

**Village of Martin's Additions
Council Meeting Minutes for Annual Meeting
May 15, 2013
7013 B Brookville Road, Chevy Chase, MD 20815**

COUNCIL MEMBERS AND VILLAGE REPRESENTATIVES PRESENT: Council Members: Richard Krajeck, Michael Zielinski, Tiffany Cissna, and Arthur Alexander. Village Manager: Jean Sperling; Assistant Village Manager: Tori Hall.

RESIDENTS PRESENT: Henry and Deborah Metzger, Jon Fleming, Cris Fleming, Steve Schmal, Bill Lebovich, Ed King, Josh Bowers, Bill Catherwood, Peter Kahn.

8:10 PM CALL TO ORDER: Chairman Richard Krajeck: Welcome to the 28th Annual Meeting of the Village of Martin's Additions.

VILLAGE BUSINESS:

Treasurer's Reports

March 2013 Financial Reports Action: Motion to Approve: Mike Zielinski; 2nd: Tiffany Cissna; Vote: all in favor.

April 2013 Financial Report: This will be presented at the June meeting since it is too early to develop the April report.

Action on Minutes

March 21, 2013 Minutes. Already approved by email. Formal approval to confirm action: Motion to Approve: Tiffany Cissna; 2nd: Mike Zielinski; Vote: all in favor.

April 18, 2013 Minutes. Already approved by email. Formal approval to confirm action: Motion to Approve: Arthur Alexander; 2nd: Mike Zielinski; Vote: all in favor.

Selection of Secretary to replace Jill Filipczyk, who has resigned from the Council. Motion: Mike Zielinski nominated Tiffany Cissna to serve as Secretary; 2nd: Arthur Alexander; Vote: All in favor.

RESIDENTS' CONCERNS AND CONTRIBUTIONS:

Arthur Alexander thanked all the candidates for running and being willing to serve, and he looks forward to working with whoever is elected. Mike Zielinski seconded that sentiment. There were no other comments or concerns.

VILLAGE PROGRESS AND PROJECTS REVIEW

Annual Meeting Report from Richard Krajeck, Chairman: Overview

Krajeck noted that this is his last annual meeting as council member and chair. He has enjoyed the seven years of service to the community and is grateful for the support he has received from Village residents. When first elected to the Council in 2006, the Village was between Managers, and Jean Sperling came on during his term. Together, they learned the Village business. The effects of "mansionization" were beginning to be felt and there was a strong sense among the residents that the Village needed to address the building codes to restrict some of the larger, bulkier houses the passage of new building codes for the Village were the greatest accomplishment of his Council tenure. Krajeck added that he considers the process, which utilized the talents of many residents, consultants and the Village Manager, to have been an exemplary. The Village was asked by two consultant groups to outline the process we used that was successful in creating an atmosphere conducive to open discussion. Krajeck said there are many people who can take credit for the formulation and passage of the building codes, but he expressly recognized Mike Zielinski, who chaired the Land Use Task Force.

During this past seven years, there have been many other changes to the Village. Just to name a few: the implementation of consistent system of traffic signage; a village-wide survey that identified the Village right-of-way and every village tree, which is a program that continues to be updated semi-annually; a professional assessment of the village streets and sidewalks and ongoing repairs to increase the life of the present infrastructure. Krajeck stated that while we developed a street light plan to replace the outdated and, in some areas, the scarce lights, we delayed implementation because our finances were severely impacted by the recession. The Village now has the financing to proceed.

Krajeck also said that during these past seven years, he has been fortunate to work with many council members and volunteers from the community. All have made contributions for the betterment of our community. They all deserve our profound thanks. Especially sad for all of us has been the resignation of Jill Filipczyk a month ago. As many of you know, Jill is unable to continue her service on the Council due to health reasons. She has made important contributions to the Council. We send her and her family our heartfelt appreciation and our hopes and prayers for recovery. It has been especially gratifying this year that we have four candidates for Village Council. A special thank you to the four residents

who have vied for a seat on the Council. Krajeck concluded by thanking everyone for their support over these past seven years.

