

# 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*

Approved

## Mayor and Council Minutes January 3, 2024

The monthly meeting of the Keedysville Mayor and Town Council was called to order at 7:00 pm with the following present: Mayor Ken Lord, Assistant Mayor Brandon Sweeney, Council Members Judy Kerns, Matt Hull, Sarah Baker, Town Attorney Ed Kuczynski, Deputy Dakota Watkins, Town Administrator Lisa Riner, Administrative Assistant Teresa Pangle.

Minutes from the December 6, 2023 meeting were approved.

The General Fund Report was \$476,747.39

Announcements were read

### Community Deputy Report

Deputy Watkins reported he completed the following checks, 19 in Cannon Ridge, 19 in Rockingham, 18 in Stonecrest, 9 in the Cemetery, 14 in the park, and 2 calls for service.

### Resident Comments

Richard Cook – (regarding curb removal at 30 N Main St) did not attend the meeting. Ms. Riner reported she has not heard back from him and will take him off the agenda unless he contacts her again.

Justin Holder – (12/14/23 email) The email will be attached to the January 2024 minutes.

### Old Business

Dogstreet Rd & Main St Crosswalk – There has been no progress since the last meeting.

eCode 360 – This is tabled for now. It may be considered in the future with grant opportunities, but the yearly maintenance fee is a concern. Ms. Riner said right now there is no grant available for this but there is a potential for an ARC grant next year.

Town Hall Window Repairs – This is on Mr. Smith's schedule.

No Trucks on Dogstreet Sign – The County is working on it. Ms. Riner sent the County the map with the Council's request regarding the placement of signs. They agreed to put a sign on Sumter Dr as long as the Town paid for the cost of the

sign. They will also look at putting one coming from Red Hill Rd. Main St is a state road so we would have to contact the State. The Council agreed there isn't a need to put a sign on Main St.

Program Open Space Grant: Park Restroom Renovation & Park Signs – The application was submitted for the restroom renovations only. There was not enough time to gather information for the park signs, so maybe next year.

Board of Zoning Appeals Hearing for 19435 Shepherdstown Pike – Ms. Riner said the resident is working on getting a survey on the property.

Sustainable Community Resolution – Ms. Riner reported the application has been submitted but the Council never held an official vote. Mr. Hull motioned to pursue the Sustainable Communities Program, Ms. Baker seconded and all voted in favor.

Hazard Mitigation Plan – Ms. Riner said the County has been working on its Hazard Mitigation plan and has involved all the Towns as part of the plan. Ms. Riner has been to the meetings where they talked about the hazards and issues. Ms. Riner used what was in the last plan with issues of flooding and the opioid epidemic and included a few goals related to those issues. The County wanted each municipality to have a few things to add. Ms. Riner emailed a copy (450 pages) of the plan to Council Members. The Town needs to have a plan of its own or adopt the County plan. Mr. Hull motioned to adopt the County plan with Ms. Riner's additions, Ms. Baker seconded and all voted in favor.

#### New Business

Snowflake/Town Banner Orders – Ms. Riner said January is the time of year to order. Mr. Hull motioned to buy 19 more snowflakes as long as it's not more than 15% over last year, Ms. Kerns seconded and all voted in favor. The Council decided not to order Town Banners at this time.

Donations to Boonsboro/Sharpsburg Fire & EMS – A total of \$4000.00 (\$1000.00 to each) is normally donated. Mr. Sweeney motioned to donate the same as last year, Mr. Hull seconded and all voted in favor.

250<sup>th</sup> Anniversary Meetings. – Ms. Riner reported the County is preparing for the Country's 250<sup>th</sup> anniversary. Meetings for the anniversary committee are being held on the first Thursday of every month in the Public Safety Training Center at 10 am. You can also join through Microsoft Teams. They would like a representative from each Town to be involved and would like each Town to have an event related to this. It can be part of an existing event and doesn't have to be held on July 4<sup>th</sup>, 2026. Ms. Baker will consider being the Town's representative.

#### Council Comments

Ms. Baker mentioned some parking issues in Rockingham related to overnight parties and asked Deputy Watkins to keep an eye out if he is here on the weekend when this tends to happen.

Ms. Baker mentioned the minimal Library hours of 11 am – 2 pm 2 days a week (while kids are in school) and a few hours on Saturday. She said the Librarian can't do kid programs because it requires a Masters degree. She would like to request the Librarian assigned there be able to do kid programs. Mr. Hull said they do have someone from Boonsboro come down to do kid programs. He will give Ms. Baker a phone number to contact them.

