

TOWN OF KEEDYSVILLE, MARYLAND

“Where Northern Thrift and Personality Blend with Southern Charm and Hospitality”

P.O. Box 359
19 South Main Street
Keedysville, MD 21756
301-432-5795
townhall@keedysvillemd.com
www.keedysvillemd.com



Ken Lord, Mayor
Brandon Sweeney, Assistant Mayor
Judy Kerns, Council
Matthew Hull, Council
Sarah Baker, Council

Mayor and Council Minutes September 6, 2023

The monthly meeting of the Keedysville Mayor and Town Council was called to order at 7:40 pm with the following present: Mayor Ken Lord, Assistant Mayor Brandon Sweeney, Council Members Judy Kerns, Matt Hull, Sarah Baker (arrived at 7:45), Town Attorney Ed Kuczynski, Town Administrator Lisa Riner, Administrative Assistant Teresa Pangle, and Deputy Dakota Watkins.

Minutes from the August 2, 2023 meeting were approved.

The General Fund Report was \$482,715.03

Community Deputy Report

Deputy Watkins gave his report for July and August.

July Report – Cannon Ridge 13 checks, Rockingham 14 checks, Stonecrest 14 checks, Cemetery 12 checks, Park 13 checks, Foot patrol 5 hours, Calls for service (in Town) 1, Assist WCSO (outside Town) 3, Attended Keedysville July Town meeting.

August Report – Cannon Ridge 18 checks, Rockingham 18 checks, Stonecrest 18 checks, Felfoot Ln 6 checks, Cemetery 15 checks, Park 17 checks, Foot patrol 2 hours, Calls for service (inside and outside of Town) 19, Training 1, Traffic Enforcement 1 hour, Court 3

Resident Comments

Eric Matson (Quit Claim) – Mr. Matson would like the Town to approve the Quitclaim Deed regarding the well on his de-annexed property. Mr. Matson questioned the Town’s ownership of 3 Stormwater Ponds in Cannon Ridge. Ms. Riner stated she is aware of the issue and is working with Dan Ryan to get it corrected. Mr. Hull motioned to authorize Mayor Lord to sign the Quitclaim Deed on behalf of the Town, Mr. Sweeney seconded and all voted in favor.

Old Business

Tennis/Pickleball Court – Ms. Riner reported the grant application for the Tennis/Pickleball court was submitted for \$385,000. It was much more than anticipated. The asphalt alone was \$110,000 and \$40,000 for landscaping. Ms. Riner said the grant amount includes a walking path outside of the court. The court will include soccer and hockey goals to make this a multi-sport court. Mr. Sweeney questioned things not included in the quote. Engineering, permit costs, offsite disposal, site work, and drainage. Ms. Riner said this was discussed but they couldn’t quote that because they don’t have exact numbers. There is a 10% contingency built in to help offset that and we upped it a little bit more. They

felt the drainage was good and moving the location closer to the gazebo would help in regards to site work. Ms. Riner said while they were at the park they looked at the playground and mentioned some of the equipment needs to be replaced. There are safety inspectors that could come out to assess the playground possibly through the County or LGIT.

Dogstreet Rd & Main St Crosswalk – The County is ready and willing to put the crosswalk in. The Town will need to pay \$750-\$1000 to extend the detectable warning surface because it is not ADA-compliant. They will paint and move the sign. Ms. Kerns asked about the tree stump. The resident strongly expressed wanting to keep the stump out of safety concerns. There was discussion about what else could be put in place of the tree stump. Mr. Hull motioned we pay to fix the crosswalk and Ms. Kerns seconded, and all voted in favor.

New Stormwater Pond Gate – Ms. Riner said it is scheduled for mid to late September.

Sustainable Communities Questionnaire – We still need 2 Council members to complete the questionnaire.

FY 2024 Budget Amendment – It was introduced last month and needs to be voted on to adopt. Mr. Sweeney motioned to approve the FY 2024 Budget Amendment, Mr. Hull seconded and all voted in favor.