Annual Meeting Report from Mike Zielinski, Vice Chair: *Building Codes and Zoning Changes*

The new building codes implemented in 2009 do not seem to have slowed down construction activity in the Village, but the houses and projects since then seem to be more in keeping with the neighborhood character, which was the idea behind the code revisions. We have more restrictive setbacks, height restrictions, and wall plane restrictions. Perhaps most noticeable has been the greater restrictions on non-vegetative surface areas in front yards, driveway widths, and limitations on front-facing garages. These are all having the effect we wanted.

We have had several inquiries in the past few months about placement of generators. Currently, the Village doesn't recognize generators as accessory structures, although the county code does, so therefore the county allows the generators to be closer to the rear property line than does the Village. Several meetings ago, the Council did adopt an interpretive policy to clarify that the Village will treat generators like air conditioners and heat pumps. Right now, we do not require a permit for installing a generator, so we have no process for enforcing the setback requirements for generators, nor can we collect bonds to ensure that we can repair Village right-of-way (ROW) that may be damaged during the installation. An ordinance has been drawn up to address generators specifically, as well as to address damage to Village ROW from use of heavy equipment, which we plan to introduce at the June meeting.

The County Council has passed zoning legislation (Zoning Text Amendment 12-11 and Bill 31-12) to make it somewhat easier to have an accessory apartment in a house in R-60 zones, but with some restrictions and only if a license is obtained. We are worried about increase in density and parked cars on the streets. The county process is that prior to having such an accessory apartment, a property owner must post notice on their property. If you see such a notice and have a question, please let us know, or let the Village Office know.

Annual Meeting Report from Tiffany Cissna, Council Member: *Infrastructure Updates*

Ongoing Projects:

- General comment – Lots of coordination and communication from the Village Office and contractors seemed to have helped all the moving parts, including “no parking” periods and temporary shut-offs, re-routing of school buses, garbage, recycling and yard waste trucks, and re-routing and road closures. All has run fairly smoothly.
- Water lines
 - The Washington Suburban Sanitary Commission (WSSC) has been working in the Village, replacing old water lines. Sample of an old water main is on cabinet in office.
 - Thus far, Cummings Lane, Turner Lane, Taylor Street, Thornapple Street, Summit Avenue, dead-end Delfield have all been worked on. Delfield and Summit are being wrapped up now.
 - Mains, house connections and fire hydrants are being replaced.
 - Chestnut Street will be the final street in the north end. By-pass lines are scheduled to be laid out tomorrow, the May 16th.
- Gas lines
 - Washington Gas Light Company (WGL) has been working on replacing VMA gas lines, and some lines 100 years old.
 - The long-awaited first phase of the gas line replacement project includes Cummings, Raymond, and Melville gas line replacement project. Cummings Lane is almost complete.
 - With aging infrastructure (similar to aging homes), we learn something new with any project. For instance, Melville's gas line needs to be done before Cummings Lane because that is where the main gas distribution line comes from.
 - Other improvements in gas lines on others street in the Village are expected, but no contracts have been let on the future projects. Much of it is dependent on the availability of WGL funding.
 - There will be complications with the gas lines (e.g. we've heard tales of problems with the re-lighting of some pilot lights in violation of code), but everyone just needs to work together, communicating early and often, will help us to get through the gas line projects.

Upcoming Projects:

- Street repaving:
 - With all the water and gas line work, the streets are getting torn up. The idea is that we will wait until all line work is done and then work with the utilities to share the cost of the street repairs.
 - Village funds have been set aside in anticipation of street, curb and gutter restoration.
- Street light improvements

- This has been an ongoing question in the Village for a few years now. Technology has been changing rapidly.
- The Village Manager has met with Chevy Chase Village and PEPCO to discuss PEPCO's program for street light upgrades. We may be able to see some different examples in use over in Chevy Chase Village. We expect to be able to make a decision in the fall.
- Again, the Village funds have already been set aside in anticipation of this project.

Cissna concluded by thanking Krajeck and Zielinski for their service to the Council.

Annual Meeting Report from Arthur Alexander, Treasurer: Finances.

Councilmember Alexander provided updated budget tables and a discussion of budget and tax rates.