Mr. Hull would like to move money from the checking account into a CD. Ms. Riner said there are 3 CDs with Middletown Valley Bank and 2 CDs with Truist. The Truist CDs will mature near the end of 2024. There was discussion about the amount, terms, and coordinating it with other CDs as they mature. Mr. Hull suggested \$200,000.00. Mayor Lord will look into it with Middletown Valley Bank.

Ms. Riner asked the Council when they would like the snowflakes to come down. The council agreed at the end of January.

Mayor Lord mentioned the MML Dinner will be on January 22<sup>nd</sup> at the Elks Club, sponsored by Funkstown. Mayor Lord, Ms. Kerns, and Ms. Riner plan to attend.

Mayor Lord mentioned a beeping at the gazebo over the holidays. Mr. Hull spoke to Mr. Meyers who said there is a reset button, but it seems to have resolved itself. Ms. Riner will have Mr. Meyers come out to take a look.

Meeting adjourned at 7:29 pm.

Respectfully Submitted,  
Teresa Pangle  
Administrative Assistant

*"Where Northern Thrift and Personality Blend with Southern Charm and Hospitality"*

Mayor & Council and Water Commission Meeting  
January 3, 2024

[illegible]

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## Mayor & Council Agenda January 3, 2024

Call to Order

Pledge of Allegiance

Approval of Minutes: December 6, 2023 Meeting

General Fund Report: \$476,747.39

Announcements: Christmas Tree Pick-up Tuesdays January 9th and 16th; Town Hall Closed Monday, January 15th for MLK Day

Community Deputy Report

Resident Comments: Richard Cook (Curb Removal at 30 N Main St); Justin Holder (12/14/23 Email)

Old Business: Dogstreet Rd & Main St Crosswalk; eCode 360; Town Hall Window Repairs; No Trucks on Dogstreet Sign; Program Open Space Grant: Park Restroom Renovation & Park Signs; Board of Zoning Appeals Hearing for 19435 Shepherdstown Pike; Sustainable Community Resolution; Hazard Mitigation Plan

New Business: Snowflake/Town Banner Orders; Donations to Boonsboro & Sharpsburg Fire & EMS; 250<sup>th</sup> Anniversary Meetings

Resident Comments Related to Agenda Items

Council Comments

Adjournment





Teresa Pangle <tpangle@keedysvillemd.com>

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## Fwd: PIA Response 102 - and the concession I seek in good faith

2 messages

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**Lisa Riner** <lriner@keedysvillemd.com>

Thu, Dec 14, 2023 at 9:37 AM

To: Teresa Pangle <tpangle@keedysvillemd.com>

Lisa Riner  
Town Administrator, Notary  
Town of Keedysville

19 S Main St, PO Box 359, Keedysville, MD 21756  
301-432-5795 (office), 240-313-8603 (cell)  
[lriner@keedysvillemd.com](mailto:lriner@keedysvillemd.com), [www.keedysvillemd.com](http://www.keedysvillemd.com)  
Town Hall Hours: Monday - Friday 8:00am - 2:00pm

----- Forwarded message -----

From: Justin Holder <jholder2004@gmail.com>  
Date: Thu, Dec 14, 2023 at 9:34 AM  
Subject: PIA Response 102 - and the concession I seek in good faith  
To: Ed Kuczynski <ed.kuczlaw@gmail.com>  
Cc: Lriner <lriner@keedysvillemd.com>, Sarah Baker <sbaker@keedysvillemd.com>, Matt Hull <mhull@keedysvillemd.com>, Ken Lord <mayorkenlord@gmail.com>, Judy Kerns <jkerns@keedysvillemd.com>, Brandon Sweeney <bsweeney@keedysvillemd.com>

Dear Town,

PLEASE publish this email and attached PIA102 in the January Town minutes. These facts have taken considerable time and treasure over the last four years for me to "drag" out of the custodians. I seek to shed light on the "public controversy" regarding "environmental matters" in our Town.

I am writing in good faith to avoid any vexatious dispute over undisputed facts. I understand that as an attorney "lesson number 1" is do not concede. (I do not think the Town should take the same approach.) However in government I think a balance should be struck and the truth that is discovered through the MPIA should be conceded in good faith. That being said, as a taxpayer and citizen I am asking for a good ole honest answer from the Town of Keedysville.

