

TOWN OF KEEDYSVILLE, MARYLAND

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

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

Mayor and Council Minutes July 2, 2025

The monthly meeting of the Keedysville Mayor and Town Council was called to order at 7:01 pm with the following present: Assistant Mayor Brandon Sweeney, Council Members Judy Kerns, Matt Hull, Sarah Baker, Town Attorney Ed Kuczynski, Town Administrator Lisa Riner, and Administrative Assistant Teresa Pangle.

Minutes from June 4, 2025, meeting were approved.

The General Fund Report was \$481,733.13

Announcements were read.

Community Deputy Report

Deputy Watkins completed the following checks: 7 in Cannon Ridge, 8 in Rockingham, 8 in Stonecrest, 6 at the park, 1 at the filtration plant, 6 at the cemetery, 3 at the church, and 1 hour of traffic enforcement.

Resident Comments

Rodney and Jenifer Hungerford regarding water at the 5.97-acre property on Shepherdstown Pike – Mr. Hungerford said they received quotes ranging from \$62K to \$70k to run water across Rt 34. This amount would keep them from moving forward with purchasing the property, and they asked if there was anything that could be worked out. Mr. Hull asked if this property could be de-annexed. Mr. Kuczynski explained the process. There was much conversation. The current property owners would need to contact the Town of Keedysville to request the de-annexation. The Hungerfords will contact the property owners regarding de-annexation.

Linda Sigler expressed her frustration about her neighbor, who has chickens, despite an ordinance against farm animals. Mr. Kuczynski said that due to State and Federal laws, the Town is limited in what it can do. The neighbor has provided a doctor's letter stating that these are emotional support animals, and she has registered with the State. Ms. Sigler has a letter from her husband's doctor about his respiratory issues. Mr. Kuczynski said if this is creating a problem, then that would be a private matter between her and the neighbor, and she may want to consult an attorney.

Heather Bailey expressed concerns about the same neighbor with chickens. She stated the Town doesn't have to allow livestock as emotional support animals in a neighborhood like this. Ms. Bailey pointed out the potential health hazards related to chicken manure. She said this neighbor doesn't take care of her property, and is concerned about the chicken manure being handled properly. Ms. Bailey considers this a health hazard. Mr. Kuczynski mentioned the nuisance ordinance that the Town is moving forward with tonight, which would allow the Town to address nuisance issues like unkept properties.

Skadi Cooke would like the Council to consider some sort of shading at the playground. She said most of the playground is in full sun and not usable space for most of the day. There was some conversation, and the Council agreed to look into what is available and get quotes.

Old Business

Radar Speed Sign Quotes – Ms. Riner provided 3 quotes. Mr. Hull motioned to go with the Radarsign quote, Ms. Kerns seconded, and all voted in favor.

Sidewalk and Curb Ordinance – Mr. Kuczynski said he had this in his files from 2020. Mr. Hull recalls that the Town didn't move forward at that time due to the streetscape project. Mr. Kuczynski suggested passing the Sidewalk Ordinance tonight as an emergency ordinance since it is referenced in the Nuisance Ordinance. It will be effective immediately. Mr. Hull motioned to introduce and pass the Sidewalk and Curb Ordinance (#2025-03 to adopt Chapter 29) as an emergency ordinance, Ms. Kerns seconded, and all voted in favor.

Municipal Infraction Ordinance – This was introduced last month. Mr. Hull made a motion to approve, Ms. Baker seconded, and all voted in favor. Mr. Kuczynski said this will become effective on July 22, 2025.

Nuisance Ordinance – This was introduced last month. Mr. Hull made a motion to approve, Ms. Kerns seconded, and all voted in favor. This will become effective on July 22, 2025.

Snow Removal and De-Icing Bids – Ms. Riner said this is out for bid and due by noon on August 1st.

New Business

Fairview Cemetery Donation – Ms. Riner said we normally donate \$500, and it's in the budget. Ms. Kerns motioned to donate \$500, Ms. Baker seconded, and all voted in favor.

Fraternal Order of Police Donation – Ms. Riner said last year we made a \$200 donation, and it's in the budget. Ms. Baker mentioned that the Community Deputy fees have gone up significantly. There was some conversation. The Council decided not to donate at this time.

Re-appoint Mary Robertson to Board of Zoning Appeals – Mr. Hull motioned to re-appoint Mary Robertson to the Board of Zoning Appeals, Ms. Kerns seconded, and all voted in favor.

Street Sweeping Quote – Ms. Riner said Williamsport is no longer able to do this for us. Ms. Riner received a quote from Hopwood Enterprises for \$120 per hour per unit. Mr. Hull motioned to accept this proposal, Ms. Baker seconded, and all voted in favor.

Comprehensive Plan Update Proposals – Ms. Riner said this is out for bid, and we received the ARC grant, so we can move forward with the project. Those bids are due by noon on August 1st.

Historic Structures County Tax Credits – Ms. Riner said the Town residents cannot get the historic preservation tax credit due to living in the municipality. If we were to sign the Memorandum of Understanding with the County, then residents could get those credits. Historic requirements for the properties would have to be followed. The Historic District Commission was meeting tonight, so the Council decided to table this for now and see if the Historic District can come to the next Council meeting. Ms. Riner will reach out to them.

Time to Care Act – Ms. Riner said the State passed this legislation several years ago, but it has been delayed three times. It was supposed to start this summer, but is now planned to start in January 2027. All businesses and government in Maryland will have to contribute to an account (similar to FMLA), except that this will provide a paid portion which FMLA does not. Most businesses will have to pay .9% of wages, half from the employer and half from the employee. Since we are a small town with two employees, we would only have to pay in .45% of wages. This can be covered by the town, the employee, or a combination. No decisions are needed at this time.

Town Hall Alarm System – Ms. Riner said the motion sensor was turned off due to the alarm being triggered by flying insects, so the only sensor on the main floor is the door sensor. Tele-Plus can add glass break detection for \$377.00. When Tele-Plus came out, they discovered that the smoke detectors were not connected to their system. Most likely, it was connected to the system of the previous owners. Tele-Plus quoted \$432.00 to monitor the smoke detectors. Mr. Hull motioned to accept their quote of \$809.00, Ms. Kerns seconded, and all voted in favor.

Residents Comments

N/A

Council Comments

Ms. Kerns thanked the Town for sending her to the MML Conference. She said it was very good and her pleasure to talk to many other municipal leaders. She learned a lot. One of the seminars she attended was about Open Meetings. She was thrilled to learn Keedysville is doing such a good job following the guidelines for open and closed meetings. She learned that every public body should have personnel trained in open meetings. Ms. Kerns took the online course and has her official certificate. Mr. Sweeney and Ms. Riner are also trained in open meetings.

Ms. Kerns said Boonsboro Mayor Howard Long was awarded a lifetime achievement award at the MML Conference. It's a very prestigious award, and she would like the Council to send a congratulatory note to him.

Ms. Baker asked if the company doing the pickleball court is in contact with the paving company. Ms. Riner said there was a little pause in the project to get some civil engineering work done. Kompan still thinks the project can be done this season before winter. Ms. Baker has had trouble with the paving company getting back to her. Ms. Riner said Kompan had a little trouble as well and may have to go with a different paver, but Kompan is dealing with that.

Meeting adjourned at 8:12 pm.

Respectfully Submitted,
Teresa Pangle, Administrative Assistant