1%. There was no additional discussion from the Council. Krajeck called for a motion to adopt this policy

Motion to Adopt: Zielinski 2<sup>nd</sup> Alexander; Vote: All

**ACTION ON MINUTES OF MARCH 29, 2012**

Motion to Accept: Alexander; 2<sup>nd</sup>: Filipczyk; Vote: All in Favor

**APRIL MANAGER’S REPORT**

Street and / Or Utility Services:

- WSSC Water Line Project: No further information to report. Manager has decided to hold off on any curb and gutter work to avoid conflict with changes needed for lateral connections.
- PEPCO continues to work on the pole replacements and line upgrades in our neighborhood. We have provided them with a spread sheet of dual poles to make them aware of the location of the problems and asked them to work with the communication companies to pull the lines from the old poles. Not much progress has been made with line transfer to the new poles.
- Sidewalk repair/replacement: bid packets prepared and sent. Bid deadline is Friday April 27th.

Trees:

- Tree water bags have been put on the newer trees much earlier than usual because of the very dry weather. We will be watering once a week until the dry weather improves. Additional monies may be needed in the current fiscal year to cover this service.
- Additional pruning work continues.
- A record of trees removed and planted since 2007 being developed for the survey update. The formatting and record keeping will be systematized for continued future updates.

Traffic:

- Traffic signs and street sign work has been completed at Summit and Thornapple and No-Outlet signs at Brookville and Raymond have been installed.

- County has been asked to move street signs for Raymond and Shepherd Street on the Brookville Road Pepco poles—it is their responsibility to deal with street name signs along state highways. We are awaiting their response.
- Other utility poles that need signs moved, such as No Parking, have been identified and noted.

#### Maintenance and Services

- Street Lights: Nothing further except street light outages.
- Survey: We have begun street tree data compilation.
- Sand cans removed; Sand returned to county depot, cans cleaned and will be stored by Peyton; this is a change in past practice.
- Waste Management (WM) has made some disturbing changes in service delivery that schedules only one man on the household waste truck. Sperling will draft a Corrective Action Request to Waste Management. This change is unacceptable not only from a service delivery view point but is also in violation a clause in the contract.

The family that experienced the pickup error last month received a full-value reimbursement from Waste Management.

#### Community Activities and Issues

- Preparation for Celebration on Sidewalk is set.
- Police and Court support requested for difficulties on Turner Lane. Manager has been subpoenaed for court appearance.
- Police involvement needed on dead end Delfield with threatening neighbor.

#### Administrative Work/ Broader Issues

- Communication items: Newsletter; minutes, postings, budget meetings.
- Building application revision underway.
- Election materials have developed.
- Paul Weller accepted the appointment to Fire Board.

#### **ADDITIONAL RESIDENTS REMARKS**

- **Lynn Welle (Oxford Street)** expressed his concern about the quality of concrete work that is done in general these days. He asked that the Village make an extra effort to monitor the quality of the sidewalk work planned this spring. He also indicated that he does not support changing the Oxford Street sidewalk to conform to the Chevy Chase Village's new brick sidewalks. He asked if the asphalt debris on Oxford Street could be cleaned up and the street repaired. Sperling explained that the WSSC contract provides for permanent repairs to be made at the conclusion of the project. She said she'd try to get some cold patch placed at that location
- **Open Discussion about Trash Collection changes.** Several residents and the Council joined in a conversation about the staffing change that WM has recently made, assigning only one man to the household waste truck. Comments made included concern about the safety of having a truck idling for long periods of time, the wellbeing of the man doing the work, the blocking of the street, the length of time it takes to complete the route and other concerns. Additionally the contract calls for an English-speaking person to be on the truck and Marco, the current man assigned to the truck does not speak English. Jean will work with the Town of Chevy Chase View, who also is serviced by Waste Management and has had similar changes in its staffing, to see that this situation is remedied.

#### **9:00 ADJOURNMENT**