I received the MPIA response number 102 thank you. I will tell the Town that I have made an exhaustive and good faith search of "[a]ll records related to [my] request [that] have been previously provided to [me] through other PIA requests," and did not locate any documents that "genuinely," (or otherwise") dispute any of the "material facts" infra:

Thus, "[t]he following facts appear to be undisputed:

- a) The Washington County Government has not performed a "triennial review" of the water/sewer plan in over a decade as is required by Md. Ann. Code Env. § 9-503(b);
- b) The Washington County Government lacks a water/sewer plan that has

been approved in the last decade as is required by Md. Ann. Code Env. § 9-503(a);

c) At least six (6) existing properties in the 4-1 (Keedysville/Sharpsburg) Sanitary District are either discharging raw sewage directly into the Waters of the United States, or operating on site disposal in an "S1 - EXISTING" sewer area, over what has now been designated "wellhead protection" for the Boonsboro/Keedysville municipal water system;

d) U.S. EPA 201 construction grants paid over fifteen (15) million dollars to install a complete sewer system in the Town of Keedysville in 1988, and the six (6) properties referenced supra are all located in the "S1 - EXISTING" sewer service area that is represented to discharge through the Antietam WWTP in accordance of NPDES Permit No. 13-DP-2354 (NPDES MD0062308);

e) U.S. Housing and Urban development community block development grants paid for all connection fees to assist the residents of Keedysville, Maryland, (including the six (6) existing homes referenced supra) with the expense of sewer installation to protect the waters of the United States;

f) The six (6) existing properties referenced supra, are all located on property that is adjacent to the Little Antietam Creek, in critical areas of the Chesapeake Bay watershed, and the Total Daily Load, ("TDL") calculations being represented in conjunction with the above referenced NPDES permit are not accurate;

g) The Washington County planner, Washington County attorney, Washington County department of water quality, Maryland Planner, Maryland Department of the Environment, Town of Keedysville, and United States government have been on notice of the above referenced misrepresentations, and/or pollution for at least three (3) years, but constructively for decades and made no effort whatsoever to correct the misrepresentations or mitigate the pollution; and

h) Director of Washington County planning, Jill Baker falsely stated that she would review this inconsistency with the 2009 water/sewer plan, prior to submitting a new comprehensive plan for approval.

IF ANY OF THE ABOVE REFERENCED "UNDISPUTED FACTS" REFERENCED SUPRA ARE DISPUTED I AM 100% CERTAIN SOMEONE WILL LET ME KNOW!"

I would presume the Town has no responsive records related to the following facts, but if you did I did not receive those records please.

Additional records I was requesting regarding these facts:

A) I served the B.O.C.C. corporate designee with a Subpoena duces tecum for a Feb. 28, 2022 deposition, (the "Subpoena").

B) By and through [Karpinski] as counsel, the County moved to Quash and/or for a protective order, those were denied, (the "failed evasion").

C) On the attached good faith Sunday morning Feb 27 2022 email thread, you and I discussed the Subpoena, and you explained that you advised the County to evade, (the "bad advice").

D) So I sent an Email to the news media, some Senators/Delegates and the B.O.C.C. Members explaining they were evading the Subpoena, (the "call out").

E) You wrote back at me with an email complaining about me talking to your clients directly, and I straightened you out in the fact that I CAN DO WHATEVER I WANT TO DO, and where I called you out for the bad advice and failed evasion of the Subpoena. Specifically I "triple dog dared you," and concluded:

- >
- > "Your bald allegations of 'wasting time' have no facts, just like your case. Perhaps 'lack cognitive ability' is more accurate?
- > Prove me wrong.....or be famous for your tantrum and begging.
- > It is you law license upon which you wager!
- > Enjoy this glorious afternoon"

see attached at pp. 8-9. Generally, the irony is that I explained in early March of 2020, (see attached Mon, Mar 2, 2020 at 3:23 PM email), is that the MPIA would vindicate the unlawful conduct, waste, fraud and abuse going on related to this Keedysville sewer dispute, (which could have been fixed for \$14,188, but has now cost taxpayers millions in lawyer bills) but just like everything corrupt, the cover up is always worse than the crime.

Respectfully,

Justin Holder



PIA Response 102.pdf  
167K

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**Lisa Riner** <lriner@keedysvillemd.com>  
To: Teresa Pangle <tpangle@keedysvillemd.com>

Thu, Dec 14, 2023 at 9:38 AM

Lisa Riner  
Town Administrator, Notary  
Town of Keedysville

19 S Main St, PO Box 359, Keedysville, MD 21756  
301-432-5795 (office), 240-313-8603 (cell)  
[lriner@keedysvillemd.com](mailto:lriner@keedysvillemd.com), [www.keedysvillemd.com](http://www.keedysvillemd.com)  
Town Hall Hours: Monday - Friday 8:00am - 2:00pm



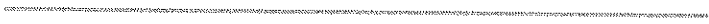
----- Forwarded message -----

From: **Justin Holder** <jholder2004@gmail.com>  
Date: Thu, Dec 14, 2023 at 9:35 AM  
Subject: Re: PIA Response 102 - and the concession I seek in good faith  
To: Ed Kuczynski <ed.kuczlaw@gmail.com>  
Cc: Lriner <lriner@keedysvillemd.com>, Sarah Baker <sbaker@keedysvillemd.com>, Matt Hull <mhull@keedysvillemd.com>, Ken Lord <mayorkenlord@gmail.com>, Judy Kerns <jkerns@keedysvillemd.com>, Brandon Sweeney <bsweeney@keedysvillemd.com>

Please add this response from the state as to the same set of facts.