Revenues: Alexander was not on the Council when revenues collapsed by over 50% between FY 2009 and 2010. The declines were so fast that the budget could not keep up and thus money was used from the Rainy Day Fund to sustain Village operations. Since then, revenues have gradually increased, and particularly income tax revenues. Property tax revenues were less than five percent of VMA total revenues, whereas more than three-quarters came from income tax revenues. In FY 2010, because of the collapse, the Village decided to increase the property tax from almost zero. Now, property tax generates about 20 percent of total revenue. Other revenues come from permit fees. Interest earned on our investments now is so low as to be almost a rounding error. As a result of this revenue history, we have been cautious about projecting revenues for the future.

Expenditures: Expenditures have also gone through cycles. For example, we used to pay for extra police coverage. Snow removal costs have also varied tremendously from year to year.

GENERAL DISCUSSION WITH ATTENDEES:

Adult events: it was discussed whether more money should be budgeted for social events for adult residents. Steve Schmal commented that the event some years back at La Ferme was good because it took place in the winter, after the holiday season, and was more adult oriented. Krajeck mentioned the idea of having a barbecue around the Fourth of July. Jon Fleming noted that there are a lot of competing events toward the end of the school year. It was suggested that an outdoor event in the fall might be better, when the weather is cooler, but then it should not be too close to the Halloween event, unless it's made part of that event.

Recycling bins: Krajeck commented that the current recycling bins sometimes appear to be not large enough. On windy days, overflowing bins can make a mess. A resident asked if it is ok to put recycling out in other containers. Jean said that the trash company prefers the recycling material in the Toters because it can be hooked up to the back of the truck. Additionally, the blue bins are no longer available to the Village. We have no more big bins; only a few small recycling bins remain in storage. The Town of Chevy Chase is getting ready to buy new bins.

Leaf bags: Krajeck asked if we can deliver them twice a year. Sperling said more bags were given out in fall of this past year, and people who want more now can come by the office to get more as needed. Given our improved financial outlook, Sperling likes the idea of buying the high quality, nicely bundled bags, and she supports the idea of continuing just fall delivery – delivery is the most expensive part – and allowing continued ad hoc requests for bags, first come first served, here in the office for the rest of the year. She added that in reviewing the recycling budget, the Council did add more money for additional recycling bins and leaf bags. If the leaf bags are unused, they can be added to the next year's delivery.

Heavy Trash/ Full Year Yard waste Collection – Krajeck says every other month heavy pick up seems to be working well. Jean added that going to monthly pickup would be expensive because of the weight. The FY 2014 budget includes funds for restoring year round yard waste collection.

TAX RATE RESOLUTION (4-13-1)

Action on Tax Rates (Resolution 4-13-1). The resolution has already been introduced. It was read by Arthur Alexander.

Discussion: Arthur pointed out that the property tax change that results from the acceptance of the constant yield tax rate created by the resolution works out to 0.0006 cents per \$100 of assessed value or \$6.00 on a million dollar property.

Action: Motion to approve by Mike Zielinski; 2nd by Tiffany Cissna; Vote: All in favor.

BUDGET (RESOLUTION 4-13-2)

Action: Motion to approve the current year budget by Mike Zielinski; 2nd by Arthur Alexander; Vote: All in favor.

FY 2013 BUDGET AMENDMENT: Mike Zielinski made a motion to amend the budget for FY2013 to allow \$2,000 to be spent on a records retention project.

Action: Motion to amend the current year budget by Mike Zielinski; 2nd by Arthur Alexander; Vote: All in favor.

MEETING CONCLUSION:

- Chairman Krajeck introduced **Tori Hall**, the new Assistant Village Manager.
- **Special Thanks to Outgoing Council Members:** Manager Sperling presented special certificates of appreciation, and a gift of a tree, to Richard Krajeck for seven years of dedicated service as a council member, and to Mike Zielinski, for ten years of dedicated service as a council member. Each tree will be the choice of the recipient and will be planted in a location of their choosing on private property, or public property if space is available.
- **ELECTION 2013 RESULTS:** Announcement of Election Results by Noell Sottile, Elections Committee Member, and Introduction of Newly-Elected Council Members: Sottile announced that the election winners were: Josh Bowers, Jon Fleming, and Bill Lebovich. A total of 166 ballots were cast, which is a very good turnout.
- **Adjournment at 8:55 p.m.**