

TOWN OF CHEVY CHASE  
COUNCIL MEETING  
February 11, 2026

*The recording of this meeting is available on the Town website.*

I. GENERAL BUSINESS

- Heard January 2026 financial report. Councilmember and Treasurer Colella reported that revenue and expenditures are on target for the first 7 months of the fiscal year.
- Heard Town Manager's report.
- Heard public comments.
  - Dedun Ingram, Chair of the Land Use Committee (LUC), reported on the committee's review of the state housing bill (The Starter and Silver Homes Act of 2026). The committee believes the bill is fundamentally flawed and should be opposed in its entirety, so it did not propose amendments.

II. COUNCIL DISCUSSIONS

- Discussed a proposed state housing bill, The Starter and Silver Homes Act of 2026
  - Among other provisions, the bill would significantly loosen local zoning controls by reducing building setbacks and eliminating lot coverage limits; allow townhouse development by right in single-family zones; and restrict regulation of design and other standards. This Act would supersede both county and municipal regulations.
  - Mayor Rush noted that a letter was sent from 12 Montgomery County municipalities, including the Town, to the District 16 and 18 state delegations outlining collective concerns with the proposed legislation. (This letter was distributed to the Town by Town Crier on January 31 and is on the website)
  - Mayor Rush stated that, following up on distribution of the letter, he has spoken to the District 18 delegation to emphasize the importance of this letter.
  - Discussed proposed amendments to the legislation offered by numerous interest groups to the state's Department of Housing and Community Development (DHCD). DHCD is expected to offer revisions this week, potentially accepting some number of the proposed amendments. The Town and our municipality group will carefully review what, in effect, will become a revised bill when these revisions are public.
  - Mayor Rush noted that he will testify at both the State House and Senate hearings on the bill on February 12 and February 17, respectively.
  - Agreed to provide updates to residents, and hold a special Town Council meeting as may be necessary to discuss further actions the Town may wish to pursue.
  
- Heard a presentation from Michele Grace, co-chair of the Climate and Environment Committee (CEC) on ongoing committee initiatives, guided by a recent CEC community survey on environmental issues. The committee is working on activities related to recycling and composting; sustainable landscaping and native plants; promotion of solar power and in-home electrification; and

redesign/reorganization of the CEC's information on the Town website. The Council offered feedback and suggestions.

- Discussed the Town's response to the recent winter storm.
  - Town Manager Todd Hoffman stated that the street snow removal effort was successful; however, the sidewalk snow removal effort was delayed due to the severity of the storm, lack of available labor, and overextension of the contractor. Mr. Hoffman also noted that our contractor is the only company that offers to clear the Town's sidewalks.
  - The Council held a preliminary discussion on this matter, reviewing these problems and considering possible changes to the program. Mayor Rush noted that if the labor shortage is expected to be an enduring problem, this factor needs to be taken into account in determining any future changes.
  - The Council recognized the importance of setting appropriate expectations for the program and the length of time required to clear sidewalks in heavy storms.
  - The Council discussed the prospect of setting priorities for which sidewalks should be cleared first. Mr. Hoffman noted that MCPS shovels the walks near the elementary school, and the Parks Dept. clears the sidewalks and parking lot of the Lawton Center. The Town currently specifies that the sidewalks along the state highways be given priority. Mr. Hoffman commented on the difficulty encountered in having precise directions executed by the crews. The Council asked Mr. Hoffman to direct the contractor to clear sidewalks from west to east after future winter storms, to achieve earlier clearance of sidewalks residents use to get into Bethesda.
  - The Council agreed to provide additional information to residents about this past storm and the program in general.
  - Additional discussion will be scheduled for future Council sessions before possible changes in the program are approved prior to next winter.

### III. OTHER BUSINESS/UPDATES

- Discussed progress on a contract for a speed camera on Bradley Lane. Town Manager Todd Hoffman noted that negotiations are nearly complete. Town Attorney Ron Bolt briefed the Council on one remaining issue, regarding payment to the contractor in the event of termination by the Town. Once a contract is executed, camera operation is expected within four months. Speed cameras placed along state roads require approval from the State Highway Administration, which may extend this timeline.
- Councilmember Colella noted that a committee comprised of members from several municipalities is organizing candidate forums this spring for county elections.

### IV. ADJOURNMENT

- The meeting was adjourned at 9:00 p.m.