[Quoted text hidden]





348K

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*Sarah Baker, Council*

## Public Information Act Response

Request Number: 102

Date: 12/14/23

Name: Justin Holder

Address: P.O. Box 420, Sharpsburg, MD 21782

### Information Requested:

Please provide this applicant with a copy, or allow inspection and photography of the public record(s) that the Washington County government and/or Town of Keedysville government has identified, or otherwise compiled that tend to dispute, or otherwise "disagree in every material respect," with the undisputed facts listed as "facts" a through h from my Tue, Nov14, 11:02 AM (2 days ago) email, and "Facts" A through E of my Wed, Nov 15, 11:41 AM (20 hours ago) email, included in the reply thread *infra*.

### Response:

Thank you for your request. All records related to your request have been previously provided to you through other PIA requests.

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Compilation Labor Fee (Hour at \$19.00/hour): \$0.00

Copy Fee (Copies @ \$0.13): \$0.00

**Total: \$0.00**



# Maryland

## Department of the Environment

Wes Moore, Governor  
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary  
Suzanne E. Dorsey, Deputy Secretary

1800 Washington Boulevard | Suite 620 | Baltimore, MD 21230 | 1-800-633-6101 | 410-537-3000 | TTY Users 1-800-735-2258

[www.mde.maryland.gov](http://www.mde.maryland.gov)

December 11, 2023

Mr. Justin Holder  
308 West Chapline Street  
Sharpsburg, MD 21782

RE: Tracking Number: 2023-03009  
Request Amended on November 30, 2023  
Town of Keedysville Sewer

Dear Mr. Holder:

The Maryland Department of the Environment (MDE) received your email on November 30, 2023 in which you amended your PIA request, no. 2023-03009, by stating the following:

Please provide this applicant with a copy, or allow inspection and photography of the public record(s) that the **Maryland Department of the Environment** has identified, or otherwise compiled that tend to dispute, or otherwise "disagree in every material respect," with the undisputed facts listed as "facts" a through h from my Tue, Nov 14, 11:02 AM (2 days ago) email, and "Facts" A through E of my Wed, Nov 15, 11:41 AM (20 hours ago) email, included in the reply thread *infra*. (... to the extent the State of Maryland has responsive records, this request is directed to Mr. Gosden.) the "emails Andrew Gosden of [MDE's] water compliance program received from [me] this November" 2023, are incorporated herein by reference.

What I want in this request is any/all documents that would tell me that the County is exempt from § 9-503, TDL does not have to be accurate on the NPDES permit, the County does not have to report sewer overflow in 24 hours if it chooses not to, or that I, as a private citizen can just point source discharge into Little Antietam Creek.

MDE has taken your amended request into consideration and finds that it has no records that are responsive to your request. There were no charges incurred as a result of this search.

Further, in light of the profanity in the last sentence of your November 30, 2023 email to MDE about this matter, the Department kindly requests that future communications maintain a respectful and professional tone. Please refrain from using any profanity in future correspondence.

As a reminder, pursuant to the General Provisions article of the Maryland Code ("GP") § 4-362, you are entitled to seek judicial review of this decision. Alternatively, you may file a request for mediation with the Public Access Ombudsman and, if the Ombudsman is unable to resolve the matter, may subsequently seek a resolution from the Public Information Act Compliance Board for those matters within the Compliance Board's jurisdiction. *See* GP §§ 4-1A-01 *et seq.* and 4-1B-01 *et seq.*



# Maryland

## Department of the Environment

Wes Moore, Governor  
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary  
Suzanne E. Dorsey, Deputy Secretary

1800 Washington Boulevard | Suite 620 | Baltimore, MD 21230 | 1-800-633-6101 | 410-537-3000 | TTY Users 1-800-735-2258

[www.mde.maryland.gov](http://www.mde.maryland.gov)

If you have any questions concerning the PIA process, please email me at [missi.allen@maryland.gov](mailto:missi.allen@maryland.gov).

Sincerely,

*MELISSA ALLEN*

MELISSA ALLEN  
PIA Coordinator  
Office of Communications