

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 August 7, 2024

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

Minutes from the July 3, 2024 meeting and July 8, 2024, special meeting were approved.

The General Fund Report was \$405,753.16

Announcements were read.

Community Deputy Report

Deputy Watkins reported the following checks, 27 in Cannon Ridge, 25 in Rockingham, 23 in Stonecrest, 10 in the Cemetery, 26 in the park, 10 at the filtration plant, 4 checks at the Country Store, and 15 calls for service.

Drinking Fountain Update-Nora Krebill reported she has raised \$1975.00 for her Girl Scout project to put a drinking fountain in Taylor Park. The Council agreed they could use a licensed/insured plumber who would donate their time. The Council asked to have information provided about winterizing the fountain. Mr. Hull motioned to move forward with the project, Ms. Baker seconded and all voted in favor. The Council agreed to supply a plaque about Nora's project.

Old Business

Paving – Ms. Baker is still waiting on a date and pricing. They have been given a priority list with the worst roads and will go from there depending on costs. Ms. Riner reported Antietam Tree has trimmed up the trees on the alley behind Mr. Smith's, Felfoot Drive, and Bell Drive in preparation for the paving.

Town Hall Window Tinting – Ms. Riner reported Dr. Tint said two of the three tinted windows are not glass, so he can not remove the tint from those two without damaging the windows. The quote to remove the tint from the one glass window is \$275.00. If the other two windows are replaced with glass it would be \$650.00 to tint each window. Ms. Pangle reported on a proposal from HPG Windows and Doors to replace the two windows with glass. Option #1-Replace Glass Only was \$6,725.00, Option #2-Replace Windows was \$23,125.00. HPG said the windows in Town Hall are not insulated. Ms. Riner said we can apply to the Smart Energy program to replace the windows. The Council decided to table this for now and look for grant funding.

New Business

Drain Cover at 44 S Main St– A resident is concerned about the distance between the slats of the grate and the children's feet getting caught. Mr. Sweeney asked if we have specs. Ms. Baker pointed out the grate is in concrete so won't be an easy replacement. The Council wants to see what the standard size is. Ms. Riner will contact the State Highway Dept to see about a spec sheet.

National Night Out Donation – Ms. Baker motioned to donate \$100.00, Mr. Hull seconded and all voted in favor.

Deaf Child Signs – Ms. Riner said the resident lives on Bedrock Lane but would like to have a sign in the park as well. The Council agreed to 3 signs. One on Taylor Drive near the library, one near the ballfield, and one on Bedrock Lane.

Conflict of Interest Statement for ARC grant funds – Ms. Riner said we received the grant from ARC (Appalachian Regional Commission) for the Bedrock engineering work and to use those funds we need a Conflict of Interest Statement. The Town has a Conflict of Interest statement for the ARPA funds but since it's needed for all Federal funding Ms. Riner suggested having one resolution that applies to all Federal funding. Mr. Kuczynski agreed to make the current one more generic. Ms. Baker motioned to pass a generic Conflict of Interest resolution, Ms. Kerns seconded and all voted in favor.

ARC Grant application for Comprehensive Plan update – Ms. Riner said even though we missed the deadline for some of the grants, this is a non-construction grant and we can still apply for the Comprehensive Plan. She is working with someone in the State Planning Dept and hopes to get it to him next week.

POS Grant award for Taylor Park restroom renovations – Ms. Riner said we were awarded the grant, but it still needs to be officially approved by the State Public Works board. It should be sometime in August.

Resident Comments

Levi Trumbull served Ms. Kerns a subpoena to testify.

Council Comments

N/A

Mr. Hull made a motion to move into closed session, Ms. Baker seconded, and all voted in favor. The meeting went into a closed session at 7:28 pm.

Closed Session Summary: A closed session was held on 8/7/24 at the Keedysville Town Hall to consider the acquisition of real property and consult with counsel. Assistant Mayor Sweeney, and Council Members Mr. Hull, Ms. Kerns, and Ms. Baker all voted in favor of closing the session. No members voted against it. Mayor Lord was absent. This meeting was closed under the following provisions of the General Provisions Article § 3-305(b)(3) & (7). "To consider the acquisition of real property for a public purpose and matter directly related thereto," and "To consult with counsel to obtain legal advice." The topics discussed were the acquisition of real property and ongoing litigation. Persons present for this discussion were Mr. Sweeney, Mr. Hull, Ms. Kerns, Ms. Baker, Mr. Kuczynski, Ms. Riner, and Ms. Pangle. No action was taken.

The meeting entered back into open session at 8:10 pm.

Ms. Baker motioned to authorize the acquisition of the property discussed in the closed session and for Mr. Kuczynski to write the contract, Ms. Kerns seconded and all voted in favor.

Meeting adjourned at 8:11 pm.