Scissor Lift – Mayor Lord said he has no news to report. The scissor lift that was originally being considered they decided to keep.

Container Regulations – Mr. Hull motioned to adopt the container regulations as per the Zoning Board's recommendation, Mr. Sweeney seconded and all voted in favor.

Short-Term Regulations - Mr. Sweeney would like to add a maximum amount of time for short-term rentals. There was some discussion to add a definition of at least one night and less than 30 days. Mr. Kuczynski suggested removing the line "The guest log must be available upon request to any Keedysville Town employee/agent tasked with enforcing a Zoning Ordinance", but leaving the requirement to "maintain a guest log with name, address, and phone number for a period of 5 years." Mr. Sweeney raised a question regarding the definition of "a single-family detached dwelling." There was some discussion and it was decided to change the definition to "single-family residential dwelling." Mr. Sweeney motioned to move forward with the Short-Term Regulations with the changes discussed, Ms. Kerns seconded and all voted in favor.

New Business

Reappointment of 2 BZA Members - Mr. Hull motioned to reappoint Bryan Smith (Chairman) and Ed Williams to 3-year terms, Ms. Baker seconded and all voted in favor.

Tele-Plus Quote for Park Cameras – Ms. Pangle provided a quote from Tele-Plus regarding the cameras in Taylor Park. The quote includes changing the point-to-point with the cameras because we are getting video loss due to tree obstruction. There is a tree obstructing the view of the library, so another part of the quote is for a new camera to view the library, the new gazebo, and a future pickleball court. There was some discussion and decided to table for now and get more information on where the new camera could be located. The proposed telephone pole is not ideal.

Stormwater Pond Violations – Ms. Riner reported we received violation letters for 2 more ponds. This is surprising since Mr. Babington recently did a ton of work at the ponds and the County has sprayed. Ms. Baker pointed out that some of the vegetation is Tree of Heaven and if not handled properly it will get worse. Ms. Riner will have Mr. Babington talk with the County to make sure it's done properly. Mr. Hull motioned to have Mr. Babington take care of the work, Ms. Kerns seconded and all voted in favor.

Trash Service Bids – Trash bids need to go out soon. Our contract expires in February. Ms. Riner plans to have everything ready next week.

South End of Main St – Mayor Lord would like to see some general maintenance in that area and the landscape cleaned up. Mr. Hull pointed out that some of the area might be the State drainage easement. Ms. Riner mentioned the Town works on a complaint-based system and if brought to her attention she will send a letter to privately owned properties. Mayor Lord also mentioned the Tree of Heaven coming out of storm drains and other places in Town. Ms. Riner has talked the Mr. Heimer from the County and he is willing to help the Town get rid of the Tree of Heaven.

Resident Comments

Mr. Holder suggested if the Town is going to spend money to remove the Tree of Heaven they may want to look at a resolution or ordinance to provide funding for private residents so they can keep their property under control so as not to impact Town property. Ms. Baker said she could contact Ms. Twigg with DNR Forest Service to see if she is aware of any programs.

Council Comments

Ms. Riner mentioned the email sent to the Council regarding the breakfast CASA (Citizens Assisting and Sheltering the Abused) is having next week and wondered if anyone could attend.

Ms. Riner said the County Treasurer Matt Breeding stopped by Town Hall to talk more about having the County do the Town's tax bills. He said the only towns not doing this are Keedysville and Hagerstown. All other municipalities have agreed. He said the majority of municipalities in Maryland do have the County take care of the tax bills. He will try to attend the October meeting. He said it will probably save about \$400 and it's easier on them for tax sales. Mr. Hull asked how many properties go to tax sale. Ms. Riner said 1 or 2, maybe 3 at the maximum. Mayor Lord pointed out that the Council already voted against it. Ms. Kerns suggested to wait at least a year and see how the other municipalities get along.

Meeting adjourned at 8:45 pm.

Respectfully Submitted,
Teresa Pangle
Administrative Assistant