Respectfully Submitted,
Teresa Pangle
Administrative Assistant

**PRESIDING OFFICER'S WRITTEN STATEMENT FOR CLOSING A MEETING ("CLOSING STATEMENT")
UNDER THE OPEN MEETINGS ACT (General Provisions Article § 3-305)**

This form has two sides. *Complete items 1 – 4 before closing the meeting.*

1. **Recorded vote to close the meeting:** Date: 8/7/24; Time: 7:28; Location: Town Hall;
Motion to close meeting made by: Matt Hull Seconded by Sarah Baker;
Members in favor: All; Opposed: None;
Abstaining: None; Absent: Ken Lord.

2. **Statutory authority to close session (check all provisions that apply).**
This meeting will be closed under General Provisions Art. § 3-305(b) only:

(1) ☐ "To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals"; (2) ☐ "To protect the privacy or reputation of individuals concerning a matter not related to public business"; (3) ☒ "To consider the acquisition of real property for a public purpose and matters directly related thereto"; (4) ☐ "To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State"; (5) ☐ "To consider the investment of public funds"; (6) ☐ "To consider the marketing of public securities"; (7) ☒ "To consult with counsel to obtain legal advice"; (8) ☐ "To consult with staff, consultants, or other individuals about pending or potential litigation"; (9) ☐ "To conduct collective bargaining negotiations or consider matters that relate to the negotiations"; (10) ☐ "To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans"; (11) ☐ "To prepare, administer, or grade a scholastic, licensing, or qualifying examination"; (12) ☐ "To conduct or discuss an investigative proceeding on actual or possible criminal conduct"; (13) ☐ "To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter"; (14) ☐ "Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process." (15) ☐ "To discuss cybersecurity, if the public body determines that public discussion would constitute a risk to: (i) security assessments or deployments relating to information resources technology; (ii) network security information . . . or (iii) deployments or implementation of security personnel, critical infrastructure, or security devices."

Continued →

3. For each provision checked above, disclosure of the topic to be discussed and the public body's reason for discussing that topic in closed session.

Citation (insert # from above)	Topic	Reason for closed-session discussion of topic
§3-305(b) <input checked="" type="checkbox"/> 3	acquisition of property	Legal advice
§3-305(b) <input checked="" type="checkbox"/> 7	ongoing litigation	legal matters
§3-305(b) <input type="checkbox"/>		
§3-305(b) <input type="checkbox"/>		
§3-305(b) <input type="checkbox"/>		

4. This statement is made by Brandon Sweeney, Presiding Officer.

WORKSHEET FOR OPTIONAL USE IN CLOSED SESSION: INFORMATION FOR SUMMARY TO BE DISCLOSED IN THE MINUTES OF THE NEXT OPEN MEETING. (See also template for summary.)

- For a meeting closed under the statutory authority cited above:

Time of closed session: 7:28 pm

Place: Town Hall

Purpose(s): discuss acquisition of property and consult counsel

Members who voted to meet in closed session: Brandon Sweeney, Judy Kerns, Matt Hull,

Persons attending closed session: Above, Ed Kuczynski, Teresa Pangle, Lisa Sarah

Authority under § 3-305 for the closed session: 3 and 7 Riner Baker

Topics actually discussed: acquisition of property, ongoing litigation

Actions taken: none

Each recorded vote: none

- For a meeting recessed to perform an administrative function (§ 3-104): Time: _____

Place: _____

Persons present: _____

Subjects discussed: _____

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Mayor & Council and Water Commission Meeting August 7, 2024

All attendees must sign in. Attendee comments will only be heard during the appropriate time in the agenda. Those wishing to be heard must check the appropriate box. Comments will be limited to three minutes each.

NAME	ADDRESS	PHONE	WISH TO BE HEARD
Sue Gemeny	50 S. Main	301-432-8216	<input checked="" type="checkbox"/>
Nora Krebill	5 Mallards Ln	248-933-3250	<input checked="" type="checkbox"/>
Sarah Bennett	"	"	<input type="checkbox"/>
Jason Krebill	"	(616) 318-6035	<input type="checkbox"/>
Michael Calloway	18826 Beeting Rd	662-361-8656	<input type="checkbox"/>
Levi Trumbull			<input checked="" type="checkbox"/>
			<input type="checkbox"/>

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Mayor & Council Agenda August 7, 2024

Call to Order

Pledge of Allegiance

Approval of Minutes: July 3, 2024 Meeting and July 8, 2024 Special Meeting

General Fund Report: \$405,753.16

Announcements: Washington County Commissioners Meeting at Keedysville Town Hall on Tuesday, August 27, 2024 at 6:30pm; Town Hall will be closed Monday, September 2 for Labor Day

Community Deputy Report

Drinking Fountain Update-Nora Krebill

Old Business: Paving; Town Hall window tinting

New Business: Drain cover at 44 S Main St; National Night Out donation; Deaf child signs; Conflict of Interest Statement for ARC grant funds; ARC Grant application for Comprehensive Plan update; POS Grant award for Taylor Park restroom renovations

Resident Comments

Council Comments

Closed Session: The Mayor and Council will go into a closed session to consider the acquisition of real property for a public purpose and matters directly related to the acquisition, as well as to consult with counsel. Statutory authority to close the session is found under General Provisions Art. § 3-305(b)(3) and (7).

Adjournment